

Department of General Services

FY2025 Performance Oversight Pre-Hearing Responses

Council Standard Questions

Governance and Personnel

1. ***Please provide a complete and current organizational chart for the agency and each division and subdivision within the agency, including:***
 - a. *The names and titles of all senior personnel;*
 - b. *A description of the roles and responsibilities for each division and subdivision;*
 - c. *A narrative explanation of any changes to the organizational chart made in the last calendar year; and*
 - d. *An indication of whether any positions in the chart are vacant.*

See attachment Q1_HR_Organization Chart.

2. ***Please provide a complete, up-to-date list of contract workers working directly for your agency, ordered by program and activity, and including the following information for each position:***
 - a. *Title of position;*
 - b. *Indication that the position is filled or vacant;*
 - c. *Date employee began in the position;*
 - d. *Whether the position must be filled to comply with federal or local law;*
 - e. *If applicable, the federal or local law that requires the position be filled;*
 - f. *The entity from which they are contracted; and*
 - g. *The contracted annual cost.*

See attachment Q2_DGS Contract Employees.

3. ***Please provide, for each month of FY 25 through FY 26 to date, the net number of personnel separated from and hired to the agency.***

See attachment Q3_HR_Personnel Separated and Hired.

4. ***Does the agency conduct annual performance evaluations of all its employees? If so, who conducts such evaluations? What steps are taken to ensure that all office employees are meeting individual job requirements?***

All agency supervisors are responsible for evaluating their direct reports. These evaluations are recorded in PeopleSoft on an annual basis. DGS-HR conducts mid-year and end-of-year follow-ups with Senior Management to ensure that all employees receive a completed evaluation.

5. ***Please provide the following for each collective bargaining agreement that is currently in effect for agency employees:***
 - a. ***The bargaining unit (name and local number);***
 - b. ***The start and end date of each agreement;***
 - c. ***The number of employees covered;***
 - d. ***Whether the agency is currently bargaining;***
 - e. ***If currently bargaining, anticipated completion date;***
 - f. ***For each agreement, the union leader's name title and contact information; and***
 - g. ***A copy of the ratified collective bargaining agreement.***

See folder Q5_HR_Collective Bargaining Agreements.

6. ***Please list all employees currently detailed to or from your agency. For each detailed employee, include:***
 - a. ***The reason for the detail;***
 - b. ***The job duties if detailed to your agency;***
 - c. ***The start date of detail;***
 - d. ***The agency the employee is detailed to/from; and***
 - e. ***The projected date of return.***

DGS currently has one detailed employee: Larissa Etwaroo.

- a. This employee supports the construction project management process at DGS.
 - b. This employee's duties are to assist with management and oversight of construction projects.
 - c. The start date of the detail was August 2, 2025.
 - d. The employee was detailed to DGS from DHCF.
 - e. The projected date of return from DGS to DHCF is March 31, 2026.
7. ***Please provide a copy of your agency's Schedule A, as of the date of receipt of this questionnaire.***

See attachment Q7_HR_Schedule A.

8. ***Please provide a list and description of all memorandums of understanding and memorandums of agreement in effect during FY 25 and FY 26, to date.***

See attachment Q8_General Counsel_MOU and MOA Report.

Finance and Budget

9. ***Please provide a status report, including timeframe of completion, for all projects for which your agency currently has capital funds available.***

See attachment Q9_Finance_CCD Project Status and Timelines.

10. Please provide copies of all budget enhancement requests (The Form B or similar form) submitted in the formulation of the FY 25 and FY 26 proposed budgets.

As a matter of long standing policy, the Executive does not publicly disclose or share agencies’ budget formulation enhancement requests.

11. Please list all budget enhancements in FY 26 and provide a status report on the implementation of each enhancement.

Enhancement	Amount	Status
Office Support	\$67,699	No notable updates; administrative enhancement
Employee Training	\$107,021	No notable updates; administrative enhancement
Supplies and Materials	\$8,196	No notable updates; administrative enhancement
Service Fees & Contracts	\$50,752	No notable updates; administrative enhancement
City Wide Security	\$3,981,825	As of February 13, we have 15 candidates who will onboard soon and the remaining 8 are going through suitability. This will help to in-house our security services at certain municipal buildings.
City Wide Grounds	\$2,100,000	Enhancement allows for increased services and specialized landscaping services across District facilities. The Request for Proposals was issued January 2, 2026 for a new contract. Bids are due February 17, 2026.
City Wide Janitorial	\$2,405,000	Enhancement allows for increased janitorial services across District facilities.
Main Equipment	\$20,291	No notable updates; administrative enhancement
Snow Operations	\$1,565,000	Enhancement supports current year’s snow service’s needs.
Energy Savings Initiative	\$3,500,000	Enhancement supports current year’s energy financial obligations.
IT Assessment	\$128,399	No notable updates; administrative enhancement. This is an annual cost that covers OCTO technology services (infrastructure, telecom, application, storage, hosted databases, hosted systems, data analytics, etc.) provided to DGS.
Loo Maintenance	\$100,000	Enhancement supportive of maintenance of the loo, once constructed.

12. Please fill out the attached spreadsheet titled “Question 12 Grants Received,” and list all federal and/or private grants received by your agency in FY 25 and FY 26 to date,

current balances, and indicate any that lapsed during or at the end of [previous fiscal year].

- a. Please submit the completed document in both Excel and PDF formats.*
- b. Please include your Agency Code in the filename (e.g., question_12_AB0_2026.xls).*

DGS has not received any federal or private grants in FY25 or in FY26 to date.

13. List all grants issued by your agency in FY 25 and FY 26, to date in the attachment labeled “Question 13 Grants Issued”.

- a. Please submit the completed document in both Excel and PDF formats.*
- b. Please include your Agency Code in the filename (e.g., Question_13_AB0_2026.xls).*

DGS has not issued any federal or private grants in FY25 or in FY26 to date.

Operations

14. Please provide the Committee with a list of all vehicles owned or leased by the agency; the purpose of the vehicle; the division the vehicle is assigned to, if applicable; and whether the vehicle is assigned to an individual employee.

See attachment Q14_Fleet_Leased or Owned Vehicles.

15. For each objective and activity in the agency’s FY 25 Performance Plan, please list:

- a. The measure of greatest improvement for the agency, and the actions the agency took to improve that measure’s outcome, efficiency or quantity; and*
- b. For all measures with missed targets (if any), explain the actions the agency is taking to improve that measure’s outcome, efficiency, or quantity.*

- a. The average aging rate for completed work orders declined by 47% from FY24 to FY25, decreasing from 178 days to 95 days.
- b. In FY25, DGS implemented a revised performance plan that introduced a significant number of new KPIs, workload measures, and strategic projects. These new KPIs served as benchmarks for establishing FY26 targets.
Two KPIs did not meet their targets:
 - Average age (years) of DGS fleet vehicles—owned and leased
 - Non-emergency work orders completed within SLA (received in the current fiscal year)

16. List all new objectives, activities and projects in the agency’s [current fiscal year] Performance Plan and explain why they were added.

DACL Ward 8 Senior Wellness Center

This project involves the new construction of the Ward 8 Senior Wellness Center. The facility will be built within the existing Kramer Middle School parking lot and will include support spaces that promote senior wellness activities, such as a gym, meeting rooms, and educational areas. This project was selected to highlight the intentional investments being made in Wards 8.

Fort Dupont Ice Rink Renovation

This project replaced the existing ice arena with a new facility that includes a single NHL-size ice sheet, expanded locker rooms, support spaces, and a community meeting room. The new state-of-the-art arena will provide a modern skating facility for District residents. This project highlights intentional investments in Ward 7.

HVAC Preventative Maintenance at Non-DCPS Locations

The DGS Sustainability and Energy Division continues to expand Dep preventive maintenance for non-DCPS facilities. This initiative improves the efficiency and reliability of HVAC systems, prevents costly breakdowns, and extends equipment lifespan. By addressing maintenance proactively, the program reduces the risk of inefficient energy use and lowers operating costs while enhancing overall system performance. Additionally, reduced energy consumption supports the city's sustainability goals by contributing to a smaller carbon footprint across the District's building portfolio.

17. Describe problems and challenges, including chronic maintenance issues and design flaws, in agency-owned or leased facilities.

a. What capital or operating projects arose from these issues in FY 25 and FY 26 to date, including cost and actions taken?

DGS experienced limited instances of persistent maintenance issues across its leased facilities. While maintenance concerns do arise, they are generally attributable to aging equipment in older buildings. One example is 2100 New York Avenue, known as Harbor Light. This building is leased on behalf of DHS and serves as short-term immigration housing. Site options for this need were limited, and the location was selected despite known building-system challenges because it met the majority of DHS' criteria and offered a very reasonable lease rate. Ultimately, the cost to the District was limited to \$20K in FY25. The lease is set to expire in FY26.

At several leased sites, DGS also encountered maintenance issues with supplemental HVAC units used to cool IT/server rooms. These issues stemmed from the absence of preventive-maintenance contracting, which had historically been the District's responsibility. To address this going forward, DGS amended its standard lease language to require landlords to maintain District-owned supplemental HVAC equipment.

The Department of Health's leased facility located at 2101 Shannon Place, SE, has experienced failures of rooftop HVAC units since the project's delivery in 2024. However, in each instance, the landlord replaced the units at no cost to the District. The failures were attributed to faulty equipment quality from the selected manufacturer.

18. Please list each new initiative implemented by the agency during FY 25 and FY 26 to date. For each new initiative, please provide:

- a. A description of the initiative;**
- b. Actual start date;**
- c. Actual or anticipated end date;**
- d. The funding required to implement the initiative;**
- e. Whether the initiative was mandated by legislative action;**
- f. Problems or challenges faced in the program's implementation;**
- g. The metrics the agency is collecting to measure the initiative's success; and**
- h. An assessment of the initiative's success thus far.**

Please see the new initiatives below divided by fiscal year and DGS division.

FY25

Facilities Management Division (FMD)

- FMD utilized \$1M to support work order reductions. Funding was allocated as follows:
 - \$355,000 for DCPS generally
 - \$250,000 for locks and doors in schools
 - \$144,000 for DPR
 - \$115,000 for municipals
 - \$100,000 for PS&J
 - \$35,000 for HHS
- In FY25, our in-house maintenance teams focused on completing at least 70% of new work orders while addressing a manageable portion of the backlog using existing resources. This strategy prioritized operational responsiveness by ensuring current-year requests were handled promptly to improve service delivery and customer satisfaction. Key process improvements included streamlining workflows for faster response to high-priority requests, expanding procurement options through PCard and vendor accounts, and applying Six Sigma Lean principles to align the supply chain with real-time demand. Resource allocation for backlog resolution was carefully managed, achieving a 23% allocation—within the 25% target—while processing a total of 13,367 assigned work orders during FY25.
 - The results of this initiative exceeded expectations. In-house teams closed 10,828 work orders, surpassing the FY25 performance target by 14 percentage points with an 84% completion rate for new requests. Quarterly tracking reflected strong consistency, with Q4 completion at 83% and backlog completion also at 84%. Significant progress was made on legacy tasks without compromising current service levels, reducing the backlog from 3,005 to 466 open work orders—a completion rate of 84%. These achievements demonstrate improved operational efficiency, effective backlog management, and enhanced customer satisfaction across the DGS portfolio.

Sustainability and Energy

- In summer 2025, DGS awarded District government’s first Energy Savings Performance Contract (ESPC). The ESPC will improve the performance, reliability, indoor air quality, thermal comfort, and energy efficiency of the initial 40 buildings, while reducing energy waste. This initiative has been in the works for the past few years, developing District government’s first ESPC framework, solicitation, and contract documents. Pending completion of financing discussions, construction is expected to begin as early as summer 2026. This initiative was not mandated by legislative action, though will help advance the portfolio’s compliance with Buildings Energy Performance Standards of the Clean Energy DC Omnibus Amendment Act. We are working through challenges with OCFO. The ESPC success will be measured each year through the standard ESPC Monitoring and Verification (M&V) process.

Capital Construction

- In FY25–FY26, the agency launched a new initiative to procure a dedicated Construction Management (CM) partner for the RFK Sportsplex, a 177,000 SF, multi-facility sports and community complex. The CM partner will provide comprehensive oversight from pre-construction through closeout. This initiative establishes the project’s delivery infrastructure and ensures the agency has the technical capacity required for a multi-year, high-risk capital program. Metrics for success include: Timeliness of procurement milestones, Competitiveness and quality of proposals, and; ability to maintain the overall Sportsplex schedule. The RFP was released in November of 2025. Anticipated end date and award is March- April of 2026. The RFP was released on schedule, market interest has been strong, and the procurement positions the agency to maintain momentum toward the Design-Build solicitation planned for spring 2026.
- A new initiative to apply standardized QA/QC protocols to all DPR recreation center modernizations and new construction projects was implemented in December of 2025. This is an ongoing initiative. The protocols establish consistent expectations for design reviews, submittal quality, schedule coordination, and construction documentation. The first two projects implementing the new QA/QC framework—Upshur Recreation Center Modernization and Davis Center Modernization—are already demonstrating improved coordination and clearer design deliverables. The approach was successful within the DCPS cluster, and this initiative extends that proven model to the DPR portfolio. The main challenge will be to ensure consistent adoption across multiple design teams and aligning QA/QC expectations with varying project scopes and schedules. The metrics that will be measured are reduction in design resubmittals and construction-phase change requests, and improved schedule adherence and documentation quality.

Contracts and Procurement

- **Initiative 1: Review PPRA and 27 DCMR § 4720 to Identify Statutory and Regulatory Requirements for D&F Documentation in Sole Source Procurements**

- **a. Description:** Conducted a comprehensive review of PPRA and 27 DCMR § 4720 to ensure statutory compliance for sole-source procurements.
 - b. Purpose:** Align agency practices with legal requirements and eliminate gaps in D&F processing documentation related to sole source procurements.
 - c. Timeline:** Implemented in FY25 Q3
 - d. Responsible Parties:** Contracting Officer / C&P Management Team collectively
 - e. Resources Used:** OIO compliance review.
 - f. Problems/Challenges:** Identifying the process gaps, documenting and developing a corrective action plan.
 - g. Metrics:** Compliance rate of sole-source procurements meeting statutory D&F requirements; audit findings related to regulatory adherence.
 - h. Assessment:** Successful—OIO confirmed full implementation
- **Initiative 2: Develop a Standard D&F Template**
 - **a. Description:** Created a uniform template for Determinations & Findings to standardize documentation.
 - b. Purpose:** Ensure consistency and completeness of D&F documentation across all types.
 - c. Timeline:** Implemented FY25 Q3; confirmed by OIO.
 - d. Responsible Parties:** Contracting Officer / C&P Management Team collectively
 - e. Resources Used:** Internal drafting resources; legal review for compliance.
 - f. Problems/Challenges:** Balancing template simplicity with comprehensive compliance requirements.
 - g. Metrics:** Percentage of D&Fs using the standard template; reduction in incomplete or incorrect D&Fs.
 - h. Assessment:** Successful—Management team agreed on several D&F templates; audit exceptions related to D&F format eliminated.
- **Initiative 3: Embed D&F Review and Approval Checkpoints into Procurement Process prior to solicitation or award of a sole-source contract. Additionally, ensure the Contracting Officer (CO) to sign the D&F to confirm inclusion in the process.**
 - **a. Description:** Integrated mandatory checkpoints for D&F review before solicitation or award; required CO signature.
 - b. Purpose:** Prevent sole-source awards without proper justification and documentation.
 - c. Timeline:** Implemented FY25 Q3; confirmed by OIO.
 - d. Responsible Parties:** Contracting Officer / C&P Management Team

collectively

e. Resources Used: Workflow redesign and system updates to enforce checkpoints.

f. Problems/Challenges: Initial resistance due to perceived delays; required training and system configuration.

g. Metrics: Number of sole-source awards processed with verified D&F approval; timeliness of approvals.

h. Assessment: Successful—All awards now include signed D&Fs; compliance verified by OIO.

- **Initiative 4: Establish and Enforce Protocols to Retain Copies of All Approved D&Fs**

- **a. Description:** Implemented protocols for secure retention and retrieval of approved D&Fs.

- **b. Purpose:** Ensure audit readiness and transparency in procurement documentation.

- **c. Timeline:** Implemented FY25 Q3; confirmed by OIO.

- **d. Responsible Parties:** Contracting Officer / C&P Management Team collectively

- **e. Resources Used:** Document management system and staff training.

- **f. Problems/Challenges:** Consolidating records from multiple sources; ensuring accessibility without compromising security.

- **g. Metrics:** Percentage of approved D&Fs successfully stored and retrievable; audit compliance scores.

- **h. Assessment:** Successful—Retention protocols fully operational.

- **Initiative 5: Develop a Corrective Action Protocol for Missing, Late, or Incomplete D&Fs**

- **a. Description:** Established a formal process to address deficiencies in D&F documentation.

- **b. Purpose:** Maintain compliance and accountability by correcting errors promptly.

- **c. Timeline:** Implemented FY25 Q3; confirmed by OIO.

- **d. Responsible Parties:** Contracting Officer / C&P Management Team collectively

- **e. Resources Used:** Internal compliance framework and escalation procedures.

- **f. Problems/Challenges:** Ensuring timely reporting and resolution without delaying procurement timelines. Crated SOP for staff training.

- **g. Metrics:** Number of corrective actions initiated and resolved; reduction in repeat deficiencies.

- **h. Assessment:** Successful—Protocol in place.

FY26

Facilities Management Division

- Elevator Maintenance- We expanded elevator maintenance to increase Inspection, Testing, and Maintenance for quicker repair of District's inventory. To date we have two contactors in place to aid in service delivery.
- Snow mapping is a critical operational control measure for managing snow removal and pretreatment services across the DGS portfolio. By mapping each property, it eliminates ambiguity around site boundaries and clearly defines work areas for vendors, ensuring that parking lots, sidewalks, ramps, and other spaces are properly serviced. This visual approach simplifies QA/QC verification, allowing reviewers to confirm completion against mapped areas and reducing the need for rework. It also strengthens invoice validation by providing clear evidence of what was completed and what required additional attention, preventing overpayment and supporting accurate billing. Furthermore, integrating snow mapping with Salesforce enables real-time updates and photo uploads, improving transparency, accelerating QA/QC dispatch decisions, and driving overall operational efficiency.

Capital Construction

- For DCPS Small Caps playground projects, we engaged a play specialist knowledgeable in child development with emphasis on special needs populations and subsets such as Medically Fragile and Communication needs. It has been very fruitful and rewarding for all stakeholders.
- Our school modernization team has implemented a Drawing Review training series. This internal DGS training series is meant to assist project managers in their understanding and review of construction documents. We discuss how to read construction documents, how to coordinate across disciplines, what to look for on-site, and lessons learned from past projects. We began this training in November. There was no funding required and it was not mandated. We have noticed an improvement in Quality Control and drawing reviews from the few trainings we have done as Project Managers are learning from the history of other projects and team members.

Sustainability and Energy

- DGS expanded preventative maintenance on HVAC systems to include non-DCPS locations
- S&E solar purchase power agreements – DGS uses long-term Power Purchase Agreements (PPAs) to procure renewable energy, supporting the city's goal of 100% clean energy by 2032. DGS partners with developers to install solar photovoltaics (PV) on District government buildings and purchases wind/solar energy, directly securing one-third of District government's electricity from renewable sources. The District continues to prioritize these partnerships to reduce utility costs and greenhouse gas emissions.
 - **Key Aspects of DC DGS Sustainability PPAs:**
 - **Targeted Sustainability:** DGS utilizes power purchase agreements (PPAs) to reduce greenhouse gas emissions, support carbon neutrality goals, and reduce District government electricity costs.
 - **Operational Mechanism:** PPAs are long-term contracts whereby a developer uses their own funds to design, install, own, and operate

renewable energy systems – sometimes on District government properties. In turn, the District agrees to purchase said generated electricity, often at a lower rate than traditional grid power, for typically 20 years.

- **Key Projects:** DGS has set national records in the renewable space, including executing one of the largest municipal wind deals of its time and the largest municipal onsite solar PV project of its time.
- **Procurement Strategy:** DGS bundles a few to more than 30 sites at a time for individual solar PV solicitations. Grouping sites into bundles improves operational efficiency and generates competitive, bulk PPA rates.
- **Benefits:** Power Purchase Agreements help protect the District from energy market volatility and help stabilize electricity costs from year to year, while spurring local, green economic development and reducing utility costs.

Portfolio

- The DGS Portfolio team in FY26 is strengthening Landlord/Property Management relationships and service quality to achieve top-tier performance and satisfaction. To achieve this goal, we are proposing several initiatives, including in-person DGS - Landlord orientations and revised lease language that strengthens service criteria, property management staffing levels, certifications, and work-order metrics.
- DGS is stabilizing Eastern Market's financial future by executing new lease agreements with all Eastern Market indoor merchants, with an emphasis on aligning historic indoor merchant rents with fair market rates to fund Eastern Market operational needs.
- The team is activating two vacant District-owned commercial retail spaces, located at the Marion S. Barry, Jr. Building (441 4th St., NW) and the Department of Employment Services headquarters (4058 Minnesota Avenue, NE), into high-traffic food hubs that serve both daytime employees and residents, driving new lease revenue, and fostering community vibrancy around 2 municipal hubs.

Protective Services Division

- Thanks to Mayor Bowser's enhancement in Protective Service Officers, we are in-housing security responsibilities at various high profile District locations. As of February 13, we have 8 officers who will start soon and 13 who are undergoing suitability. In the long run, this will allow us to save the District money by spending less on contracted officers.

External Affairs

- In FY 25 and FY26, we successfully continued and expanded the DGS Town Hall Series, an engagement initiative designed to educate and inform residents on key projects, processes, and upcoming milestones, while fostering transparency and providing a forum questions and dialogue between the agency and the community. The series covered such topics as "Work Orders," "Percent for Art," "Getting to Know DGS," and "DGS Solicitations."

FIRST

- In FY26, the FIRST Team will formalize and implement Service Level Agreements (SLAs) with partner agencies to remove ambiguity around scope, timing, and fiscal responsibility. These SLAs will explicitly define:
 - Service Scope: The specific maintenance, repair, and support services DGS will provide versus those retained by partner agencies, aligned to building type, asset class, and risk profile.
 - Response and Completion Targets: Standardized response and resolution expectations by priority level, grounded in realistic workforce capacity and contractor availability.
 - Roles and Accountability: Clear delineation of agency responsibilities, DGS responsibilities, and escalation paths to prevent scope creep and ad hoc demands.
- In parallel, the FIRST Team will establish a standardized resource and budget planning framework that ties SLAs directly to funding and staffing assumptions. This framework will:
 - Translate agreed-upon service levels into labor, contract, and material requirements.
 - Enable predictable budget forecasting by linking work order volume, asset condition, and SLA commitments to cost models.
 - Support portfolio-level planning by allowing leadership to assess tradeoffs between service levels, available resources, and funding constraints before the fiscal year begins.
 - Together, the SLAs and planning framework will shift DGS from reactive service delivery to an expectation-driven, capacity-aligned operating model, improving transparency for partner agencies while protecting DGS from unfunded or misaligned service expectations.

19. Please list any legislation that impacts your agency from FY 25 and FY 26 and provide a status report on the agency's implementation related to each piece of legislation.

- Greener Government Buildings Amendment Act– Fully implemented
- Climate Commitment Act – Fully implemented
- Work Order Integrity Act– Fully implemented
- DGS Process Improvements Amendment Act – Implemented as funding allows
- District's Migratory Local Wildlife Protection Act of 2022 – Implemented as funding allows

20. Customer feedback

- a. How does the agency solicit feedback from customers (i.e., District residents served)? Please describe.***

DGS External Affairs gathers resident input through several engagement channels designed to ensure that community voices inform agency decisions and processes.

Feedback is routinely collected at Capital Construction Community Meetings and ANC meetings, where constituents can comment on design concepts for new government facilities and share perspectives on DGS operations.

Residents also provide input through the DGS website via the “**Ask the Director**” portal, which serves as a direct avenue for submitting questions, concerns, and general feedback.

In FY25, DGS expanded its outreach efforts by continuing to host a series of **Town Halls** open to all residents. These events were structured not only to solicit feedback but also to educate and inform the public about DGS processes, increasing transparency and strengthening community understanding of the agency’s work.

b. What has the agency learned from this feedback?

Through these engagement efforts, DGS learned that many constituents do not have a clear understanding of how the agency performs its work. Residents often expressed uncertainty about DGS’s roles, responsibilities, and internal processes, highlighting a need for more accessible information and clearer communication about how projects move from planning to execution.

c. How has the agency changed its practices because of such feedback?

Community feedback made it clear that many residents did not fully understand how DGS carries out its work—particularly around work order management, capital project delivery, and the roles of different divisions. In response, the agency took several steps to improve clarity, transparency, and accessibility of information.

To support a better public understanding of DGS operations, the External Affairs Unit developed a comprehensive suite of **FAQs and one-page explainers**, now available on the DGS website under the “**For the Community**” section. These materials break down complex processes into clear, digestible information that residents can reference at any time.

This shift reflects DGS’s commitment to ensuring that resident voices are not only heard but meaningfully incorporated into agency practices. Feedback gathered through community meetings, ANC sessions, Town Halls, and the “Ask the Director” portal helped DGS identify which services and facilities matter most to residents. This, in turn, has guided the agency in prioritizing resources and preparing more effectively for public meetings.

By integrating community insights into its communication and engagement strategies, DGS has strengthened relationships with residents and enhanced transparency across its operations.

Laws, Audits, and Reports

21. Please identify any legislative modifications that would enable the agency to better meet its mission.

Challenges Meeting Net Zero Energy Requirements

DGS communicated to the Council that the agency faces significant obstacles in meeting the Net Zero Energy (NZE) requirements outlined in the Greener Government Buildings Act, particularly without additional upfront funding. While DGS supports the long-term goals of sustainability and energy efficiency, several practical constraints limit the agency's ability to comply under current conditions.

1. Additions Trigger Whole-Building Net Zero Requirements

When DGS undertakes an addition to an existing facility, the entire building—not just the new addition—could be required to meet NZE standards. Under permanent law, this requirement applies regardless of the size of the addition, however, under the current emergency modification (B26-585, the “Net Zero Modification and Preservation Amendment Act of 2026”) it applies to any addition over 10,000 square feet. Many of DC Public School additions are over 10,000 square feet to provide additional classrooms or large spaces such as gyms or cafeterias. For instance, the addition at Deal MS is 23,100 square feet to accommodate 10 classrooms and support spaces. Leckie ES added 14,500 square feet for additional education space. MacArthur HS is undergoing several capital projects including plans to add a cafeteria and auditorium which will be over 10,000 sq ft. While sometimes these additions require separate mechanical systems for HVAC and electric, they are still integrated into the main school campus. These additions rarely can be NZE without requiring upgrades to the original school building without additional costs that would best be met by a more holistic modernization plan. Without substantial additional funding upfront, these requirements make many projects financially infeasible.

2. Net Zero Is Not Cost-Effective for Very Small Buildings

DGS also advised that requiring buildings under 10,000 square feet to meet NZE standards is not advisable. The cost of implementing NZE strategies—such as enhanced insulation, high-performance mechanical systems, and on-site renewable energy—can exceed the value of the project itself. For small facilities, these costs can discourage modernization altogether, delaying improvements that communities need. For example, DPR modernizations for Parkview Rec, Fort Greble and Randal Rec are all under 10,000 sq ft as is the DPW W St. administration project. None of these projects were intended or budgeted to be NZE. To do so would take resources and funding that could better be used

to support programming needs. Smaller structures such as the Twin Oaks Tool Library in Ward 4 and various field houses across the District would not be viable if they were required to be NZE.

3. Funding Gaps Limit Feasibility

As DGS has previously described, for many projects, there is a large jump in costs to increase building energy performance from highly efficient to meeting the District’s definition of “Net Zero”. Achieving NZE performance requires significant upfront investment, even when long-term operational savings are expected. The District has a fixed capital budget to ensure debt payments remain at responsible levels. It is necessary to balance investments in energy efficiency with other priorities –such as achieving a state of good repair across all facilities, modernizing schools in accordance with the planned schedule, and replacing other aging buildings. Under the current capital plan – but realistically, under any capital plan – DGS cannot reliably deliver NZE-compliant projects, as currently defined and required, while also meeting the District’s broader capital needs. Going forward, it is necessary to set realistic and cost-effective building standards for energy efficiency and ensure the capital budget allocates funding in a way that balances these needs.

DGS appreciates Council’s emergency vote on February 3rd to address some of the above issues such as removing NZE requirements for additions under 10,000 square feet and for police, fire, and emergency services as well as pools and temporary structures. However, we remain concerned about advancing sustainability reflective of budget realities, operational considerations, and maintenance needs.

For more details, please see the next response which includes our FAQs.

BEPS Compliance

DGS proposes that limiting BEPS compliance to projects greater than 50,000 square feet will allow the agency to focus its limited resources on the facilities that will have the greatest energy impact and bring us closer to our goals rather than engage in a broad program with less impact on a greater number of buildings.

22. Please identify any regulatory impediments to your agency’s operations.

The following provisions of Appendix Z -- as it relates to the Greener Government Buildings Amendment Act (GGBAA), which was passed by the DC Council in 2022 and went into effect in 2023 -- frequently present challenges to modernization and new construction projects:

- Z2.2.1 Annual Heating Demand.
- Z2.2.2 Annual Cooling Demand (CEDI)

In addition, applying Appendix Z to DC government buildings 10,000 square feet or less presents challenges for the reasons outlined in the attached document.

See attachment Q22_Net Zero Energy Frequently Asked Questions February 2026 which are also available on the DGS website (<https://dgs.dc.gov/page/green-construction>).

Despite the temporary swing trailers at Whittier Elementary School only being present for two years during the school construction phase, stormwater regulations are requiring that DGS either install green infrastructure (GI) at the trailer site or purchase or trade stormwater retention credits (SRCs) to meet stormwater regulations at this site. We question whether investing in the installation of green infrastructure is a wise use of District resources for this two-year site, particularly when the GI would need to be removed in two years to make way for the field installed in its place. GI such as bioretention cells can be complicated – requiring several layers of different, specific soils, and expensive.

The alternative to installing GI is to use the limited number of SRCs that DGS owns. There is already more need than supply for SRCs within the DGS portfolio of buildings. In order to make existing non-compliance green infrastructure eligible for SRCs, DGS must demonstrate that the GI will be maintained over the next two years. Since the U.S. EPA halted a portion of stormwater grant funding to DOEE, DOEE recently moved GI maintenance at District government properties to DGS. DGS is not funded for this maintenance work, so it's very unlikely any new SRCs will be feasible for DGS.

23. Please list and describe any ongoing investigations, audits, or reports on your agency or any employee of your agency, or any investigations, studies, audits, or reports on your agency or any employee of your agency that were completed during FY 25 and FY 26 to date.

FY25

1. ODCA Audit Top 10 Vendors
2. OIG Audit Compliance with PPR
3. OIG Audit re Contract Administration Effectiveness
4. OIG Annual Audit of the West End Library and Fire Station Maintenance Fund
5. ODCA Audit of the District of Columbia Agencies' Overtime Usage
6. ODCA Urgent Need for New D.C. Jail, May 28, 2025

FY26

ODCA Recommendation Compliance Updates - not an audit, but requests for follow-ups responses for the following audits:

1. OIG Annual Audit of the West End Library and Fire Station Maintenance Fund
2. Urgent Need for New D.C. Jail, from the May 28, 2025, audit of DOC/DGS
3. Multiple Failures in Department of General Services Management of Work Orders from the 11/28/2022 audit
4. Multiple Failures in Roosevelt High School HVAC System from the 3/30/2023 audit

24. Please identify and provide an update on what actions have been taken to address all recommendations made during the previous three years by:

- a. Office of the Inspector General;**
- b. D.C. Auditor;**
- c. Internal audit; and**
- d. Any other federal or local oversight entities.**

DGS performed actions and provided responses to the following reports issued by the a. Office of the Inspector General (OIG) and b. Office of the DC Auditor (ODCA).

OIG:

- “Audit of the District of Columbia Agencies’ Overtime Usage” OIG Final Report No. 22-1-03MA
 - Recommendation 8 – Any documentation you can provide that shows fair and objective distribution of overtime.
 - **DGS Response:** Please see attached spreadsheet that shows distribution amongst eligible agency staff. Nearly all overtime eligible employees receive overtime (87%), reflective of a fair and equitable distribution.
 - Recommendation 9 - A specific directive, policy, or procedure that outlines how DGS reviews overtime for the validity and necessity for certain employees to continuously perform overtime work.
 - **DGS Response:** Per the January 8, 2024, directive from Delano Hunter, Director, Department of General Services, entitled “Directive to Reduce Routine Overtime Accrual,” previously provided, Emergency and High Priority/Seasonal time are inherent to the agency’s mission and work to serve client agencies across the District of Columbia government. Please see the attached directive.

“Overtime accrual at DGS is dynamic and differentiated. Emergency overtime may include responses to facility or system failures, public safety concerns, and inclement weather. High Priority/Seasonal overtime includes school reopening efforts, boiler/HVAC switchover, and efforts to respond to external deadlines and deliverables. Emergency and High Priority/Seasonal overtime are unavoidable and are not the focus of this directive.”

For more information about when work orders are designated Emergency and High Priority/Seasonal please see below, as

excerpted from DGS' public facing Work Order Frequently Asked Questions (FAQ), available online at <https://dgs.dc.gov/page/work-order-frequently-asked-questions-faq>

“Q9: How are work orders prioritized in the DGS Work Order system?”

A: When a work order request is received, it is assigned to one of three priority levels. Within each priority level, work is assigned subject to coordination of work, availability of resources, workforce and weather.

Emergency Repair: Emergencies are situations which pose an immediate threat to building operations. Emergencies are handled immediately. (e.g., loss of water in kitchen, major floods or leaks.)

High Priority Repair: This category includes maintenance issues that require expedited attention because it poses a potential risk to building or programmatic operations. (e.g., clogged drains that may cause flooding, suspected mold, pest control.)

Routine Repair: Routine repairs are typically building repairs that will not significantly impact operations. (e.g., debris removal, or leaky faucet.)”

For further information, the full menu of DGS' Facilities Operations and Services is available online here: <https://dgs.dc.gov/page/facilities-operations-and-services>. It includes services provided under seven problem types and 48 sub-problem types. As requests are received, they will be scheduled according to the following priorities:

- **EMERGENCY REPAIR:** Emergencies are situations which pose an immediate threat to building operations. Emergencies are handled immediately via call-out to responsible managers.
- **HIGH PRIORITY REPAIR:** a maintenance issue that requires expedited attention because it poses a potential risk to building or programmatic operations.
- **ROUTINE REPAIR:** Typical building repairs that will not significantly impact operations. May include aesthetic issues or landscaping issues.

To summarize, it is common for EMERGENCY and HIGH PIRORITY repairs to necessitate overtime as the need may arise outside of the scheduled workday.

- District Compliance with the Home Rule Act, PPRA, and District Code Evaluation: PART II – DGS AND OCFO | OIG NO. 23-E-09-PS0(M)
 - DGS provided responses to OIG’s recommendations on September 30, 2025, as included in OIG’s final report District Compliance with the Home Rule Act, PPRA, and District Code Evaluation: Part II – DGS and OCFO. DGS is currently reviewing the final OIG Evaluation Report, issued January 21, 2026, to determine what corrective actions, if any, is needed.

- Measures to Combat Gun Violence in DC Public Schools | OIG NO. 24-E-01-GA0 July 17, 2025
 - Please see DGS Statement on the Office of Inspector General report entitled “Measures to Combat Gun Violence in DC Public Schools” available online at: <https://app.box.com/s/6bmnkemoqktqc4bioedyd1xddllyl6sjc>

ODCA:

- Multiple Failures in Department of General Services Management of Work Orders November 28, 2022
- Multiple Failures in Roosevelt High School HVAC System March 30, 2023
- Urgent Need for New D.C. Jail Published May 28, 2025
- For DGS’ responses to ODCA recommendations in the three reports listed above, please see attachment: Recommendation Compliance Agency Table_DGS.docx

- c. Not Applicable.
- d. Not applicable.

25. Please list all pending lawsuits in which the agency, or its officers or employees acting in their official capacities, are named as defendants, and for each case provide the following:

- a. The case name;**
- b. Court where the suit was filed;**
- c. Case docket number;**
- d. Case status; and**
- e. A brief description of the case.**

See attachment Q25_DGS Pending Lawsuits.

26. Please list the total amount of money the agency or the District, on behalf of the agency, expended to settle claims against it, or its officers or employees acting in their official capacities, in FY 25 and FY 26 to date.

See Confidential Folder attachment Q26_DGS_Settlements. The total amount of money is provided for all settlements against the agency.

27. Please list each settlement the agency or the District, on behalf of the agency, entered into in FY 25 and FY 26 to date that involved claims against the agency, or its officers or employees in their official capacity, including any settlements covered by D.C. Code § 2-402(a)(3). For each settlement, provide:

- a. The amount of the settlement;**
- b. If related to litigation, the case name and brief description; and**
- c. If unrelated to litigation, please describe the underlying issue or reason for the settlement (e.g. administrative complaint, etc.).**

See Confidential Folder attachment Q26_DGS_Settlements.

28. Please list all administrative complaints or grievances that the agency received in FY 25 and FY 26 to date. For each complaint, list:

- a. The source of complaint;**
- b. The process utilized to respond to the complaint or grievance;**
- c. Any changes to agency policies or procedures that resulted from the complaint or grievance; and**
- d. If resolved describe the resolution.**

See attachment Q028_Confidential_DGS_Admin Complaints and Grievances.

29. Is the agency currently party to any active non-disclosure agreements? If so, please provide all allowable information on all such agreements, including:

- a. The number of agreements;**
 - i. 22
- b. The department(s) within the agency associated with each agreement; and**
 - i. Capital Construction and Facilities Management Division
- c. Whether any agreements are required for specific positions (please list each position by division and program and indicate whether the position is contracted)**
 - i. NDAs are required for contractors if they will need to have access to the PASS system.

Data

30. In filterable and sortable spreadsheet, please list all electronic databases maintained by your agency, including the following:

- a. A detailed description of the information tracked within each system;**
- b. The age of the system and any discussion of substantial upgrades that have been made or are planned to the system; and**

- c. Whether the public can be granted access to all or part of each system.*

See Confidential folder attachment Q30_IT_Data Applications.

- 31. Please provide a list of all studies, research papers, and analyses (“studies”) the agency or an agency’s employee requested, prepared, presented or contracted for during FY 25. For each study please list:**
 - a. The status;*
 - b. The purpose; and*
 - c. A link (if published) to the study, research paper or analysis.*

The agency has not requested, prepared, presented or contracted for a study during FY25.

- 32. Please list contracts and procurements awarded, entered into, extended, or for which an option year was exercised, by the agency during FY 25 and FY 26, to date in the attached spreadsheet titled “Contracts and Procurements”.**
 - a. Please include your Agency Code in the filename (e.g., AB0_2026_Contracts and Procurements.xls).*
 - b. You may add additional lines to the sheet but please do not change any other formatting.*

See attachment Q32 Contracts and Procurements.

Committee Specific Questions

Overall

Mission and Regulations

- 33. Identify DGS’ overall mission statement.**

The mission of the Department of General Services is to build, maintain, and sustain the District of Columbia’s real estate portfolio, which includes more than 40 million square feet of District-owned and leased property and roughly \$21.8 billion in assessed District-owned property in Washington, DC. This work allows the agency to foster economic viability, environmental stewardship, and equity across all eight (8) wards.

- 34. List all regulations for which DGS is responsible for oversight or implementation. List by chapter and subject heading, including the most recent revision date**

DGS has not issued regulations and therefore would not be responsible for oversight or implementation.

35. List and describe any regulations promulgated by DGS in FY 25 and FY 26, to date, and the status of each.

DGS did not promulgate any regulations in FY25 or in FY26 to date.

36. Provide the number of FOIA requests DGS received for FY 25 and FY 26, to date. Include the number granted, partially granted, denied, and pending. In addition, provide the average response time, the estimated number of FTEs required to process requests, the estimated number of hours spent responding to these requests, and the cost of compliance.

See attachment Q36_ FY26 FOIA Report

See attachment Q36_ FY25 FOIA Report

Organization and Staffing

37. During FY 25 and FY 26, to date, how many vacancies were posted? Identify

- a. Each position;**
- b. How long the position was vacant;**
- c. What steps have been taken to fill the position;**
- d. Whether DGS plans to fill the position; and**
- e. Whether the position has been filled.**

See attachment Q37_ HR Vacant Position Report.

38. List in descending order DGS' top 25 overtime earners in FY 25 and FY 26, to date, if applicable. For each, state the employee's name, position number, position title, program, activity, salary, fringe, and the aggregate amount of overtime pay earned by each.

See attachment Q38_ HR _ Overtime Report.

39. For FY 25 and FY 26, to date, provide a list of employee bonuses, special pay granted, or separation pay issued, that identifies the employee receiving the bonus, special pay, or separation pay, the amount received, and the reason for the bonus, special pay, or separation pay.

See Attachment Q39_ HR_ FY25 to FY26 Bonus Report.

40. Provide a list of total workers' compensation payments paid in FY 25 and FY 26, to date, including the number of employees who received workers' compensation payments, in what amounts, and f

For FY25 and FY26 to date, 30 people received worker's compensation payments totaling the amounts listed in the table below:

Workers' Compensation Fiscal Year	Financial Type		
	Medical	Indemnity	Total
FY 2025	\$27,171.65	\$115,489.00	\$142,660.65
FY 2026	\$5,859.76	\$39,185.87	\$45,045.63
Total	\$33,031.41	\$154,674.87	\$187,706.28

41. List the task forces and organizations DGS is a member of, and any associated membership dues paid.

See attachment Q41 _ DGS Memberships.

Community Engagement

42. For in FY 25 and FY 26, to date, list all community engagement events DGS held. For each event include:

- a. **Date of event;**
- b. **Start and end time of event;**
- c. **Location of the event;**
- d. **Format of the event (virtual, in-person, or hybrid);**
- e. **topic of event; and**
- f. **number of attendees.**

DGS co-hosted and supported the following events listed below with our client agencies. DGS attended several client agency-led events such as project updates, community meetings, and community walks. DGS’ client agencies typically lead community meetings, as DGS is the implementation agency working on behalf of the client agency.

“DGS” titled events are DGS specific events. Ribbon cuttings and groundbreakings are DGS-led.

The community engagement formats include in-person for all ribbon cuttings, grand openings and groundbreakings; in-person for walks; hybrid and virtual for community meetings; virtual for environmental meetings. Time for each event averaged 1-2 hours.

1. Fort Lincoln Campus Improvement Project Groundbreaking:
 - a. March 24, 2025, 11 AM-12 PM
 - b. Fort Lincoln | 3229 Fort Lincoln Drive NE (In-Person)
 - c. DGS and DPR will break ground at the MMB Fort Lincoln Campus Improvement Project
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/fort-lincoln-campus-improvement-project-ground-breaking>

2. Ribbon Cutting Ceremony for the PSCC Renovation project:
 - a. June 11, 2025, 12 PM-1 PM
 - b. Public Safety Communication Center (PSCC) | 310 McMillian Drive NW (In-Person)
 - c. This is a Ribbon Cutting event for the Public Safety Communication Center (PSCC) for the Office of Unified Communications located at 310 McMillian Drive NW.
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/ribbon-cutting%E2%80%AFceremony-pscc-renovation-project>

3. Barnard Addition Groundbreaking
 - a. June 13, 2025, 2 PM-3 PM
 - b. Barnard Elementary School | 430 Decatur Street NW (In-Person)
 - c. DGS, DC Public Schools (DCPS) leaders, students, and community members celebrate the groundbreaking of a transformative 21,000-square-foot addition to Barnard Elementary School in Ward 4. This long-anticipated project will eliminate temporary trailers, bring all students under one roof, and expand access to modern, inclusive learning spaces.
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/barnard-addition-groundbreaking-%C2%A0>

4. Eastern Market DCA Store Ribbon Cutting
 - a. July 14, 2025 | 11 AM
 - b. Ronald Reagan Washington National Airport (DCA)
 - c. Ribbon cutting to commemorate the opening of the Eastern Market Store at DCA
 - d. <https://dgs.dc.gov/release/mayor-bowser-cuts-ribbon-eastern-market-store-reagan-national-airport>

5. Farewell to Fletcher Johnson: Alumni Reunion and Community Celebration
 - a. July 18, 2025 | 11 AM – 1 PM
 - b. Fletcher Johnson Education Center | 4650 Benning Rd SE 20019
 - c. Let's come together as a community to honor the history and legacy of Fletcher Johnson Education Center before the building is retired. Let's celebrate the past and get excited for what's next!

6. Fort Davis Rec Center Groundbreaking
 - a. July 23, 2025, 11 AM-12 PM
 - b. Fort Davis Recreation Center | 1400 41st Street, SE (In-Person)
 - c. Groundbreaking ceremony at the Fort Davis Recreation Center in preparation for the modernization. The existing center will be demolished, and a new 28,000 square foot community center will be built in its place.
 - d. 100 attendees
 - e. <https://dgs.dc.gov/event/fort-davis-recreation-center-groundbreaking>

7. Stoddert ES Addition Ribbon Cutting
 - a. August 18, 2025, 11 AM-12:30 PM (In-Person)
 - b. Stoddert Elementary School | 4001 Calvert St NW Washington, DC 20007 (In-Person)
 - c. Ribbon Cutting for the Stoddert Elementary School Addition will celebrate the expansion of learning spaces designed to support the school's growing student body and enhance the overall educational experience.
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/stoddert-es-addition-ribbon-cutting%C2%A0>

8. Oyster-Adams Bilingual School Ribbon Cutting
 - a. August, 25, 2025 11 AM-12 PM (In-Person)
 - b. Oyster-Adams Bilingual School | 2020 19th St NW Washington, DC 20009
 - c. The Ribbon Cutting will highlight Oyster-Adams Bilingual School's full modernization transforming its historic building into a state-of-the-art learning facility.
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/oyster-adams-bilingual-school-ribbon-cutting%C2%A0>

9. Truesdell Elementary School State of the Schools Ribbon Cutting
 - a. August, 28, 2025 11 AM
 - b. Truesdell Elementary School | 800 Ingraham St NW (In-Person)
 - c. Ribbon Cutting for Truesdell Elementary School celebrated the school's transformation, blending its historic character with modern upgrades to create a dynamic learning environment for students and the surrounding community.
 - d. 75+ attendees
 - e. <https://dgs.dc.gov/event/truesdell-elementary-school-state-schools-ribbon-cutting%C2%A0>

10. DGS Quarterly Town Hall Discussion Series: Percent for Art Program
 - a. September 16, 2025 6 PM-7:30 PM (Virtual)
 - b. Quarterly Townhall Discussion Series providing the history and programmatic overview of the DGS Percent for Art Program
 - c. 40+ attendees
 - d. <https://dgs.dc.gov/event/dgs-quarterly-town-hall-discussion-series-percent-art-program>

11. Martin Luther King Jr. ES Modernization Groundbreaking
 - a. October 31, 2025, 11 AM-12 PM
 - b. Martin Luther King Jr. Elementary School | 3200 6th St SE 20032 (In-Person)
 - c. A Ground Boo-Breaking for the Martin Luther King Jr. Elementary School Modernization
 - d. 75+ attendees

- e. <https://dgs.dc.gov/event/martin-luther-king-jr-es-modernization-groundbreaking>
12. Scissors & Shovels DC Animal Shelter & FEMS/OSSE Fleet Facility Ribbon Cutting/Groundbreaking
- a. November 5, 2025 11 AM-12 PM
 - b. 4 DC Village Ln SW | (In-Person)
 - c. The program began with a ribbon-cutting event at the DOH Animal Shelter, followed by a groundbreaking ceremony across the street at the FEMS/OSSE Fleet Facility Campus.
 - d. 70+ attendees
 - e. <https://dgs.dc.gov/event/animal-shelter-and-femsosse-fleet-facility-ribbon-cuttinggroundbreaking>
13. Fort Dupont Ice Arena Ribbon Cutting and Open House
- a. December 6, 2025 11AM - 3 PM
 - b. Fort Dupont Ice Arena | 3779 Ely Place, SE (In-Person)
 - c. DGS and DPR will host an open house and ribbon cutting for the new Fort Dupont Ice Arena. There will be skates available for the public, food, and activities.
 - d. 200+ attendees
 - e. <https://dgs.dc.gov/event/fort-dupont-ice-arena-ribbon-cutting-and-open-house>
14. DGS Public Building Environmental Safety Testing and Remediation: January 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-january-2025>
15. DGS Public Building Environmental Safety Testing and Remediation: March 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-march-2025>
16. DGS Public Building Environmental Safety Testing and Remediation: April 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-april-2025>
17. DGS Public Building Environmental Safety Testing and Remediation: May 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-may-2025>
18. DGS Public Building Environmental Safety Testing and Remediation: June 2025, 6-7 PM

- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-june-2025>
19. DGS Public Building Environmental Safety Testing and Remediation: July 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-july-2025>
20. DGS Public Building Environmental Safety Testing and Remediation: August 2025, 6-7 PM
- a. <https://dgs.dc.gov/event/dgs-public-building-environmental-safety-testing-and-remediation-august-2025>
21. DGS Small Business Networking Reception
- a. October 29, 2025 5-7 PM, DGS HQ (In-Person)
 - b. 2nd Annual Small Business Networking Reception, exclusively for Certified Business Enterprises (CBEs), local businesses, and entrepreneurs. This event is designed to help connect with contracting and capital opportunities with the chance to network with DGS leadership, District government agencies, and prime contractors.
 - c. 150+ attendees
 - d. <https://dgs.dc.gov/event/dgs-small-business-networking-reception-0>
22. DGS Project Labor Agreement Roundtable Informational Session
- a. Nov. 6, 2025, 4-6 PM, DGS HQ ((In-Person)
 - b. This is an informational session on Project Labor Agreements with the Baltimore-DC Metro Building Trades Council.
 - c. 100+ attendees
 - d. <https://dgs.dc.gov/event/project-labor-agreement-roundtable-baltimore-dc-metro-building-trades-council>
23. DGS Quarterly Town Hall Discussion Series: Getting to Know DGS
- a. Dec. 10, 2025 6-7 PM (Virtual)
 - b. Quarterly Townhall Discussion Series providing an overview of the Department of General Services (DGS) with information on DGS how-tos, processes, work orders, and more!
 - c. 55+ attendees
 - d. <https://dgs.dc.gov/event/dgs-quarterly-town-hall-discussion-series-getting-know-dgs>

43. Provide a list of community engagement events DGS holds on a regular basis (monthly, quarterly, annually, etc.).

- DGS Public Building Environmental Safety Testing and Remediation Meeting

- Annual Certified Business Enterprise (CBE) Event
- Quarterly DGS Town Halls

44. Provide a list of the trainings/information sessions DGS provided in FY 25 and FY 26, to date.

CBE Events

- DGS Matchmaking with Contracts and Procurement
- DGS Small Business Networking Reception
- DGS Project Labor Agreement Roundtable Informational Session

DGS Quarterly Town Halls

- Percent for Art Discussion
- Getting to Know DGS
- MOCRS and DGS Community Engagement Information Session
- Council Staff and DGS Information Session

HR Trainings

- DGS Orientation
- Performance Management Training for Managers and Supervisors
- DGS Workplace Violence Prevention Training
- Fire, Safety and Evacuation/ ER Plan Training
- Risk Management Training DGS Understanding Workers Compensations
- Hands Only CPR event
- Evacuation Chair 300
- Active Shooter Training
- FMD Training Series Pt 1

Performance Evaluation

45. Provide DGS' FY 25 Performance Accountability Report.

See attachment Q45_ Performance Management - FY25 PAR.

46. Provide copies of the forms used as assessments which are given to demonstrate staff competency.

DGS uses the standard performance evaluation system established by the DC Department of Human Resources (DCHR) to assess staff competency. DGS cannot provide copies of employee assessments as they are internal personnel documents.

47. Explain DGS' processes for soliciting feedback from client agency employees?
a. What has DGS learned from this feedback?

DGS adopted a proactive, collaborative approach to engaging with client agency employees. Rather than waiting for issues to arise, DGS now maintains consistent communication channels, holds routine coordination meetings, and sets clear expectations around project scope, timelines, and deliverables.

The Building Management Program serves as the frontline for customer service; building managers are now working to increase the frequency and quality of communications, providing real-time updates, and escalating issues when necessary.

DGS also uses tools such as Salesforce and work order data to track performance and identify trends, ensuring that operational feedback informs decision making. Additionally, strategic communications from the External Affairs Unit further support transparency and outreach.

Through these structured feedback processes, DGS learned that proactive engagement, transparency, and clear communication are essential to aligning with client agency needs. The agency also recognized the importance of early planning, regular updates, collaborative problem solving, and improved accountability—including clearer documentation of progress on ongoing and completed work.

b. How has DGS changed its practices due to such feedback?

In response to client agency feedback, DGS shifted from a reactive to a proactive service model. Key improvements include strengthening the Building Management Program, formalizing agency points of contact, increasing the frequency and quality of communications, and ensuring building managers take a more active role in coordination and escalation.

DGS also enhanced its use of performance data to prioritize repairs and document progress and has embedded regular coordination with agency leads into capital project planning. These changes have improved collaboration, reduced delays, and increased overall client agency satisfaction.

48. Explain DGS' processes for soliciting feedback from residents?

b. What has DGS learned from this feedback?

c. How has DGS changed its practices due to such feedback?

DGS External Affairs solicits feedback from residents at Capital Construction community meetings and ANC meetings where constituents are able to share feedback on designs to client agencies for new government facilities or provide feedback on DGS processes. Additionally, DGS receives feedback through the DGS website, where customers go to the “Ask the Director” portal and provide not only feedback but also questions.

In FY25, DGS also held a series of Town Halls which residents, advisory neighborhood commissioners, and other stakeholders were invited to attend. These Town Halls were meant to solicit feedback and also educate and inform the public about DGS processes.

What we have learned is that many constituents do not have a clear idea of exactly how DGS performs work. To this end, the External Affairs Unit has created a comprehensive series of FAQ's and One Pagers and have listed them on the DGS website under the "For the Community" section of the website: <https://dgs.dc.gov/page/community-1>.

The feedback shows that the residents voices are valued and being heard. DGS always valued the importance of community engagement and the ability to strengthen relationships. Residents were able to highlight which services and facilities mattered most to them, therefore helping DGS understand where to focus resources and attention. It has allowed us to properly prepare for meetings, being able to provide great transparency.

49. Provide DGS' metrics on customer service for FY 25 and FY 26, to date.

Key metrics on customer service focus on information sharing, responsiveness, and quality of service. We want to ensure that our client agencies, DC residents, and visitors receive timely replies to work orders, inquiries, and concerns. Timely responses help build trust and satisfaction with client agencies, allowing them to feel valued and heard. During community meetings, DGS engages with DC residents to listen to their perspective and feedback. The feedback provided during these meetings is considered for agency operations and decision-making.

Customer satisfaction is measured through surveys via 311 (once a work order is complete) or feedback from client agencies in Salesforce.

See attachment Q49 for an example of the survey.

We may also receive feedback via the Ask the Director portal on our webpage, email, or when work order requests are submitted via 311. This helps us to gauge how well the agency met expectations and provides valuable insights into areas for improvement.

Contracting & Procurement

Overall

50. Provide a list of sole source contracts awarded in FY 25 and FY 26, to date. Explain why each was awarded as a sole source contract.

See attachment Q50 Sole Source Contracts.

51. Explain DGS' process for vendor dispute resolution. Provide a list of all protests and disputes filed against the District filed with the Contracting Officer in FY 25 and FY 26,

to date. Identify which protests and disputes resulted in formal claims and their outcomes.

- All claims by a contractor against the District arising under or relating to a contract shall be in writing and shall be submitted to the Contracting Officer for a decision.
- Within 120 days after receipt of a claim, the Contracting Officer shall issue a decision, whenever possible, accounting for factors such as the size and complexity of the claim and the adequacy of the information in support of the claim provided by the contractor. Any failure by the Contracting Officer to issue a decision on a contract claim within the required period shall be deemed to be a denial of the claim and shall authorize the commencement of an appeal on the claim as otherwise provided.
- If a contractor is unable to support any part of his or her claim and it is determined that the inability is attributable to a material misrepresentation of fact or fraud on the part of the Contractor, the contractor shall be liable to the District for an amount equal to the unsupported part of the claim in addition to all costs to the District attributable to the cost of reviewing that part of the contractor's claim.
- All claims by the District against a contractor arising under or relating to a contract are decided by the Contracting Officer, who issues a decision in writing and furnishes a copy of the decision to the Contractor.
- The decision of the Contracting Officer is final and not subject to review unless an administrative appeal or action for judicial review is timely commenced by the contractor.
- Pending the final decision of an appeal, action, or final settlement, the contractor is to proceed diligently with the performance of the contract in accordance with the decision of the Contracting Officer.

There is only one protest currently before the Contracts Appeal Board for a contract for "On Call HVAC Maintenance, Installation and Repair" by Capital Construction Group. Savage Technical Services had a protest for Electrical Maintenance and Repair services in FY25, but this protest was dismissed.

Contractor Accountability

52. Explain DGS' processes for ensuring contractors fully satisfy the requirement of their contract? What specific terms are written into each contract to ensure work is acceptable and, if not, that DGS and taxpayers do not pay for substandard or uncompleted work?

DGS works directly with the Program Team to evaluate contractors on an annual basis to ensure that contractors are providing services in accordance with the terms and conditions of the contract. Each agency contract contains a mechanism to ensure that work is acceptable, and if it is not acceptable, the agency can request corrective action to ensure that DC taxpayers do not pay for subpar work. Some key steps and best practices to help ensure contractors fully satisfy the requirements include:

- Define requirements: Start by clearly defining the requirements in the contract. Make sure that expectations are detailed, specific, and measurable.

- Selection based on past performance: This involves reviewing their history of completing similar projects, meeting deadlines, and delivering high-quality work.
- Quality Assurance Processes: DGS contracts include Quality Assurance/Quality Control clauses and quality assurance processes to ensure that the contractor's work meets the required quality standards. This may include quality control checks at various stages of the project.
- Disincentives and Incentives: Include disincentives for non-compliance with contract terms and conditions. Conversely, consider including incentives for exceeding expectations or completing tasks ahead of schedule.
- Milestone meetings: DGS holds periodic meetings with contractors to review progress reports, deliverables, and any other relevant documentation throughout the project lifecycle.
- Cure Notices: The Contract Officer (CO) has the authority to issue a formal written notification to a contractor when there is a significant deficiency or potential breach of contract. It identifies specific issues and provides the contractor with a defined period to address and resolve the deficiencies. This process ensures contractors are held accountable for meeting the terms and conditions of their agreement. By explicitly outlining the areas of non-compliance and setting a timeline for corrective action, a cure notice helps enforce contract requirements, mitigates potential risks, and fosters communication to maintain performance standards, ultimately ensuring the fulfillment of contractual obligations.

53. Within FY 25 and FY 26, to date, has DGS:

- Terminated any contracts?***
- Issued any cure notices?***
- Sued any contractors for breach of contract?***

If so, provide a list and brief explanation for each instance.

a. DGS had 4 contract terminations.

b. 5 cure notices were issued:

- Notice to Cure – Payment to Subcontractors and Suppliers Contract (Bennett Group) DCAM-22-CS-RFP-0013 Design-Build Services for Coolidge High School Cafeteria Addition
 - Challenges with payments to subcontractors; DGS continues to monitor the issue.
- Notice to Cure – Payment to Subcontractors and Suppliers Contract (Bennett Group) DCAM-23-CS-RFP-0031 Kenilworth Elementary School Addition and Renovation
 - Challenges with payments to subcontractors; DGS continues to monitor the issue.
- Notice to Cure and Termination for Security Guard Personnel Services (CSI) DCAM-23-NC-RFP-0005A
 - DGS issued this Notice to Cure due to CSI Corporation's repeated and serious contract breaches, including inadequate staffing, chronic no-shows, untrained and uncertified personnel, lack of supervision, labor violations, and multiple misconduct incidents that

compromised public safety and exposed the Department to operational and legal risks. These failures threaten security integrity and compliance with District requirements.

- Notice to Cure for Security Guard Personnel Services (Universal Protection Services LLC dba Allied Universal Security Services) DCAM-24-NC-RPF-0023E
 - DGS issued this Notice to Cure due to Allied Universal’s repeated failures, including unauthorized entries, post abandonment, schedule violations, and non-compliance with Clean Hands requirements, which compromised safety and jeopardized contract continuity. The Department successfully worked with the vendor to remedy these issues and restore compliance.
 - Notice to Cure for Design-Build Agreement with Guaranteed Maximum Price for Ludlow-Taylor Elementary School Addition (KADCON Corporation) DCAM-23-CS-RFP-0025
 - DGS issued this Notice to Cure due to ongoing schedule, cleanliness, quality control issues, and payments to subcontractors and Suppliers at Ludlow-Taylor Elementary School.
- c. DGS has not sued any contractors for breach of contract in FY25 and FY26 to date.

Warranties

54. From FY 25 and FY 26, to date, provide a list of each issue a capital project contractor remediated under warranty. If the cost of the contractor’s remediation is known, provide such cost as well.

See attachment Q54_ CCSD – Remediations Under Warranty.

DGS does not compensate contractors for the correction of warranty items, so pricing is not required. All corrective work must be performed at the expense of the vendor responsible for the original installation or service.

55. Provide a list of every capital project currently under warranty.

See attachment Q55_ CCSD Active Warranties.

56. Provide a list of every HVAC system, life-safety system, elevator, and roof currently under warranty.

See attachment Q55_ CCSD Active Warranties.

57. During the Committee’s public roundtable on HVAC and Air Quality in DCPS schools, held on February 12, 2025, DGS shared the Agency added an FTE to the School Construction Division “whose sole responsibility is warranty follow-up.”

- a. *Provide a list of capital projects this employee provided warranty follow-up in FY 25 and FY 26, to date.*
- b. *Has the number of issues contractors addressed under warranty increased since this employee was added?*

- a. The employee provided warranty follow-up and issue tracking for all large-scale school capital improvement projects, including:

Major Capital Projects

- 1. Francis Education Campus
- 2. Whitlock ES
- 3. Dorothy Height ES
- 4. Garfield ES
- 5. Old Miner ECE – Historic Building
- 6. Deal MS Addition
- 7. Browne Education Campus
- 8. Truesdell ES
- 9. Adams Education Camos
- 10. Stoddert ES Classroom Addition
- 11. Burroughs Modular Campus

Beyond the major projects listed above, the manager also tracks warranty obligations for all small capital improvement projects across the school portfolio.

- b. Since the beginning of FY25, DGS has addressed 646 warranty items. The is attributed to:
 - Consistent follow-up with vendors
 - Centralized tracking of warranty periods and obligations
 - More timely identification and escalation of issues; and
 - Better documentation and accountability across projects.

58. *During the Committee’s public roundtable on HVAC and Air Quality in DCPS schools, held on February 12, 2025, DGS committed to following up with the Committee and the Committee of the Whole with an explanation about the decision not to pursue legal action in the matter of Roosevelt High School’s chronic HVAC failures. Explain that decision.*

See Confidential Folder attachment Q58_Roosevelt HVAC.

59. *Has DGS explored extending the industry-standard one-year building warranty in its contracts? If not, explain why DGS believes the current warranty period is sufficient and what, if any, adverse consequences there would be to expanding the warranty period?*

DGS evaluated the feasibility of securing extended warranties for capital projects and determined that any warranty coverage beyond the standard warranty period requires annual payments funded through operating dollars. At this time, neither DGS’ operating

budget nor the operating budgets of its client agencies include funding to support extended warranty purchases for capital construction projects.

As seen in the response to Question 54, from FY25 to FY26 to date, 646 warranty related work orders have been resolved. Additionally, we have compelled contractors to make repairs for latent defects such as at MacFarland (MCN Build) and the DC Stabilization Center(Chiramonte).

Leases & Building Use Agreements

Overall

60. Provide a list of all District-owned properties including location, square footage, and the owner agency or agencies for each property.

See attachment Q60_Portfolio Management_District Owned Properties.

61. Has the District purchased any real property in FY 25 and FY 26, to date? If so, provide a list along with the price paid for each property.

In FY25, the District purchased 25 E Street NW on behalf of DHS for a purchase price of \$45,186,692.94.

In Lease

62. Provide a list of all properties leased by the District, including the location, square footage, total cost to lease, lease term, and agencies housed at each property. Also provide a total amount paid to lease property for the District government.

See attachment Q62_Portfolio Management_Leased Properties.

63. Did the District enter into any new leases in FY 25 and FY 26, to date? If so, provide a list.

See attachment Q63_Portfolio Management – New Leases.

Out Lease

64. Provide a list of all properties that the District leases to other entities, including the location, square footage, total annual rent received, lease term, and entity using the space. For each, property receiving \$0 annual rent, explain why.

See attachment Q64 _Portfolio Management_DGS Leases Rent Received and 0 Rent Leases.

65. Provide a copy of each out lease of District-owned property active in FY 25 and FY 26, to date.

See attachment Q64 _Portfolio Management_DGS Leases Rent Received and 0 Rent Leases.

Facility Condition Assessments (FCAs)

66. Provide a update on the completion of Facility Condition Assessments (FCAs) for all municipal facilities in DGS’ portfolio.

Since 2009, DGS completed 408 Facility Condition Assessments (FCAs) of municipal facilities greater than 5,000 square feet covering approximately 35 million gross square feet. Of the 699 buildings in the DGS portfolio, 504 are greater than 5,000 square feet. To date, 81% of DGS buildings greater than 5,000 square feet have been assessed at least once.

In FY 2025 DGS did not assess any municipal facilities due to extraordinary budget pressures and the execution of an RFP to engage three new FCA vendors. In FY2026 DGS plans to assess between 25 - 30 buildings including schools, recreational facilities, offices, Fire & EMS, MPD, and other facilities which are CIP eligible. This plan covers approximately two million square feet and is budgeted for approximately \$1.0 million including software, project management services and field assessment costs.

A significant portion of the unassessed inventory (19% of total buildings) is comprised of leased Charter Schools, trailers, mobile facilities, vacant buildings, and other relatively small structures. DGS developed a plan to assess substantially all the heretofore unassessed facilities, which are permanent structures more than 5,000 square feet, by the end of 2032. Below is a distribution by agency, square footage, and Ward of the 408 FCAs that have been completed through FY2025.

Agency	Square Feet	# Facilities Assessed
DC Public Charter Schools	2,969,451	27
DC Public Library	1,007,744	22
DC Public Schools	15,514,570	135
Department of Behavioral Health	65,767	3
Department of Corrections	992,229	3

Ward	# Facilities Assessed
1	30
2	29
3	35
4	47
5	70

Department of Employment Services	283,521	1
Department of Forensic Sciences	351,110	1
Department of General Services	6,423,410	39
Department of Human Services	965,409	21
Department of Mental Health	448,000	1
Department of Parks and Recreation	2,312,025	57
Department of Public Works	696,487	13
Department of Youth Rehabilitation Services	176,177	6
Fire and Emergency Medical Services	695,150	41
Metropolitan Police Department	1,183,251	25
University of the District of Columbia	1,090,767	13
Grand Total	35,175,070	408

6	56
7	74
8	61
(blank)	6

Total DGS Buildings	698
DGS Buildings > 5,000 SF	503
# Facilities Assessed	408
% Assessed	81%

67. How many FCAs were completed in FY 24, and FY 25, and FY 25, to date?

	# Facilities Assessed
FY23	62
FY24	27
FY25*	-
FY26 Plan	25-30

* \$792k of FCA operating funds swept to support extraordinary budget pressures in FY25.

68. Provide copies of the most recent FCA for every DCPS school and DPR facility.

DCPS Master FCA File link:

<https://app.box.com/s/1co0vzctl1e94mtyxydv65cn9of923h9>

DPR Master FCA File link:

<https://app.box.com/s/m2szfmyeg8p9wpj3s58b9vmak5gs84db>

Capital Construction Division

Small Capital Projects

69. Provide a list of all DCPS completed, ongoing, and planned small capital projects in FY 25 and FY 26, to date. Provide the client agency, facility name, address, ward, brief description, and expected date of completion for each project (if not yet complete).

See attachment Q69_ DCPS Completed, Ongoing, and Planned.

70. Provide a list of all DPR completed, ongoing, and planned small capital projects in FY 25 and FY 26, to date. Provide the client agency, facility name, address, ward, brief description, and expected date of completion for each project (if not yet complete).

See attachment Q70_ DPR Small Capital Complete, Ongoing, and Planned.

71. Provide a list of all DACL completed, ongoing, and planned small capital projects in FY 25 and FY 26, to date. Provide the client agency, facility name, address, ward, brief description, and expected date of completion for each project (if not yet complete).

DACL Ward 8 Senior Wellness Center (SWC)

- Address: 1700 Q St SE
- Description: 13,000 SF base building ground up new construction of the Ward 8 SWC where seniors will be able to congregate for recreation and general well-being. Construction of the new space will be within the grounds of the existing Kramer Middle School Parking lot with support spaces that promote senior wellness activities such as a gym, meeting rooms, and educational space.
- Estimated Completion Date: Spring 2028

72. For each subproject under each of the following capital projects, provide (1) a description of the work that was done in FY 25 and FY 26 to date, (2) the cost of each subproject in FY 25 and FY 26, to date, and (3) a description of the work that is expected to be done in FY 26.

a. DGS

- i. AM0.BC101C.FACILITY CONDITION ASSESSMENT (100011)**
- ii. AM0.BRMFMC.FLEET REPLACEMENT/UPGRADE (100034)**
- iii. AM0.PL602C.ROOF REPLACEMENT POOL (100142)**
- iv. AM0.PL901C.ENERGY RETROFITTING OF DISTRICT BUILDING (100143)**
- v. AM0.PL902C.CRITICAL SYSTEM REPLACEMENT (100144)**

b. DCPS

- i. AM0-100062-AM0.GM101C.ROOF REPAIRS**
- ii. AM0-100063-AM0.GM102C.HVAC REPLACEMENT – DCPS**
- iii. AM0-100065-AM0.GM121C.MAJOR REPAIRS/MAINTENANCE - DCPS**

- iv. *AM0-100067-AM0.GM1SNC.DCPS SCHOOL NAME CHANGE*
- v. *AM0-100068-AM0.GM303C.ADA COMPLIANCE*
- vi. *AM0-100069-AM0.GM304C.LIFE SAFETY – DCPS*
- vii. *AM0-100219-AM0.SG106C.WINDOW REPLACEMENT*
- viii. *AM0-100236-AM0.SK120C.ATHLETIC FAC. IMPROVEMENT*
- ix. *AM0-100318-AM0.YY1SPC.CENTRALIZED SWING SPACE*
- x. *AM0-IBA_100062-SAFETY AND SECURITY*

See attachment Q72_ Pooled Projects Update.

73. Provide a list of DGS’ authorized playground equipment manufacturers.

Due to DC procurement regulations, DGS does not maintain or utilize an authorized or pre-approved list of playground equipment manufacturers. All procurements must follow competitive sourcing requirements and cannot be restricted to a predetermined vendor list.

Controlling Costs and Staying on Schedule

74. Provide a list of capital construction projects (DGS or within a client agency) which went over budget in FY 25 and FY 26, to date. For each project, identify the cause and the source of funds used to cover any overages.

1. DCIA at Spingarn
 - a. The DCIA at Spingarn has been plagued by a number of unforeseen conditions on the project which has led to budget overages. The main contributing factors in FY25 that have led to the increase in costs are as follows:
 - i. Unforeseen conditions – Boiler Room/Auto Lab water infiltration issues, structural issues with existing conditions
 - ii. Delayed submittal/shop drawing approvals by the A/E which have caused delays in procurement of equipment and material
 - iii. Shoring Permit Submission & Approval
 - iv. Design issues discrepancies/coordination
 - b. To resolve the funding deficit, DGS executed and is working on the following solutions:
 - i. FY25 Directly funded the replacement of the roof scope with \$500K from the PL602C Roofing Pool Fund
 - ii. FY26 Reprogramming of \$400K from the PL902C Critical Systems Pool Fund to the DCIA at Spingarn Project
 - iii. FY26 Requested a reprogramming of \$4M from completed DCPS Projects to the DCIA Project – Reprogramming approval pending.
2. OSSE DOT W Street
 - a. The OSSE-DOT W Street Project has been plagued by a number of unforeseen conditions on the project which has led to budget overages.
 - b. To resolve the funding deficit, DGS has executed and working on the following solutions:

- i. FY26 Reprogramming of \$2.75M from the PL902C Critical Systems Pool Fund to the OSSE-DOT W St Project.
- 3. Ludlow Taylor ES Addition
 - a. The project at Ludlow Taylor came across significant unsuitable soils during the early demolition and excavation at the property. This was not apparent in early geotechnical testing and required further excavation, changes to the foundation design and implementation, as well as additional time.
 - b. To resolve this cost a reprogramming was completed for \$500k which was reprogrammed from other completed DCPS modernization which has remaining contingency funding.
- 4. SETLC:
 - a. The Project at Southeast Tennis Learning Center was plagued with contaminated soils with high lead levels during excavation. Heavy amounts of Clay were also discovered on site. These two types of soil needed to be disposed of legally and appropriately, resulting in costs and schedule impacts. The project also needed to meet appendix requirements, which were not originally accounted for in the budget.
 - b. To resolve this, a reprogramming was completed for an additional \$7M from ward 8 projects - \$2M from Congress Heights to meet Net Zero requirements, and \$5M Anacostia pool to address the cost and schedule impacts of the unsuitable and contaminated soils.

75. Provide a list of capital construction projects (DGS or within a client agency) which were delivered past due in FY 25 and FY 26, to date. For each project, identify the cause of delays.

- 1. Ludlow Taylor Addition
 - a. The project at Ludlow Taylor came across significant unsuitable soils during the early demolition and excavation at the property. This was not apparent in early geotechnical testing and required further excavation, changes to the foundation design and implementation, as well as additional time.

76. Explain DGS' processes to standardize construction materials to reduce costs and delays. Describe examples of such standardization from both capital and small capital projects in FY 25 and FY 26, to date.

DGS developed a comprehensive DGS Specification to promote consistency in materials and systems used across all capital projects. This specification is provided to project teams to ensure alignment with DGS requirements; however, it is intentionally broad and focuses on elements that can be reasonably standardized across diverse building types.

In addition to DGS' internal standards, client agencies may maintain their own specifications, such as the DCPS Education Specifications, which must also be incorporated into project planning and design.

To further strengthen consistency in recreational and outdoor environments, DGS, in collaboration with DPR, is currently developing a Recreational Specification. This

document will help standardize materials and equipment used in playgrounds, athletic fields, and other recreational facilities

See attachment Q76_ DGS Standard Specifications and Owner's Project Requirements.

77. Provide the Requests for Proposal (RFP) for each school modernization project issued during FY 25 and FY 26, to date.

See folder Q77_ FY25-26 School Modernization RFPs.

School Modernizations

78. Provide a list of every school that was formerly an Army Corps of Engineer building.

- Barnard
- Miner
- Key
- Randle Highlands
- Cleveland
- McKinley
- Miller
- Noyes
- Patterson
- Thompson
- Bell Lincoln (Columbia Heights)

79. Is DGS subject to any legal or non-resource limitations for what work the Agency can complete on schools that were formerly Army Corps of Engineer buildings? If so, explain those limitations.

The first PACE list did not consider facilities built by the U.S. Army Corp of Engineers.

There are no legal limitations on performing capital projects at Army Corps of Engineer schools. Many capital projects have occurred at these locations over the years. For example, currently there is a new addition project ongoing at Banard Elementary School to replace modular classrooms and execute a large-scale HVAC replacement.

80. Provide a list of every school modernization project that DGS requested a historical preservation exemption since FY 22. For each request, note what building feature the request was for and the outcome of request.

Since 2022, only one project required approval from the Mayor's Agent for Historic Preservation:

- Eaton Elementary School, specifically for the demolition of the historic auditorium building.

The Mayor’s Agent approved this action because:

- The auditorium had been significantly compromised by a 1970s addition constructed before the current preservation review process existed.
- The project team demonstrated that, given the building and site constraints, preserving other historic features while also meeting DCPS Education Specifications was not possible without removing the auditorium.
- The demolition was therefore deemed necessary to meet the educational and operational needs of the school.

Fort Dupont Ice Arena

81. Provide a list, description, and cost of all personnel and non-personnel that DGS otherwise would not have spent if operational control of the Fort Dupont Ice Arena was transferred to the Friends of Fort Dupont, as planned?

The Department of General Services is utilizing a contractor to service the Fort Dupont Ice Arena; outside of trash and recycling collection for approximately \$63,000, the contract covers the following items for a not to exceed amount of \$969,163.12.

Item	Description
Zamboni	Purchase to maintain the ice
Utilities	For water, natural gas, and electricity. This is a rough estimate based on historical data and a comparable rink outside the jurisdiction.
Unscheduled Maintenance for HVAC/Ice/De-Humidification; Additional Glass Panes; Bathroom Supplies	For anything not covered under the warranty.
HVAC/Dehumidification	To perform maintenance and repairs for the HVAC as well as personnel to maintain the ice for daily operations; as well as janitorial services.
Ice Slab System Maintenance	
Janitorial	
Zamboni Ice Operations	

82. Describe all facilities issues at the arena that were remedied between June 20, 2025 and September 15, 2025.

While not facility issues, items below are punchlist items that did not impede the Arena from opening.

Item	Resolution
HVAC Condensation	The HVAC system was repaired, reinsulated, and retested, and all condensation issues and stained ceiling tiles have been fully resolved.
Ice Rink Compressors	The compressor was repaired and the system successfully passed full-capacity testing confirming reliable ice-making performance.
Gas Line Bracket	The gas line bracket was re-secured and the wall was patched and finished to restore safe conditions.
Motion Sensor Height	The motion sensor was relocated to the appropriate height to prevent damage and ensure proper operation.
ADA Door -Stops	Door- stops were installed on both ADA restroom doors to prevent hardware from striking the tile wall.
Stainless-Steel Wall Protection	All missing stainless-steel wall protection panels were installed per the project specifications.
Bottle Filler Pigtail	The bottle filler was hard-wired to meet electrical code and eliminate the temporary pigtail connection.
Shower Floor Transitions	The shower floor transitions were leveled and smoothed to remove sharp edges and ensure safe, ADA-compliant movement.
Inconsistent Switch Plates	All switch plates were replaced to provide consistent, commercial-grade finishes throughout the facility.
Tall Mirror Safety	Safety clips were added to secure all tall mirrors and prevent movement or tipping hazards.
Partition Wall Clearance	The ceiling baffles and lights were raised to provide proper clearance, and the operable partition now functions without obstruction.

In addition, the following items were installed to support the safe and successful operation of the facility:

- **Parking Traffic:** Traffic calming markings have been installed.
- **AEDs:** AEDs have been installed.

83. Describe all facilities issues at the arena that were remedied between September 16, 2025 and December 6, 2025.

See response to Question 82.

84. DGS' FY 26 approved budget did not include funding for operational responsibilities of the arena. For the total cost DGS has spent so far and will need to spend for the remainder of FY 26, explain from where in DGS' approved budget the money for arena operational costs has and will originate.

In DGS' FY26 approved budget, funding was identified from the Facilities Management budget.

DC Jail

85. Provide a timeline for solicitation and implementation of a new DOC food services contract in 2026.

DGS does not directly issue the food services contract for DOC.

Provide any draft Request for Qualifications and Request for Proposals related to renovation and/or construction of a new DC Jail.

This document remains in the deliberative development phase. Issuance of the RFQ/RFP is contingent upon feedback from the Office of the Chief Financial Officer (OCFO) regarding the proposed financing structure, which will inform the appropriate procurement approach.

86. Provide any known information about the contracting process for the renovation and/or construction of a new DC Jail, including:

- a. Cost provisions related to construction and operations of a new jail;**
- b. Any written plans for community outreach and public input in the RFP/RFQ;**
- c. Timeline for completion of the RFQ, RFP, and overall construction;**
- d. Plans for any continuation or expansion of service privatization; and**
- e. Plans for maintenance of a new jail facility, including whether maintenance would be privately completed, or whether DOC will take over maintenance in the future.**

a. This project is planned to be delivered in two phases over a seven-year period, with a total estimated cost approaching \$1.5 billion. Operational costs for the new facility have not yet been developed and will be determined in future phases as the program and design are further refined.

b. DGS and DOC facilitated an extensive community outreach effort over the past 18 months and will continue this engagement throughout the life of the project. While future construction phases will also include a community outreach component, there will not be a formal community advisory group. Instead, the project team will continue to present, coordinate, and share updates through existing channels, including Advisory Neighborhood Commissions (ANCs) and other advocacy organizations.

c. Issuance of the RFQ/RFP is contingent upon feedback and approval from the Office of the Chief Financial Officer (OCFO) regarding the proposed financing structure, which will determine the appropriate procurement method.

Construction is currently planned in two phases over a seven-year period, with Phase I scheduled to deliver in 2032 and Phase II scheduled to deliver in 2035.

- d. DGS does not have direct authority over services delivered at DOC facilities.
- e. DGS does not directly oversee maintenance plans for DOC facilities.

87. Provide any conceptual designs for renovation and replacement of the DC Jail that will be further developed under an RFQ and/or RFP in 2025 and 2026, noting any aspects of the design incorporating community feedback. Also indicate what aspects of the conceptual design are settled and what aspects may be further developed.

Due to significant security concerns, the concept report and associated design documents are not circulated publicly. However, DGS will provide the Committee with any design materials that are eligible for public release.

The conceptual report represents a substantial effort, involving thousands of hours of collaboration with DOC staff to develop well-defined programmatic requirements, including operational needs and bed counts. Future phases of work can build upon this foundation to further refine the design while ensuring that the established program and bed count remain intact. Design adjustments that do not alter core programmatic requirements may occur as part of the normal progression into detailed design.

The current concept design has already undergone entitlement review by multiple permitting and planning entities, including the Commission on Fine Arts (CFA), the National Capital Planning Commission (NCPC), the DC Office of Planning (DCOP), and the Hill East Master Plan. While some modifications remain possible, any significant departure from the approved concept would have substantial impacts on both project funding and timeline.

Other

88. Did DGS explore alternative locations for an outdoor pool on the Walter Reed Campus after construction of the initial location at Building 16 at 6800 Cameron Dr. NW was determined infeasible? If so, describe if any alternative sites have been identified, and if none were, why. If alternative sites have not been explored, explain why.

DGS evaluated the planned location for the outdoor pool at the Walter Reed campus. During this assessment, it was determined that the density and configuration of underground utility lines—including major water, sewer, and electrical infrastructure—made excavation and pool installation structurally and operationally infeasible.

Following this determination, DGS conducted a preliminary review of alternative locations across the Walter Reed campus to identify any sites that could accommodate an outdoor pool. No viable alternative locations were identified.

Facilities Management Division

Facilities Intake Response Service Team (FIRST)

89. Provide a copy of the current FIRST Procedures Manual.

See attachment Q90_FIRST_FIRST Procedure Manual.

90. Identify the Service Level Agreement (SLA) for work orders by priority level: routine, high priority, and emergency.

EMERGENCY: Emergencies are situations which pose an immediate threat to operations, or partner agencies' missions, through risk of major damage to buildings and/or equipment. Emergencies are handled immediately via a call to responsible managers. Generally, response time should be expected within 2 hours, depending on the nature of the request with stabilization or completion within 24 hours. The following are examples of problems classified as EMERGENCY:

1. Loss of Heating/Air Conditioning throughout the building (30% or greater)
2. Hazardous material spills (e.g. oil, gas, mercury)
3. Loss of water in the kitchen
4. Exposed live electrical wires
5. Major water leaks and flooding
6. Compromised security of buildings (exterior doors and windows)
7. Inability to gain access to buildings
8. Power outage in occupied buildings (30% or greater)
9. Specific pest control issues (e.g. Bed bugs)

HIGH: High Priority situations are maintenance issues that require expedited, but not immediate attention. These issues receive priority over routine issues, are usually addressed during regular maintenance hours, and are typically completed within 10 days. The following are examples of problems classified as HIGH:

1. Heating/AC Failure in isolated areas (30% or less)
2. Pest control service calls
3. Clogged drains that may cause flooding
4. Water leaks causing pooling on the floor or compromising building materials
5. Loss of water in classroom/lounge
6. Suspected mold

ROUTINE: Routine maintenance issues are those that do not require immediate attention and generally can be handled during normal maintenance hours. These issues are typically completed within 30 days but may require a few days or even weeks before maintenance staff are scheduled to visit your property, as these issues are not critical or potentially

damaging to health or property. The following are examples of problems classified as ROUTINE:

1. Filter replacement
2. Door adjustments and repairs (interior doors)
3. Common area bulb replacement
4. Debris removal
5. Painting
6. Leaking faucets

91. Provide a total count of work orders requested by client agency in FY 25 and FY 26, to date. Of this total, how many were approved by FIRST?

Fiscal Year Requested	Service Area	Requested	Completed	Archived
2025		Record Count	Record Count	Record Count
	DCPS	21546	19088	2458
	DHS	1259	1060	199
	DMPED	28	19	9
	DOC	142	105	37
	DPR	12	11	1
	DPW	5	3	2
	FEMS	3300	3043	257
	LAND	1	1	
	MPD	2250	1983	267
	MUNICIPAL	4913	4328	585
	OSSE	380	330	50
	PARK	432	352	80
	REC	5457	4712	745
	To Be Completed	31	24	7
Subtotal		39756	35059	4697
2026				
	DCPS	5146	4750	396
	DHS	330	287	43
	DMPED	4	3	1
	DOC	39	27	12
	DOH	3	3	
	FEMS	726	679	47
	MPD	596	531	65
	MUNICIPAL	1159	1073	86
	OSSE	69	64	5
	PARK	82	74	8
	REC	1044	931	113
	To Be Completed	4	4	
Subtotal		9202	8426	776
Total		48958	43485	5473

Work Order Timeliness

92. What percentage of work orders, by priority level and specific (not main) problem type, were completed within their SLA in FY 25?

See attachment Q93_FIRST_SLA FY25.

93. What percentage of work orders, by priority level and specific (not main) problem type, were completed within their SLA in FY 26, to date

See attachment Q94_FIRST_SLA FY26.

94. *For each work order approved in FY 25 and completed as of 12/31/2025,*

a. Provide the following:

- i. Work order number;*
- ii. Building name;*
- iii. Client agency;*
- iv. Location address;*
- v. Ward;*
- vi. Main status;*
- vii. Active status;*
- viii. Main problem type;*
- ix. Problem type;*
- x. Work order class;*
- xi. Budget category;*
- xii. Work team assigned;*
- xiii. Priority;*
- xiv. Date requested;*
- xv. Date approved;*
- xvi. Date issued;*
- xvii. Date ECD assigned;*
- xviii. Date completed;*
- xix. Date closed;*
- xx. Aging;*
- xxi. Out of SLA?; and*
- xxii. Assignment description;*

b. If contracted, provide:

- i. Purchase order number;*
- ii. Associated contract number;*
- iii. Vendor name;*
- iv. Purchase order description or title;*
- v. Contract purpose;*
- vi. Total estimated cost;*
- vii. Total actual cost;*
- viii. Hours billed;*
- ix. Date paid;*
- x. Client agency;*
- xi. Site name; and*
- xii. Ward of work order completion.*

c. Provide the aforementioned information separately for work orders redacted from the public work order dashboard.

a. and b. See Confidential Folder Q95_FIRST_Approved and Completed in FY.

c. See Confidential Folder Q095_c_Confidential_FIRST_Redacted Approved and Completed.

95. For all work orders approved in FY 25,

a. Provide the following:

- i. Work order number;**
- ii. Building name;**
- iii. Client agency;**
- iv. Location address;**
- v. Ward;**
- vi. Main status;**
- vii. Active status;**
- viii. Main problem type;**
- ix. Problem type;**
- x. Work order class;**
- xi. Budget category;**
- xii. Work team assigned;**
- xiii. Priority;**
- xiv. Date requested;**
- xv. Date approved;**
- xvi. Date issued;**
- xvii. Date ECD assigned;**
- xviii. Date completed;**
- xix. Date closed;**
- xx. Aging;**
- xxi. Out of SLA?; and**
- xxii. Assignment description;**

See Confidential Folder attachment Q96_FIRST_a_Approved.

b. Provide the aforementioned information separately for work orders redacted from the public work order dashboard.

See Confidential Folder Q96_b_FIRST_Redacted Approved.

96. Provide a list of facilities by client agency in each DGS zone, along with the number of filled building manager positions and zone manager positions for each zone.

See attachment Q97_FIRST_Building Zone and Managers.

97. Explain DGS' processes for ensuring work orders are closed only when the work is actually completed?

DGS uses established controls to ensure work orders are closed only after work is fully completed including:

- **Field verification**: Technicians and contractors update work order status in the system, documenting completion with detailed notes and supporting photos.
- **Supervisor validation**: Supervisors review field updates to confirm the reported completion matches the scope and requirements of the work.
- **QA/QC Spot Checks**: A building manager or trade supervisor conducts onsite inspections for selected work orders to verify workmanship and compliance with agency standards.
- **Customer confirmation (as applicable)**: For most requests, DGS obtains confirmation from the requestor or facility manager to ensure the issue is resolved satisfactorily before closure.
- **CMMS closure controls**: DGS manages work orders in SmartDGS (Salesforce-based CMMS), which requires necessary fields—including completion details and documentation—to be entered before the system permits closure.

98. *Explain DGS' processes for requiring work orders to be completed in the proper sequence.*

DGS established clear procedures and policies to ensure that all work orders are completed in the proper sequence. When a work order is created, field staff conduct a root-cause analysis to determine whether the issue is part of a larger underlying problem. This approach ensures that corrective repairs—such as addressing a leak—are completed before any aesthetic or secondary repairs take place.

Related work orders are linked within SmartDGS as dependencies, preventing duplicate work orders from being scheduled or closed before the primary (“parent”) work order is resolved. Supervisors and project coordinators oversee these related work orders, coordinating across teams to prioritize the resolution of root causes and maintain consistent communication throughout the process.

In addition to corrective repairs, DGS incorporates regularly scheduled maintenance and preventative maintenance to proactively identify underlying issues, reduce recurring damage, and extend the overall longevity of facilities.

99. *Explain what a related work order is.*

- What happens to a previously-approved work order for an issue that is later determined to be related to another work order? Is it closed?*
- If it is closed, is the individual who requested the work order notified it was closed and re-opened as a new related work order, or only that it was closed?*
- How many work orders were closed because they were created as a new related work order in FY 25 and FY 26, to date?*

a. A related work order is created when multiple tasks or work teams are required to resolve a single issue. SmartDGS organizes these associated work orders using a parent-child structure, where the original (parent) work order is linked to any subsequent (child) work orders. The FIRST Team generates a single primary ticket

based on the initial problem description. If additional repairs or specialized tasks are needed, a related work order is created to ensure responsibilities are clearly assigned while maintaining a direct connection to the original issue.

b. Yes, the requestor is notified in both instances. The requestor receives notification when a work order is closed and again if it is reopened as a related ticket. All updates and status changes are documented within the ticket through the chatter feature, which captures relevant communication throughout the process. When a work order is closed or cancelled, the FIRST Team provides a written explanation within the ticket.

c. 1,571 work orders were closed because they were created as a new related work order.

100. Do site-based staff receive notifications when DGS or contractors enter or leave the building, including when the building is not open? If so, explain how those notifications are sent. If not, explain why not.

For schools, it is standard practice for DGS to notify school staff when in-house personnel or contractors enter or leave a school facility during times when staff are present. However, because DGS operates on a 24-hour basis, it is not always possible to provide advance notice when work occurs outside normal business or school hours.

Additionally, for the DGS Contract Services (CS)Unit, CS coordinates contractor-performed work through the DGS Building Management Team, which maintains direct communication with client agencies and relevant site staff. When entering a government facility during normal operating hours, contractors follow the same sign-in procedures required of all public visitors and guests.

101. Explain how the creation of an ADA category for work orders has changed how DGS addresses accessibility barriers within DGS' portfolio.

- a. Are accessibility work orders categorized or prioritized differently than other work orders? If so, how? If not, why?
- b. Are accessibility capital projects categorized or prioritized differently than other work orders? If so, how? If not, why?

An ADA-related designation in the assessment set of the SmartDGS work order system was done in 2019 and has not changed DGS' underlying approach to addressing accessibility barriers. DGS has always been responsible for maintaining and repairing existing accessibility infrastructure within its facilities portfolio, including items such as accessible doors, door operators, elevators, lifts, and related components.

What the ADA designation has changed is visibility, not responsibility. It allows DGS to more easily identify work orders that involve accessibility-related infrastructure within the existing facilities maintenance framework. This supports internal tracking and reporting, but it does not alter how work is scoped, funded, or executed. DGS continues to address accessibility-related repairs using the same operational standards, trade assignments, and workflows that apply to all facilities repairs.

Accessibility-related work orders and capital projects are not categorized or prioritized differently solely because they are labeled as ADA-related. All work orders in SmartDGS are categorized and prioritized based on: life safety risk, operational impact, severity and urgency of the condition, system or asset criticality.

If an accessibility issue presents a life safety concern or significantly disrupts building operations or public access, it is prioritized accordingly under existing emergency or high-priority criteria. If it does not, it is addressed through the standard prioritization framework.

This approach ensures consistency and equity across the portfolio. Creating a separate prioritization track based solely on ADA designation would undermine the risk-based prioritization model that DGS uses to manage a large and diverse facilities inventory.

Elevator Maintenance

- 103. Provide a list of District-owned elevators along with the following:**
- a. Client agency**
 - b. Site name;**
 - c. Site address;**
 - d. Site ward;**
 - e. Asset # or other identifying information about the specific elevator;**
 - f. Brand name;**
 - g. Whether for freight or passenger usage;**
 - h. Age or year of installation;**
 - i. Date of most recent DOB inspection; and**
 - j. Date of DLCP certificate of inspection.**

See attachment Q103_FMD_Elevator Information.

- 104. For all elevator approved work orders in FY 25 and FY 25 to date, provide:**
- a. Work order number;**
 - b. Work order main status as of 12/31/2024;**
 - c. Assignment description;**
 - d. Asset # or other identifying information about the specific elevator;**
 - e. Building name; and**

f. Vendor assigned.

See attachment Q104_FMD_Elevator Approved Work Orders in FY 25 and FY 26 to Date.

Quality Control

105. Explain how DGS supervisors and team leads are trained in quality control.

Quality control is conducted through supervisor review, field verification by building managers, and documentation in Salesforce, including photographs. Any issues identified during this process are corrected and tracked to closure, with additional staff retraining provided when necessary.

106. In FY 25, what percentage of DCPS-based work order requests marked “complete” received a Quality Control review? Specify the answer based on the following categories, assuming the same work order can be counted in more than one of the categories.

- a. % FY 25 DCPS complete WO’s reviewed in-person by a DGS trade supervisor;*
- b. % FY 25 DCPS complete WO’s reviewed online by a DGS trades supervisor;*
- c. % FY 25 DCPS complete WO’s reviewed online by a LAST staff member; and*
- d. % FY 25 DCPS complete WO’s that did not receive supervisory review.*

Data Context:

- DCPS completed total work orders for these responses: 14,328.
 - The “closed” set for FY25 is 81.80% (11,720) of the total set with completed making up 18.20% (2,608) balance as of 2/3/2026.
 - “Review” is moving a work order from “completed” to “closed”.
 - Trade Supervisor(s) reviews are determined as not being reviewed (Closed) by LAST; see context below:
 - “Closed” by a LAST Team member is determined by a “claim” from LAST Team and “New Value” as “Closed”.
 - Work orders that did not receive a review are work orders that were completed in FY25 that remain in the “Completed” status.
 - Assume all numbers are moving targets.
 - The “Reviewed” number will continue to go up until 100% of all work orders have been closed.
 - Completed numbers may decrease during the QA/QC process.
 - Work orders can be reopened until they have reached the “closed” status. Trade supervisors and LAST Team number of “closed” FY25 work orders will continue to increase as they continue to review “completed” work orders.
- a) % FY 25 DCPS complete WO’s reviewed in-person by a DGS trade supervisor
- Physical checks for field work are ad-hoc and not systematically recorded.

- b) % FY 25 DCPS complete WO's reviewed online by a DGS trade supervisor;
 - o 10.38% (1487/14328) of the closed work orders
- c) % FY 25 DCPS complete WO's reviewed online by a LAST staff member; and
 - o 84.93% (12169/14328) of the closed work orders
- d) % FY 25 DCPS complete WO's that did not receive supervisory review.
 - o 18.20% (2608/14328)

107. Explain the steps of the LAST and supervisor review processes. What elements are required in order for a work order under review to be closed?

Once a work order is marked complete, it may be reviewed by a DGS supervisor or be "claimed" by a LAST team member. When a work order is claimed, the LAST reviewer owns the review process and verifies that required documentation is present, uploaded photo evidence corresponds to the reported issue, and trade supervisor notes align with the work performed.

For DCPS facilities, DCPS personnel have a 10-day review window to reject a reported completed work order. If rejected, the work order is reopened for corrective action. A work order is closed once the scope is complete, required photos and notes are verified, and no outstanding issues remain.

Preventive Maintenance

108. List the client agencies in FY 25 and FY 26, to date for which DGS performs preventative maintenance.

Client Agencies for preventative maintenance include:

- DCPS
- DPR
- FEMS
- MPD
- DHS
- Co-located agencies within buildings managed by contract.

109. List the asset types in FY 25 and FY 26, to date with scheduled preventative maintenance.

- Plumbing
- Elevators
- Fire and life safety systems
- Backflow preventers
- Boilers
- HVAC systems

- Drinking water sources

110. Explain what preventative maintenance looks like by asset type.

- Inspection
- Testing
- Consumable replacements and minor repairs
- Certification where applicable

111. Provide the following data collected using the preventative maintenance Salesforce module:

- Asset inspection;*
- Asset inspection start date;*
- Asset service rendered;*
- Asset service cost; and*
- Asset service checklist*

See attachment Q111_Asset Services with Inspections.

112. How does DGS use this data to document preventative maintenance efforts?

DGS uses Salesforce data to schedule and track preventative maintenance efforts, logging inspections and documenting needs across our inventory.

113. Provide a written copy DGS' preventative maintenance protocol.

The HVAC ITM Program (DGS preventative maintenance) implements a set of tasks performed on HVAC systems to keep systems running safely and efficiently. These tasks include the following but are not limited to: thermostat and refrigerant checks, condensate drain cleanings, air filters replacements, condenser coil cleanings, etc. These procedures have been proven to help improve air quality, reduce energy use, and extend the life of HVAC systems. Protocols are conducted at various points throughout the year for different buildings including the annual heating and cooling switchovers. DGS is proud of its work to maintain and sustain the District's systems and continues to identify optimal solutions to address issues before they become complex.

DGS vs. Client Agency Building Responsibilities

114. Provide a comprehensive list of facility responsibilities for DCPS' school-based staff by school.

We rely on our client agency, DCPS, to state the responsibility of their school-based staff and the expectation of completion.

For instance, DCPS school-based staff (custodians, foremen, etc.) are responsible for completing level 1 repairs, which are listed below. Note: these responsibilities are directed by the Union contract and height restrictions.

Custodial level 1:

General Repair and Maintenance

- Tighten bolts, clamps, screws in furniture and door hinges
- Tighten loose doorknobs and replacing missing knobs
- Adjust door checks
- Replace broken and stained drop ceiling—in acoustical ceiling tile (only if cleared safely)
- Replace loose floor tile such as vinyl and rubber (only if cleared safely)
- Tighten and replace toilet seats
- Assemble and disassemble metal shelving and cabinets
- Re-attach loose metal thresholds
- Re-attach loose stair treads
- Install and repair hardware on doors and windows: latches, kick plates, wall door stops, screws and bolts on panic boards
- Tighten loose brackets on handrails, both inside and outside
- Clear dirt and debris from exterior floor drains in parking lots or sidewalks
- Clean range hood and filters
- Replace window screens
- Clean AC filters:
 - Change individual HEPA filters, but not a school's main HVAC system
 - Clean washable window unit filters once a year
- Power wash exterior spaces/playgrounds/dumpster areas
- Manage snow – deploy salt and manage supply when asked along front steps and sidewalk areas in front of schools/main entrances
- Oversee housekeeping - ensure food waste is not left in places and at times that contribute to pest control efforts (i.e., leaving pizza boxes or perishable items in classroom spaces)
- Check playground equipment for safety and enter work orders accordingly
- Store equipment and supplies in ways that do not incur/impede upon DGS facilities management spaces (i.e., mechanical rooms, IT closets, overhead sprinkler systems)

Electrical (Following Union contract height guidance)

- Replace burned out fluorescent light tubes (if trained ballasts- not 277s)
- Replace light fixtures lens—purchased by agency
- Replace switch cover plates—purchased by agency

Plumbing

- Shut off valves
- Attempt to unstop commode/urinal/drinking fountains
- Flush valves – replace all components

Painting

- Remove rust from doors and door frames, and re-paint
- Re-paint exterior doors

- Paint only the following: vinyl baseboards, fire doors, stair risers, toilet partitions

115. For each client agency, identify if DGS or the client agency is responsible for each of the following tasks. If the answer is site-specific, explain why and provide site-specific answers.

- Electrical services including repairs to lighting, outlets, power and switches;*
- Environmental services including pest control and mold remediation response;*
- Exterior services including repairs to athletic fields, exterior painting, fence & gate, flagpole, graffiti, grounds, landscaping, masonry, playground, roof, trash & recycling, and windows;*
- HVAC services including cooling and heating requests;*
- Interior services including repairs to appliances, building structural, ceilings, elevators, fire alarms, flooring, interior painting & walls, janitorial, lock & door, and windows;*
- Other services including repairs to electronic security, generators, overhead doors, PA and clock systems, and pools & spray parks; and*
- Plumbing services including repairs to drains, faucets, hot water, leaks, pipes, pumps, toilets, and water fountains.*

- DGS' responsibility includes all repairs and maintenance of the building's electrical systems, contract services, parts and equipment, and supplies/materials/miscellaneous expenses.
- DGS' responsibility includes indoor air quality, industrial hygiene services, mold remediation, underground storage tanks, and hazmat (lead, asbestos) abatement services, as well as support for environmental-related legislative mandates (e.g. Oxon Cove, Healthy Public Buildings Act, etc.).
- DGS' responsibility includes directly expensed outlays for building exteriors, such as exterior window replacement, painting, power washing, caulking, pavers, curbing, etc. In addition, DGS' purview involves related contract services, fees and supplies/materials/miscellaneous expenses.
- DGS is responsible for providing all HVAC services, encompassing system operations, water treatment, materials, and associated costs for heating and cooling within buildings in the District governments' portfolio.
- DGS' responsibility includes directly expensed outlays for building interiors, such as pest control, interior signage, painting, music, carpet repairs, and other interior repairs.
- DGS is responsible for maintenance, repair, and replacement in the following categories for all District-owned sites where it provides service: electronic security systems; generator systems; overhead doors/mechanical fences; public address (PA) and clock systems; and pools and spray parks.

- g. DGS is responsible for repairs for all plumbing services above what the client agency considers to be a level 1 repair such as tightening a faucet handle that is easily accessible to client staff.
- h. Plumbing services include clearing and repairs to drains, faucets, domestic water (hot and cold), leaks from water supply lines and drain pipes, pumps, toilets, and water fountains.

Domestic water is all water not used for heating and cooling of the facility (HVAC).

Domestic water is potable water. Key points about potable water:

- Definition: Water that meets established standards for drinking, meaning it is safe to consume.
- Treatment: Often involves processes to remove contaminants like bacteria, chemicals, and parasites.
- Regulation: Government agencies set limits on contaminant levels in potable water.

116. Clarify DGS’ custodial responsibilities at facilities owned by DCPS but operated by DPR, including pools. For each facility, also note which agency pays for or provides custodial responsibilities specifically in the pool deck and pool locker rooms.

Dunbar, Ballou and Roosevelt pool area’s janitorial responsibility fall under DCPS. If the site involves a CMC, the CMC cleans the locker rooms once a quarter.

Banneker/Shaw and Garrison – Exterior grounds are managed by DGS in-house teams and interior cleaning remains the responsibility of DCPS janitorial staff.

117. Clarify DGS’ responsibilities at recreation centers co-located at DCPL facilities. For each facility, also note which agency pays for the responsibilities.

DGS manages the maintenance for the recreation side of the facility and collaborates with DCPL on maintaining building infrastructure if requested by DCPL.

118. Explain whether DGS or DPR and/or DCPS is responsible for fixing the following:

- a. **Basketball nets;** DPR and DCPS
- b. **Tennis nets;** DPR and DCPS
- c. **Soccer nets;** DPR and DCPS
- d. **Football posts;** DGS
- e. **Large field nets;** DPR and DCPS
- f. **Lockers.** DGS

Should any of the other items listed be part of a capital project, DGS would manage the general contractor/vendor installing these items as part of a facility modernization or improvement.

- 119. Provide an anonymized list of every active license to DGS' Salesforce CMMS. For each license, include the holder's position, agency, and facilities for which they have access.**

This information is proprietary to the agency.

Park Maintenance

DGS is responsible for maintenance of most District-controlled parks. The District recently participated in the Trust for Public Land's (TPL) Park Equity Accelerator, which examined park maintenance and stewardship systems.

- 120. Did DGS formally participate in the District's Park Equity Accelerator engagement with TPL?**
- a. If yes, identify DGS staff involved, their roles, and dates of participation.**
 - b. If no, explain why DGS did not participate in a process focused on park maintenance and stewardship.**

Michael Briscoe from the Facilities Management Division Contract Services team served as the lead DGS representative, working alongside DPR and contributing institutional knowledge about both agencies' park-maintenance roles following his recent transition from DPR to DGS. Additional DGS staff participated in at least one session.

A DPR representative maintains the official records of all virtual meetings held between DGS, DPR, and TPL.

- 121. Identify all park-related data DGS provided to DPR or TPL in connection with the Accelerator, including maintenance schedules, work order data, staffing levels, and budget or cost information. If no data were provided, explain why.**

DGS did not provide park-related data directly to DPR or TPL as part of the Accelerator. Instead, TPL and DPR were given points of contact for each relevant DGS division so that specific information—such as staffing levels, maintenance schedules, work order data, or budget details—could be requested directly from the appropriate subject-matter experts.

- 122. How does DGS currently assess whether park maintenance outcomes are equitable across Wards? Identify any metrics, dashboards, or reporting tools used. If none exist, state that explicitly.**

Park maintenance outcomes are monitored and delivered equitably across all eight wards through data driven service delivery and capital investment strategies. Maintenance needs

are primarily identified through work orders submitted by residents and partner agencies via the District's 311 system. These requests feed into performance dashboards that track response times, completion rates, and service trends, enabling DGS to deploy resources strategically and ensure consistent, equitable service citywide.

Beyond routine maintenance, DGS collaborates closely with the Department of Parks and Recreation (DPR) to advance modernization and capital improvement projects throughout the District. These efforts include comprehensive park renovations, small scale improvement projects, and major capital construction initiatives designed to enhance recreational infrastructure, expand accessibility, and ensure that residents in every ward have access to safe, high-quality park facilities.

123. *Since the District's participation in the Accelerator, has DGS made any changes to park maintenance practices, coordination with DPR, or internal performance management?*

- a. If yes, describe the changes and when they were implemented.***
- b. If no, explain why no changes were made.***

The program is currently in the closeout phase. Additional funding will be required to implement the recommendations related to DGS. We look forward to the release of the final report. With dedicated funding to support its recommendations, we are confident that we can continue to ensure District parks are among the best in the nation.

Security and Safety

124. *Explain DGS' role in inspection and replacement of fire extinguishers.*

DGS conducts fire apparatus inspections for all agencies in its portfolio. During these inspections, all fire extinguishers are retagged with the current fiscal year and month. Any extinguisher that is expired or damaged is replaced.

125. *How does DGS ensure lighting structures are functioning properly in all fields (synthetic and natural), indoor basketball gyms, playgrounds, parks, and parking lots?*

As part of spring and summer readiness, DGS conducts proactive assessments of lighting structures across District fields and schedules repairs as conditions allow. Repairs to field and stadium lighting systems often require dedicated funding, advance planning, specialized equipment, aerial lifts, and the procurement of specific parts. These repairs are typically executed through DGS Contract Services, whose vendors have the technical expertise and equipment needed to perform the work safely. As a result, repair timelines may vary based on equipment availability, vendor scheduling, and supply-chain factors.

For basketball courts, parks, playgrounds, and parking lots, DGS responds to lighting concerns through submitted work orders. Requests are triaged and prioritized based on

safety impact, resource availability, and operational capacity to support timely and equitable service delivery across all eight wards.

126. Explain DGS' efforts to ensure outdoor lighting only illuminates the intended area (field, path, etc.) and not areas or buildings surrounding the District property.

DGS assesses lighting conditions at the time of installation or repair. When light intrusion into surrounding areas is identified, DGS collaborates with DCPS and DPR to determine acceptable solutions to address the issue.

127. Provide all materials related to the field light assessment conducted for Bryce Harper field.

DGS is assessing options to address the perceived light pollution issue at Bryce Harper field.

128. Provide a list of every DCPS campus that current does not have a comprehensive and fully functioning public address system.

PA systems vary significantly across schools and are often complex, site-specific, and costly to upgrade or replace. These needs are typically addressed through capital projects or summer readiness efforts once DCPS identifies its highest priorities, and PA system improvements consistently rank among those priorities.

See Confidential Folder attachment Q128_ DCPS Open PA & Clock Work Orders for schools that have open work orders related to PA systems.

129. Provide a list of every DCPS campus that notes whether a) electronic fobs or b) physical keys are used for securing interior doors. For schools that use physical keys, note when school is planned to transition to electronic fobs.

DCPS determines when to transition from physical keys to electronic fobs.

See Confidential Folder Q129_FIRST_DCPS Lock Types.

130. Provide the most recently completed risk assessment for each District-owned facility. Provide a list of facilities that do not have a risk assessment on file.

If the Committee is referring to Occupational Safety and Health inspections, that's conducted by the District's Office of Risk Management (ORM) team of inspectors.

131. Explain how DGS engages with the Office of Risk Management to identify and remedy facilities issues that pose legal liabilities to District government.

DGS Risk Management maintains an open and consistent line of communication with ORM leadership, inspectors, and insurance teams. DGS and ORM's Risk Prevention and Safety division meet weekly to review ongoing and past issues, ensuring timely coordination and resolution. In addition, DGS Risk Management, Contract Services, and Work Order Management participate in biweekly meetings with ORM's insurance team to identify trends, address challenges, and collaborate on opportunities for process improvement.

132. Describe the delineation of responsibilities between DGS and DCPS regarding school security. Which agency is responsible for 1) deciding whether an issue will be fixed and 2) implementing the fix for:

- a. Interior Locks;**
- b. Exterior Locks;**
- c. Interior Doors;**
- d. Exterior Doors;**
- e. PA Systems; and**
- f. Security Camera Systems.**

For 132a-e, both agencies have responsibility for decisions on repairs, as DCPS is typically the requestor for school security issues and requesting elevation of outstanding orders for repair. DGS is responsible for implementation. For 132f, DCPS has sole responsibility.

133. Provide copies of all FEMS school building inspection reports conducted in FY 25 and FY 26, to date.

- a. What, if any, remediation efforts DGS has taken as a result of FEMS inspections?**

FEMS conducts inspections of schools as part of the Fire Prevention Division (FPD). Those reports must be requested from the agency directly.

134. Provide copies of all DOB school building inspection reports conducted in FY 25 and FY 26, to date.

- a. Explain what items are inspected, including roofing, HVAC, plumbing, doors, locks, and security/PA systems.**
- b. What, if any, remediation efforts DGS has taken as a result of DOB inspections?**

a. Inspections for modernized schools delivered in FY25 and FY26 to date have reviewed the following areas:

- Building Footing, foundation, Walls (framing, insulation,)
- Fire Alarm
- Fire Sprinkler
- Final Accessibility
- Plumbing (ground, rough-in, final)
- Gas Line/Gas Test
- Mechanical (rough-in, energy/insulation, final)

- Electrical (ground work, rough-in, final)
- b. DGS works with our contractors to ensure that all items are resolved.

See Confidential Folder Q134_DOB Reports.

135. For FY 25, FY 25, and FY 26, to date, provide a spending breakdown of DGS’s contract(s) for school security officers at DCPS campuses. Provide a breakdown by school including the average monthly hours of services the District is paying DCPS security contractors.

DGS does not hire or have a role in contracting for school security officers for DCPS campuses.

136. Share DGS’s rubric for assessing and choosing security vendors. Describe what guardrails are included in the contract and contract solicitation to contain costs and project against mid-contract period cost increases.

Evaluation criteria are clearly defined in the Request For Proposal (RFP) and aligned with DGS core procurement values: transparency, accountability, fair competition, economy, efficiency, and value.

Key factors include:

- Contract & Solicitation Design
 - A detailed scope/performance work statement with clear specification is provided to reduce ambiguity.
 - The asset classes are clearly defined
 - Agency specific post locations and orders are provided at the solicitation level
 - Expected staffing levels
- Technical Approach & Staffing Plan
 - Alignment with asset classes (e.g., Public Safety & Justice; Human Support Services; Government Operations)
 - Training, qualifications, and readiness of armed/unarmed personnel
- Past Performance
 - Evaluator ratings using standardized forms (e.g., “Past Performance Evaluation Form” included in the RFP Attachment J.21)
- Cost & Price
 - Price schedule submitted per asset class (Attachments J.4A, B, C)
 - Evaluations based on reasonableness, completeness, and competitiveness
 - These mechanisms are deliberately embedded into both the solicitation and resulting contract to limit cost exposure and prevent mid-term price escalations.
 - Fixed-Price labor rates – Vendors submit fixed-price, all inclusive rates for labor category ensuring no shifting of cost via ancillary fees.
 - DGS incorporates the Departments Standard Contract Provisions covering performance bonds, inspection of services, quality standards and contingency remedies.

- The solicitation and resulting contract include Disincentive Fees a mechanism to create a balanced approach to performance management through recovering District cost resulting from performance inefficiencies.
- All proposed wages are required to comply with the Collective Bargaining Agreements, Federal Wage Determination and DC Living Wage.
- Performance and Payment Bonds ensure vendor accountability and provide financial resources in the event of underperformance.
- The resulting contract does not include automatic escalations, and any price/rate increase must be formally justified and approved by the CO.

137. *Prior to the start of calendar year 2025, did DGS provide DCPS security contractors or individual officers with training or guidance regarding student and family safety protocols related to federal immigration enforcement (e.g. immigration enforcement officials should not be let onto school grounds without proper judicial warrants)? Did training, guidance, or resources get disseminated to school security officers or contractors at any point in Calendar Year 2025? If not, why not? If so, describe and share copies of written or recorded training resources that were provided to these security officers.*

DGS does not have a role in providing training or guidance to DCPS security contractors or individual officers regarding student and family safety protocols, including those related to federal immigration enforcement. The Protective Services Division (PSD) is not responsible for any security-related functions for DCPS. These responsibilities fall under DCPS and its designated security management structure.

As such, DGS did not disseminate any training, guidance, or resources on this topic prior to or during Calendar Year 2025.

138. *Provide a list of District government buildings to which federal agencies have access. For each building, note what federal agency has access and why.*

DGS leases 1900 Massachusetts Avenue, SE, otherwise known as Karrick Hall at DC General, to the Court Services and Offender Supervision Agency for the District of Columbia (“CSOSA”). CSOSA maintains complete and full access to this building.

139. *In FY 25 and FY 26, to date, did DGS’ Protective Service Division permit federal law enforcement agencies entry into a District government building? If so, for each instance, document:*

- a. Date of entry;***
- b. Location;***
- c. Agency permitted entry; and***
- d. Reason for entry.***

Beyond the location identified in Q. 138, there have been no documented instances of federal law enforcement presence at District government buildings.

Consolidated Maintenance Contracts (CMCs)

- 140. Provide a list of CMCs active in FY 25 and FY 26, to date. For each, include the client agency, facility name, ward, whether the contract was competitively bid, the annual price paid, and the length of the contract.**

See attachment Q140 _ CMCs FY25 and FY26.

- 141. Provide copies of the most recent performance evaluations for every CMC active in FY 25 and FY 26, to date.**

See Folder Q141 _ CMC Evaluations FY25 and FY26.

HVAC Systems

- 142. For School Year 2025 – School Year 2026, to date, provide the following for each instance cooling contingencies were implemented:**
- a. Name of School;**
 - b. Ward;**
 - c. Contingencies put in place;**
 - d. Reason contingencies were required;**
 - e. Date air conditioning became nonfunctional;**
 - f. Date contingencies were completed;**
 - g. Current status of central air conditioning system.**

Please see attachment Q142 _ FY24-25-26 DCPS Cooling Contingencies Report.

- 143. For School Year 2025 – School Year 2026, to date, provide the following for each instance heating contingencies were implemented:**
- a. Name of School;**
 - b. Ward;**
 - c. Contingencies put in place;**
 - d. Reason contingencies were required;**
 - e. Date heating became nonfunctional;**
 - f. Date contingencies were completed;**
 - g. Current status of central heating system.**

Please see attachment Q143 _ FY24-25-26 DCPS Heating Contingencies Report.

- 144. List all DC government-owned buildings with primary heating systems that are using gas boilers or gas furnaces.**
- a. For each such building, provide an estimate of the age of the existing boiler or furnace.**

See attachment Q144 _ DGS Boiler Portfolio.

- b. For each such building, provide an estimate for when the building is next expected to undergo major renovation.***

DGS engages in major renovations at the request of the client agency as funds for these projects come from their budget. Capital projects that are full modernizations would be available to the public on the DGS website:

<https://dgs.dc.gov/page/capital-construction-projects>.

- c. For buildings with fossil fuel fired primary heating equipment installed over 25 years ago and no plan for full modernization in the capital improvement plan, when and how does DGS plan to replace the fossil fuel equipment?***

See response to Q144(b).

- 145. Provide the results of the DOB's school building boiler inspections conducted in FY 25 and FY 26, to date.***

All DCPS school boilers were inspected in FY25 and FY26 to date. The vast majority of boilers passed inspection. Schools with a boiler that did not pass inspection include the following:

- Garnett-Patterson STAY High School
- Hardy Middle School
- Hart Middle School
- Kelly Miller Middle School
- Luke C. Moore High School
- Marie Reed Elementary School
- Miner Elementary School
- Randle Highlands Elementary School
- Seaton Elementary School

Note: All schools have functional heating systems. In some cases, when one boiler is down other boilers are operational and/or contingency heating systems are in place, DGS' capital construction division is actively working to ensure all remaining boilers pass final inspection from DOB.

- 146. Provide an assessment of the state of the HVAC system at the following schools, including any work done in FY 26 and FY 26, to date, and what work, if any, DGS has planned or anticipates needing to do in the future.***

- a. Roosevelt High School;***

In FY25 and FY26 to date, DGS replaced the VRF condenser units throughout the building. DGS is also actively advancing a procurement to replace the rooftop units and air-handling units building-wide.

- b. Cleveland Elementary School;***

In FY25 and FY26 to date, DGS installed water-source heat pumps throughout the school.

c. *Whitlock Elementary School.*

DGS replaced a faulty Ground Fault Circuit Interrupter (GFCI) breaker that had caused the HVAC system to go offline. Once the GFCI was replaced, the HVAC system resumed operations.

147. *Has DGS begun installing boilers that have not met their useful life as temporary or contingency measures when a facilities' primary boiler requires repairs or replacement? If so, provide examples. If not, explain the feasibility of doing so.*

DGS installed a new boiler at Rumsey Aquatic because it was not feasible to install a heat pump system given available space for a heat pump system and difficulty installing it without destroying load bearing walls. Installing a heat pump system at Rumsey would require removing the existing pipes and terminal units and replacing them with new pipes and terminal units that are compatible with the lower temperatures of a heat pump. Since Rumsey will soon be undergoing a modernization, DGS sought to provide a one-for-one replacement of the existing gas system, rather than introduce an electric system at this stage. The Rumsey boiler is a temporary measure to keep the pool operational until the facility closes for its modernization at which time DGS will replace the heating system with one that does not use fossil fuels.

Because Roosevelt pool's existing boiler failed beyond the capacity to repair, DGS is in the process of installing a boiler from its inventory of existing boiler equipment to heat the water for the Roosevelt HS indoor pool as a temporary measure. Replacing the pool's existing boiler with a heat pump system will require replacing the heat source itself, as well as the distribution system and terminal units with heat-pump compatible ones. A project of this scale would require approximately two to three years to execute, including requesting and receiving capital funds to solicitation, permitting, design, and implementation.

148. *How many a) space heaters and b) spot coolers are in DGS' inventory?*

DGS' inventory of available space heaters and spot coolers includes approximately 85 spot coolers and 35 space heaters.

149. *Explain how DGS tracks its inventory of HVAC contingency equipment.*

DGS is transitioning to a Salesforce-based model for tracking its HVAC contingency equipment, which we hope to implement by the close of FY26 or early FY27.

150. *In FY 24, FY 25 and FY 26, to date, provide a list of each time DGS upgraded a building's electrical capacity for the purpose of allowing heating or cooling contingencies to be installed.*

DGS makes temporary heavy-ups to buildings' electrical capacity on an as-needed basis when implementing heating and cooling contingencies. This work may include the following:

- Adding multiple circuits;
- Installing sub panels;
- Increasing overall power as an electrical heavy up.

Electrical capacity was increased to support heating and cooling contingencies at the following sites:

- Beers Elementary School
- Capitol Hill Montessori @ Logan
- Cardozo Education Campus
- Cleveland Elementary School
- Eastern High School
- Eliot-Hine Middle School
- Hart Middle School
- Hendley Elementary School
- Hyde-Addison Elementary School
- J.O. Wilson Swing Space Trailers
- Jefferson Middle School
- Langdon Recreation Center
- Lasalle-Backus Education Campus
- Leckie Elementary School
- Ludlow-Taylor Elementary School
- MacFarland Middle School
- Malcolm X Elementary School @ Davis
- Military Road Early Learning Center
- Nalle Elementary School
- Patterson Elementary School
- Payne Elementary School
- Phelps Ace High School
- Plummer Elementary
- Powell Elementary School
- Ron Brown High School
- Roosevelt High School
- Savoy Elementary School
- Shepherd Elementary School
- Sousa Middle School
- Stanton Elementary School
- Thaddeus Stevens Early Learning Center
- Thomson Elementary School
- Tubman Elementary School @ Old Banneker
- Wheatley Education Campus

151. *During the Committee’s public roundtable on HVAC and Air Quality in DCPS schools, held on February 12, 2025, DGS committed to improving training for school staff on how to use new HVAC system to prevent mis- or improper use. For example,*

temperatures went outside of acceptable ranges in several rooms at Whitlock Elementary because the system was inadvertently set to “unoccupied mode”. Explain DGS efforts to do so since.

DGS communicates constantly with DCPS on ASHARE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) standards involving building comfort levels and temperature settings. During inclement weather, DGS is in communication with DCPS school staff regarding operating heating and cooling systems in “24-hour occupied mode.” Many school HVAC systems are on a Building Automation System (BAS) via Intellimation for remote viewing and limited control, for which DGS provides ongoing training and development for staff as needed.

On June 23, 2025, DGS and DCPS instituted a Setpoint Policy and Energy Conservation Standards for DCPS Schools. Energy Conservation Standards (ECS) are a set of guidelines that establish specific temperature setpoints, occupancy schedules, and operational requirements—such as keeping doors and windows to nonconditioned spaces closed, turning off lights when not in use, and ensuring efficient use of buildings systems. These standards are designed to reduce unnecessary energy use, improve the efficiency of our school buildings, and ensure public resources are used responsibly. As a government, we are working towards cost savings and to help stabilize the local electric grid to prevent outages. Building temperature setpoints are set at a comfort level when the school/building is occupied and then set outside of that range when the school/building is deemed unoccupied, resulting in less energy use and greater cost savings.

- 152. Provide a list of every variable refrigerant flow (VRF) system in DGS’ portfolio. For each system, note:**
- a. Location;**
 - b. Year Installed; and**
 - c. Contractor or subcontractor primarily responsible for installation.**

See attachment Q152_DGS_VRF_System_Summary.

Indoor Air Quality

- 153. Provide the results of every indoor air quality test conducted in a school during FY 25 and FY 26, to date.**
- **River Terrace EC:** 2.18.25 comfort parameters in the investigated area were within ASHRAE and/or NAAQS guidelines except for temperature. Suspected mold on pool equipment noted, however, there were no active mold growth identified, Diffuser vents were clean. Total indoor mold spore concentrations (spores/m³) were lower than outdoor levels, which is not indicative of amplified indoor mold growth.

- **Sharpe Health Swing Space:** 4.8.2025 On April 8, 2025, the comfort parameters (temperature, relative humidity, CO₂, and CO) in the investigated area were within ASHRAE and/or NAAQS guidelines, with the exception of temperature. Deficiencies identified during the February site visit were confirmed to have been corrected as of March 19.

Based on these conditions, the results of the mold testing conducted on March 19, 2025, do not indicate the presence of amplified mold growth within the building at the time of sampling. The exception was the detection of *Aspergillus*/*Penicillium* spores indoors but not in the outdoor comparison samples, suggesting that active water leaks were influencing indoor air quality. However, the measured levels remain within ranges commonly found in both indoor and outdoor environments. Similarly, the results of the mold testing conducted on April 8, 2025, do not indicate the presence of mold growth within the building at the time of testing.

- **Anacostia HS:** 3.25.2025 the comfort parameters (temperature, relative humidity, CO₂, and CO levels) and respirable particulates in the investigated areas were within ASHRAE and/or NAAQS guidelines, although relative humidity was low. Low RH can contribute to skin irritation and discomfort for sensitive individuals and may be associated with the symptoms reported by occupants.

Based on these conditions, the results of the mold testing conducted on March 25, 2025, do not indicate the presence of mold growth within the building at the time of sampling. In addition, hyphal fragments, insect fragments, and pollen were not detected—confirmed by low particle counts—and are therefore not considered contributing factors to the reported skin irritation.

- **Langley ES:** 3.17-21.2025 Analysis of the CO₂ measurements logged in Room 113 from March 17 to March 21 indicates that no concentrations exceeded the logging average of 1,150 ppm or the daily thresholds outlined in Table 1. Throughout the five-day monitoring period, CO₂ levels in the classroom generally ranged from 400 ppm to 600 ppm. However, during off hours (3 PM to 8 AM) on March 19, a CO₂ peak of 772 ppm was recorded at 5:20 PM, suggesting a nonroutine event occurred in the space.

During school hours (8 AM to 3 PM), CO₂ concentrations in Room 113 increased in alignment with classroom activity and typically ranged between 500 ppm and 600 ppm. Offhour CO₂ levels were generally comparable to exterior ambient concentrations, which averaged 450 ppm.

- **Cleveland ES:** Comfort parameters (i.e., temperature, RH, CO₂, and CO levels) and respirable particulates collected during the onsite reconnaissance activity were within applicable ranges with the exception of Rooms 201 and 218 which were slightly low and the RH in Classroom 315 which was 65.6%, slightly above the ASHRAE guidance of 65%.

Interviews conducted at the time of assessment indicated recent installation of heat pumps in Classrooms 201, 218, 301, and 315 included the removal of ceiling tiles. This activity can introduce environmental factors that can trigger skin irritation on sensitive people. The removal of ceiling tiles may disturb particles such as dust, dander, insulation, and other irritants. In addition, new equipment often releases small amount of volatile organic compounds parentheses VOC parentheses from adhesives and coatings, which could lead to allergic reactions and sensitive individuals.

No visible microbial growth was found in the areas visited, though a stained ceiling tile was noticed in the facility.

Based on the findings of this assessment the irritation experienced by the individuals may be attributed to the installation of heat pump units within the classrooms of concern. Considering the lack of new cases and the measured particulate counts during the assessment it appears the impact has declined.

- **Leckie ES:** During the assessment, Washington, DC was experiencing cool and rainy conditions, with temperatures around 58°F (14°C) and intermittent rainfall throughout the day. The expected high reached 61°F (16°C), while the low remained near 58°F (15°C). Indoor environmental parameters—including relative humidity (RH), carbon dioxide (CO₂), carbon monoxide (CO), and respirable particulates—were within acceptable ranges under the prevailing weather conditions, with the exception of temperature, which was slightly lower. This variance is attributed to seasonal changes, reduced occupancy, and temperature control settings.

No visible signs of microbial growth were observed during the site visit; however, several missing ceiling tiles were noted throughout the facility. Contracted personnel cleaned surfaces using soap, detergent, and water, followed by disinfection. Air quality monitoring confirmed that PM_{2.5} and PM₁₀ levels remained well below National Ambient Air Quality Standards (NAAQS), indicating no health concerns for building occupants. A minor fluctuation in PM_{2.5} levels (0.2 to 7.7 µg/m³) was attributed to ongoing cleaning activities.

Penetrations were observed along the building skirt lined with wire mesh, with the exception of one potential entry point beneath the stairs. Above the ceiling plenum, an HVAC supply duct was found disconnected. HVAC insulation was degraded, which may contribute to condensation issues.

- **Brightwood EC:** All mitigation efforts were completed in accordance with industry best practices, and the remediation has proven effective in restoring acceptable indoor air quality conditions. All affected surfaces were treated using an EPA registered mold disinfectant formulated for heating, ventilation, and air conditioning (HVAC) systems. Surface contamination was removed following the appropriate dwell time, after which components were thoroughly rinsed, wiped,

and allowed to air dry. During the visual inspection, the condensate drain was observed to be cleaned; however, it lacked a drainage hose necessary to ensure proper water flow and prevent moisture accumulation.

Following cleaning, a mold resistant antimicrobial coating was applied to the internal liner to help prevent future microbial growth. No residual odors were detected, and moisture levels within the unit and surrounding area were minimal. New filters were installed, and the system was reassembled, tested, and confirmed to be functioning properly. Based on these findings, the classroom has been deemed suitable for reoccupancy.

- **Lafayette ES:** The roof mounted HVAC unit serving this wing of the school was inspected. Upon opening the service door, two dust filters were found completely out of position, a condition that allows dust to accumulate on cooling components more rapidly and reduces system efficiency.

Both SaLUT personnel concluded that the location of a sewer exhaust vent—situated approximately five feet north of the unit’s outdoor air intake—was the most likely source of sewer gases being drawn into the unit and subsequently distributed throughout the northeast area of the building served by this system.

DGS expedited repair of the commode in the boy's restroom, so as not to allow water level within to get too low, allowing sewer gases to come into the building, extended the sewer vent higher and further away from HVAC intake, replaced unseated pre-filters in the air handling unit, and continued to operate a portable HEPA filter in the hallway.

154. *Provide a list of indoor air quality standards DGS adheres to for schools, recreation centers, and other facilities. Note if standards are different based on the type of facility (school vs. municipal building, etc.).*

DGS uses the following standards documents to inform its indoor air quality work:

- Regulations
 - OSHA Permissible Exposure Limits (PELs)
 - NIOSH
 - The Resource Conservation and Recovery Act (RCRA) The Toxic Substances Control Act (TSCA)
 - The Clean Air Act (CAA)
 - Safe Drinking Water Act (SDWA)
 - District of Columbia Code § 28-4201-4202, Proficiency Requirement for Radon Testing
 - 29 CFR Part 1926.58, Construction Industry Asbestos Standard 29 CFR Part 1910.1001, General Industry Asbestos Standard
 - 29 CFR Part 1910.1000, OSHA Standards for Air Contaminants

- 40 CFR Part 61, National Emissions Standards for Hazardous Air Pollutants Renovation, Repair and Painting Rule (RRP), (EPA, 2008)
- Hazard Standards for Lead in paint, Dust, and Soil (TSCA Section 403)
- Residential Lead-Based Paint Hazard Reduction Act of 1992 – Title X (Section 504)
- Guidance
 - NIOSH Recommended Exposure Limits (RELs)
 - EPA National Ambient Air Quality Standards (NAAQS)
 - EPA – Indoor Air Quality Tools for Schools (Schools specifically)
 - ASHRAE 62.1 – Ventilation for Acceptable Indoor Air Quality
 - IICRC S500: Standard and Reference Guide for Professional Water Damage Restoration (Fourth Edition)
 - Introduction to Structural Drying Manual
 - EPA: Mold Remediation in Schools and Commercial Buildings (EPA 402-K-01-001)

See attachment Q154_DGS DCPS SY25-26 School Opening Facility Readiness Checklist.

155. Provide an update on DGS' efforts to incorporate thermal comfort and air quality data into the public facing dashboard, including a timeline, if available.

This project would require additional funding to implement.

Summer School Readiness and Facilities Blitz

156. Provide a copy of DGS' most recent school readiness checklist.

See attachment Q154_ School Readiness Checklist.

157. Provide the Summer 2025 blitz list for every DCPS facility. For each list, include:

- a. *Ward;*
- b. *Building Name;*
- c. *Active Status;*
- d. *Priority;*
- e. *Date Requested;*
- f. *Date Completed;*
- g. *WO Number;*
- h. *Problem Type;*
- i. *Assignment Description; and*
- j. *Explanation if WO not complete by 10/1/24.*

See Confidential Folder attachment Q157_FIRST_2025 Summer Blitz.

158. What does DGS do when the lists of DCPS Central Office differ from the lists of school administrators?

The Department of General Services (DGS) works closely with DC Public Schools (DCPS) Central Office and school-based staff to develop and implement the Summer Readiness Initiative, ensuring that facilities are prepared for a smooth start to the school year. However, the prioritization of work must be carefully managed based on funding availability, school needs, and existing work orders.

DGS recognizes that school-level priorities may sometimes differ from the broader priorities set by DCPS Central Office. In such cases, DGS follows a collaborative approach:

- DGS defers to DCPS Central Office, which considers input from both schools and DGS to establish a final prioritized list.
- If there are significant discrepancies between school requests and DCPS Central's prioritization, DGS facilitates discussions between DCPS Central Office and the affected school to ensure alignment where possible.

DGS remains focused on addressing critical maintenance issues, health and safety concerns, and open work orders that impact school operations.

159. What does DGS do when, over the summer, a school wants to remove a priority from Central Office's list and add a school priority?

Recognizing that facility needs may evolve over the summer, DGS allows for flexibility in certain cases:

- If a school requests to remove an item from the Central Offices priority list and substitute it with a different school-based priority, DGS assesses the feasibility of the request.
- If work has not yet started that was on the originally prioritized item list, and resources from the enhancement funding allow, DGS defers to the school's updated request.
- However, if resources are already committed or work has begun, adjustments may not always be possible.

160. By what date does DGS intend to:

- a. identify DCPS' priority list of work orders in advance of School Year 2026 – 2027?**
- b. distribute its school readiness checklist ahead of the end of School Year 2026 – 2027 to ensure school administrators respond fully?**
- c. provide schools with the Summer 2026 blitz list?**
- d. solicit contractors to complete DCPS' priority work requests?**

DGS follows a structured process to determine summer priorities, incorporating input from both DCPS Central Office and individual schools:

- Each spring, typically in April, the DGS Building Management Team begins engaging with on-site school staff at all 117 DCPS schools. School leaders, including Principals, Directors of Strategy and Logistics (DSL) and Managers of Strategy and Logistics (MSL), are asked to submit their top five facilities priorities for consideration.
- Simultaneously, DGS compiles a list of open work orders that require attention, ensuring that urgent and outstanding facility needs are accounted for. DCPS Central Office receives a consolidated list of open work orders from DGS and, through its own engagement with school staff, determines final priorities based on funding availability.
- Given that funding enhancements for summer work are typically confirmed in late May or early June, the priority list remains fluid until that time. Once funding is secured, DGS evaluates the compiled priority list and aligns work with available resources.

161. *What are the DGS policies/protocols for conducting the “blitz” initiatives during winter and spring breaks?*

Prior to each break period, DGS conducts a comprehensive review of outstanding work orders, facility inspections, and stakeholder input to identify high priority tasks. These tasks are then categorized based on urgency, resource requirements, and the availability of facility access. Priority is typically given to safety concerns, critical system repairs, and preventive maintenance.

Teams use the SMART DGS system to update work order statuses in real time, giving supervisors clear visibility into progress. Supervisors also perform onsite inspections to verify that completed work meets DGS quality standards. At the conclusion of the initiative, DGS produces a detailed report outlining completed tasks, resource utilization, and any outstanding issues. Feedback is then solicited from facility managers and stakeholders to evaluate the effectiveness of the initiative and identify opportunities for improvement.

Work Order Integrity Act

162. *Provide an update on DGS’ implementation of each of the following provisions of the Work Order Integrity Act (A25-0368).*

- a. ***The Department’s Facilities Management Division shall:***
 - i. ***“Provide relevant DCPS school-based staff with training at least annually in how to enter, track, and manage work order requests in CMMS)” (D.C. Code 10–551.07f(a)(1)).***

- ii. *“Ensure that relevant DCPS school-based staff receive automatic email notifications from CMMS regarding status changes for work order requests at the DCPS facility” (D.C. Code 10–551.07f(a)(2)).*
- iii. *“Create a mechanism to collect feedback from relevant DCPS school-based staff on whether a work order request has been completed to the DCPS facility’s satisfaction, which shall remain open for feedback for at least 14 calendar days from the date a work order request is deemed completed by the Department.*
 - 1. *If the relevant DCPS school-based staff’s feedback affirms that the work has been completed to their satisfaction, the Department may close the work order.*
 - 2. *If the relevant DCPS school-based staff indicates that the work has not been completed satisfactorily, the work order shall remain open and shall be timely re-completed by the Department to the relevant DCPS school-based staff’s satisfaction.*
 - 3. *If the DCPS school-based staff fails to provide feedback within the 14-calendar-day timeframe, is physically unable to review the work, or believes that they lack sufficient training to assess the work, a Department representative shall verify that the work order has been completed based on a review of available evidence before closing the work order request.” (D.C. Code § 10–551.07f(a)(3).*

See Attachment Q162-i_FIRST_FY25 DCPS Training Registration.

DGS Process Improvements Amendment Act

163. *Provide an update on DGS’ implementation of each of the following provisions of the DGS Process Improvements Amendment Act. If DGS has not completed the statutorily required task, explain why and when DGS plans to do so.*
- a. *“Beginning no later than December 31, 2024, the Department shall publish a dashboard referencing all open facility maintenance work orders for client agencies not exempted by subsection (e)(2) of this section, updated daily (except Saturdays, Sundays, and legal public holidays) to reflect changes in work order status and newly opened work orders. The information published on the dashboard shall be available for download.” (D.C. Official Code § 10–551.07e(a)).*

DGS has implemented the dashboard as prescribed, ensuring that the required functionality, reporting features, and data tracking elements are fully in place.

- b. *“ . . . The Department shall also provide read-only access to its computerized maintenance management system to the chairperson.” (D.C. Code § 10–551.07e(e)(3)(A))*

DGS provided read-only access to data through our dashboard.

- c. ***“The Department shall ensure that at least one client agency employee working full time at each facility has access to its computerized maintenance management system to enter and manage that facility's work orders.” (D.C. Code § 10–551.07e(f))***

DGS offers training and access to all of our client agencies and is available to provide trainings for employees identified by client agencies.

- d. ***“The Department shall assign work order requests to repair interior doors to instructional and regularly used administrative spaces in DCPS facilities as “high priority” work orders in CMMS.” (D.C. Official Code § 10–551.07f(c)).***

As discussed previously with the Committee, this is not an action the Department can implement without funding to swiftly repair interior doors. Without the funds to implement work orders designated as high priority, the designation would be meaningless.

- e. ***“Beginning no later than October 1, 2024, and each year thereafter, the Department shall publish the results of the annual checklist, including all school-level responses and a summary data table, sent to all DCPS school principals to assess the Department's summer readiness efforts and to plan for future maintenance needs.” (D.C. Official Code § 10–551.07g(a)).***

See the DGS website: <https://dgs.dc.gov/page/reports-6>.

Sustainability, Energy, Waste, and Plant Management

Greener Government Buildings Act

164. ***For every capital project, list every time DGS submitted a request for exemption from the Greener Government Building Act requirements to the Green Building Advisory Council (GBAC), in FY 25, and FY 26, to date. For each request, note whether that request was ultimately granted or denied.***

See public website for the Department of Energy and Environment for this information: <https://app.box.com/s/2izgxiuzjm2hkxb4exe41vtud9f7bgp1>.

Please note, the GBAC process takes time, and can result in redesigns, project delays, and changes in project scope – all of which cost District taxpayers. DGS supports moving toward a more efficient, consistent and predictable process which sets high but reasonable energy efficiency standards based on facility type and feasibility.

165. ***Provide all draft and final schematics, studies, and data related to the design of the net zero indoor pool at Congress Heights Recreation Center that was presented to GBAC in February 2025.***

See DGS' formal submission to GBAC for this information:
<https://app.box.com/s/32k4hvymoerl9t9dwg3wwhr71wi7uk5r>.

Energy Management Plan, BEPS, Solar Source

- 166. For each new building project of 10,000 square feet or more that the Agency commenced in FY 25 and FY 26, to date and has not yet completed, specify whether DGS is pursuing net zero energy readiness. For each non-NZE new building project, briefly explain the agency's reasons for not pursuing NZE readiness.**

DGS is working to estimate the costs required to meet net-zero energy readiness, as defined by Appendix Z, for all projects subject to current NZE requirements. However, some projects may not meet all Appendix Z requirements due to building type, site constraints, or budget limitations. We continue to build all projects to the highest environmental standards possible given any site or budget limitations.

- 167. Clean Energy DC 2.0 aims to reduce District's greenhouse gas (GHG) emissions by 56% in 2032 compared to the baseline year of 2006. Are we on target to meet this goal, why or why not?**

This is a Districtwide goal, not specific to District government, nor DGS. DOEE tracks Districtwide GHG emissions. The District government is committed to reducing emissions and is deploying strategies across its agencies to reduce energy consumption and optimize government operations. DGS' wind power purchase agreement (PPA) and solar PPAs, which already reduce roughly 30% of the DGS portfolio of buildings greenhouse gas emissions, paired with HVAC preventative maintenance and modernizing to aggressive energy use intensity (EUI) targets, is assisting the District in getting closer to this goal. In addition, DGS is actively participating in the District's ongoing efforts to quantify progress and costs related to the Clean Energy DC goals and Building Energy Performance Standards for the government's facilities portfolio, specifically those in the DGS portfolio.

- 168. The Clean Energy DC Omnibus Act of 2018 requires DGS buildings to comply with the Building Energy Performance Standards starting in the first compliance cycle with all District-owned buildings and District instrumentality-owned buildings with at least 10,000 square feet of gross floor area.**
- a. Provide a list of the specific buildings covered by this requirement.**
 - b. Which of the buildings covered by the requirement are not currently in compliance?**
 - c. Of the buildings not in compliance, which buildings are DGS preparing to bring into compliance in this compliance cycle?**
 - d. For each of these buildings not likely to come into compliance with BEPS in this cycle, provide a detailed explanation of why not and an estimate of additional funding needed for each project.**

a. There are more than 300 buildings in the DGS portfolio greater than 10,000 square feet which are currently required to comply with the Building Energy Performance Standards (BEPS). However, buildings smaller than 50,000 square feet are responsible for only a small fraction of the District's GHG emissions and accordingly, we are proposing to amend the law to exclude them from BEPS requirements, although we will continue to modernize and improve the energy efficiency of these buildings in accordance with the approved capital plan. We are providing (a) a list of buildings that are currently subject to BEPS but which we propose to exclude; and (b) a list of buildings that would remain subject to BEPS under our proposal.

(a) The following buildings, between 10,000 and 50,000 square feet, are currently required to comply with the BEPS:

25 E Street, NW
821 Howard Road SE
Anacostia Recreation Center and Pool
Anacostia Recreation Center at Ketchum
Animal Shelter at DC Village
Arthur Capper Community Center
Bald Eagle Recreation Center
Banneker Recreation Center and Pool
Barry Farm Recreation/Aquatic Center
Benning Stoddert Recreation Center
Bernice Fonteneau Senior Wellness Center
Blair Shelter
Boys/Girls Club GW Benning Rd
BPO Office and Warehouse
Bryant Street Garage / DPW Streets Alley Cleaning Division
Car Barn Training Center
Chevy Chase Community Center
Community Of Hope: Girard Street Apartments
Congress Heights Senior Wellness Center
DC Infrastructure Academy (former Spingarn HS)
DC Office of Aging and Hayes Senior Wellness Center
DC Village Buildings 88-93
Department of Behavioral Health Sobering Center and Pharmacy
DHS Taylor Street Service Center
DMPED Redevelopment - Boys/Girls Club of Washington DC
DMV Inspection Station
DMV Southwest Service Center
Douglass Community Center and Pool
DPW Benning Solid Waste Transfer Station
DPW Car Wash and Fueling Station
Eastern Market
Embassy Building 10
Emery Heights Recreation Center

Emery Shelter
Engine Company 1
Engine Company 10
Engine Company 11
Engine Company 12
Engine Company 13
Engine Company 14
Engine Company 15
Engine Company 16
Engine Company 18
Engine Company 2
Engine Company 20
Engine Company 22 (New)
Engine Company 24
Engine Company 25
Engine Company 26
Engine Company 3
Engine Company 30
Engine Company 31
Engine Company 32
Engine Company 33
Engine Company 4
Engine Company 6
Engine Company 7 and FEMS Fleet Maintenance Center & Vehicle Storage
Engine Company 8
Engine Company 9
Family Shelter 37th St SE
Family Shelter V Street SE
Ferebee Hope Recreation Center
Field Operations Division Administrative Office
Fifth District Station
Fire Alarm Headquarters
First District Substation
Fletcher-Johnson Middle School
Fort Davis Community Center
Fort Stanton Recreation Center and Pool
Fort Stevens Recreation Center
Fourth District Station
Fourth District Substation
Fueling Fleet Storage
Harry Thomas Recreation Center and Pool
Hattie Holmes Senior Wellness Center
Hillcrest Recreation Center
House of Ruth Shelter / Madison Shelter
Jelleff Recreation Center
Joy Evans Therapeutic Aquatic Center

Kenilworth Recreation Center and Pool
Kennedy Recreation Center
King Greenleaf Recreation Center
King Office Building
La Casa Permanent Supportive Housing Program
Lamond Recreation Center
Langdon Park Community Center and Pool
Marvin Gaye Recreation Center
Military Road Early Learning Center
MPD Evidence Control Division Warehouse
MPD Fleet Maintenance
MPD Harbor Patrol/FEMS Fire Boat
MPD Tactical Village Training
Naylor Road Family Shelter
New Endeavors Shelter N St NW
New York Avenue Men's Emergency Shelter (The Heritage)
North Michigan Park Recreation Center
Office of Cable Television, Film, Music and Entertainment
Office of Public Records/DC Records Center
Old Sixth District Station
Parkview Recreation Center
Peabody Elementary School
Public Safety Communications Center
Randall Recreation Center and Pool
Raymond Recreation Center
Ready Reserve Garage
Recorder of Deeds
Ridge Road Community Center and Pool
Riggs-Lasalle Recreation Center
Rita Bright Community Center
Rosedale Community Center, Library and Pool
Second District Station
Seventh District Station
Sherwood Recreation Center
Sixth District Substation
Southeast Tennis and Learning Center
Stead Park Recreation Center
Thaddeus Stevens Early Learning Center (Stevens School)
The Horizon - Ward 7
The Kennedy - Ward 4
The Triumph - Ward 8
Theodore Hagans Cultural Center
Third District Station
Traffic Safety and Specialized Enforcement Branch
Transportation Center/Fleet Fueling
Trinidad Recreation Center

Turkey Thicket Recreation/Aquatic Center
United Planning Org @ Frederick Douglass
W.J. Rolark - Ward 8
Ward 5 Family Shelter (Old Police Station No. 12)
Warehouse Storage
William H. Rumsey Aquatic Center (with current GFA)
Woody Ward Recreation Center

The following buildings, greater than 50,000 square feet, are required to comply with the BEPS and would remain so under the proposed amendment to current law:

200 I Street Municipal Building
801 East Men's Shelter
Adams Municipal Warehouse Facility
Amidon-Bowen Elementary School
Anacostia High School
Ballou High School/Ballou STAY High School
Bancroft Elementary School
Bard High School Early College DC
Barnard Elementary School
Beers Elementary School
Benjamin Banneker Academic High School
Boone Elementary School
Brent Elementary School
Brightwood Education Campus
Brookland Middle School
Browne Education Campus/Phelps ACE High School
Bruce-Monroe Elementary School @ Park View
Bunker Hill Elementary School
Burroughs Elementary School
Burrville Elementary School
C.W. Harris Elementary School
Capitol Hill Montessori School @ Logan
Cardozo Education Campus
CCNV Shelter / Federal City Shelter / John L. Young Shelter
Center City Middle School (Former Euclid MS at Former Banneker HS)
Cleveland Elementary School
Columbia Heights Community Center
Columbia Heights Education Campus
Consolidated Forensic Lab
Coolidge High School/Ida B. Wells Middle School/Frank Williams Center
Davis Swing School
DC Jail/Central Detention Facility/Correctional Treatment Facility
Deal Middle School
Deanwood Recreation/Aquatic Center and Library
Department of Employment Services

Dorothy I Height Elementary School
DPW Main Garage, Packer, Welding Shop
DPW Tire Shop
Drew Elementary School
Duke Ellington School of the Arts
Dunbar High School
Eastern High School
Eaton Elementary School
Eliot-Hine Middle School
Emery DCPS Admin Office
Excel Academy School
FEMS Training Academy
First District Headquarters
Fort Totten Solid Waste Transfer Station
Garfield Elementary School
Garnet-Patterson STAY HS (FORMER Roosevelt STAY HS at Garnet P)
Garrison Elementary School
H.D. Cooke Elementary School
H.D. Woodson High School
Hardy Middle School/Fillmore Arts Center
Hart Middle School
Hearst Elementary School
Hendley Elementary School
Henry Daly Building
Houston Elementary School
Hyde-Addison Elementary
J.O. Wilson Elementary School
Jackson-Reed High School
Janney Elementary School
Jefferson Middle School
John A. Wilson Building
John Francis Education Campus (FORMER School Without Walls @ Francis Stevens)
John Lewis Elementary School
Johnson Middle School
K.C. Lewis School / Washington Metropolitan HS (Future Swing Site)
Kelly Miller Middle School
Kenilworth SWING School
Ketcham Elementary School
Key Elementary School
Kimball Elementary School
King Elementary School
Kramer Middle School
Lafayette Elementary School
Langdon Elementary School
Langley Elementary School
LaSalle-Backus Elementary School

Leckie Elementary School
Lorraine H. Whitlock Elementary School (Formerly Aiton ES)
Ludlow-Taylor Elementary School
Luke C. Moore High School
MacArthur High School (former Georgetown Day School)
MacFarland Middle School
Malcolm X Elementary School @ Green
Mann Elementary School
Marie Reed Community Learning, Recreation/Aquatic Center, and Elementary School
Marion Barry Building (Formerly One Judiciary Square)
Maury Elementary School
McGogney Swing School
McKinley Middle School and Technology High School
Metropolitan Police Academy
Meyer Swing School
Miner Elementary School
Moten Elementary School
MPD Patrol Service North
Murch Elementary School
Nalle Elementary School
Noyes Elementary School
O and P Buildings
Oyster-Adams Bilingual School (Adams)
Oyster-Adams Bilingual School (Oyster)
Patterson Elementary School
Payne Elementary School
Plummer Elementary School
Powell Elementary School
Randle Highlands Elementary School
Raymond Elementary School
River Terrace Education Campus
Ron Brown College Preparatory High School
Roosevelt High School and Aquatic Center
Ross Elementary School
Savoy Elementary School
School Without Walls High School
School-Within-School @Goding
Seaton Elementary School
Sharpe Health - SWING SPACE
Shepherd Elementary School
Shirley Chisholm Elementary School (Former Tyler ES)
Simon Elementary School
Sixth District Station
Smothers Elementary School
Sousa Middle School
Stanton Elementary School

Stoddert Elementary School
Stuart Hobson Middle School
Takoma Community and Aquatic Center
Takoma Elementary School
The Aston
The Aya - Ward 6 STFH
Thomas Elementary School
Thomson Elementary School
Truesdell Elementary School
Tubman Elementary School
Turner Elementary School
Unified Communications Center
Van Ness Elementary School
Walker-Jones Education Campus
Watkins Elementary School/ Watkins Recreation Center
Wheatley Education Campus and Cole Recreation Center
Whittier Education Campus
Wilson Aquatic Center
Youth Services Center

b. DGS is taking a portfolio-wide approach to compliance using the BEPS 2019 baseline. Per the existing Alternative Compliance Pathway (ACP), the anticipated Cycle 1 and Cycle 2 target is a 30% reduction from the 2019 baseline, to bring the DGS portfolio into compliance with BEPS.

DGS is currently reevaluating and analyzing the energy usage of all buildings subject to BEPS requirements. If BEPS compliance was approached at an individual building – and not portfolio level -- about half of the portfolio would meet BEPS standards, while about half would not. However, we are still finalizing energy measurements and resolving data discrepancies and will provide a revised list once this has been completed.

c. The DGS Energy Management Plan (EMP) and current ACP represent the District’s plan to bring District buildings subject to BEPS into compliance on a portfolio level. As we approach the end of BEPS Cycle 1 on December 31, 2026, DGS is in the process of assessing its progress toward compliance (as described in (b) above) and will update the Committee on the results when completed.

d. Please see the response to 168(c). The analysis that is under way will include an updated cost estimate. The original estimated cost of BEPS compliance over Cycles 1-2 was approximately \$465 million.

169. *The EMP includes a goal to transform 12.5% of the DGS portfolio to NZE by 2032. Is the District on target to meet this goal, why or why not?*

The Clean Energy DC Omnibus Amendment Act (CEDCAA) mandated DGS develop a plan for reaching the 12.5% Net Zero Energy target, but it did not require DGS to fully

implement the plan. Nonetheless, DGS is on track to meet the goal of transforming 12.5% of the portfolio to Net Zero Energy (NZE) by 2032, thanks to a strategic, cumulative approach that aligns with both the modernization and new construction processes and focuses on building types and uses that can reasonably meet NZE standards.

By leveraging these efforts, we are making buildings Net Zero Energy where feasible, while continuing to maximize solar installations on all eligible District buildings.

We believe the original intent behind the CEDC's 12.5% target was to promote ultra-low energy buildings rather than focus solely on on-site renewable energy generation. This broader interpretation supports our ongoing efforts. According to our analysis under the EMP framework, buildings that are most likely to reach NZE are those where the modeled solar capacity exceeds the building's projected energy consumption after modernization or new construction. By fully utilizing the renewable energy potential—particularly solar—we are confident that we can achieve a Net Zero Energy portfolio for 12.5% of DGS buildings over 10,000 square feet by 2032.

170. *The EMP identifies three key metrics to track energy use. Explain each and how DGS monitors and uses these metrics to reduce overall energy use.*

a. Site Energy Use Intensity (EUI)

b. Source Energy Use Intensity

c. Greenhouse Gas Emissions

a. Site EUI represents a building's total site energy use divided by its gross floor area. The site energy is what is directly metered at the building level for electricity, natural gas, and steam use. Site EUI is the most commonly used metric and is utilized by the Building Energy Performance Standard (BEPS) as the core metric for energy use reduction. When a building is required by BEPS to reduce energy use by 20%, this is based on site EUI. DGS tracks site EUI through the ENERGY STAR Portfolio Manager platform and uses this metric to monitor how a building is performing on an annual basis.

b. Source EUI represents the total amount of raw fuel that is required to operate a building divided by the building's gross floor area. It incorporates all transmission, delivery, and production losses. By taking all energy use into account, the score provides a complete assessment of energy efficiency in a building. Source energy is used to establish a building's energy performance for the BEPS baseline year (2018/2019 for Cycle 1). DGS tracks source energy use intensity through ENERGY STAR Portfolio Manager.

c. The EMP metric of CO₂e measures all greenhouse gas (GHG) emissions associated with a building's energy use, not just CO₂. Each building's GHG emissions in metric tons of carbon dioxide equivalent is calculated using its Source EUI and DOE's grid factors. DGS has a goal to reduce its portfolio emissions by more than 45,000 metric tons annual CO₂ by 2032. For the EMP, we use fixed emissions factors of from Clean Energy DC. This means we assume the carbon impact of electricity and fuels stays the same over time. By keeping those values constant, we can clearly measure how much

emissions are reduced through energy efficiency improvements, rather than reductions caused by changes in the electricity supply or new on-site renewable energy.

171. *Is the EMP currently funded? Outline DGS' efforts to execute and achieve its goals.*

DGS is focusing its limited resources on the areas that will have the greatest impact, namely DGS-Sustainability and Energy participating in new construction and modernization design review as capacity allows. Where resources allow, the DGS-Sustainability and Energy team also executes energy audits and retro-commissioning treatments at buildings targeted for an HVAC upgrade or at buildings where energy use has been increasing over time without any obvious reasons. The audits help inform the implementation or phase-in of all-electric, efficient HVAC. Thanks to Mayor Bowser, the HVAC preventative maintenance program, which was recently scaled from just DCPS schools to other building types, is being implemented across the District. This program serves as the core of any energy efficiency program, sustaining energy performance, extending the life of HVAC equipment, and improving thermal comfort.

172. *The EMP includes the following key goals: Annual greenhouse gas emissions reduction: 45,000 metric tons of CO₂e reduction from 2019 baseline by 2032.*

a. Is DGS on track to meet this 2032 goal? How many metric tons of GHG emissions reductions has DGS reached to date? b. What is DGS' strategy for early retrofit work on 9% of the DGS portfolio by 2024, and is DGS on track to achieve this goal by the end of calendar year 2024?

The Clean Energy Omnibus Amendment Act of 2018 (CEDC) states that DGS must create a plan for retrofitting 9% of the portfolio between 2021 and 2024. The Energy Management Plan fulfills the CEDC legislative intent by laying out a plan for how DGS would meet this goal. DGS is focused on meeting the retrofit goals of its Building Energy Performance Standard Alternative Compliance Pathway for 2026 and 2032. Through a combination of retro-commissioning, whole HVAC system replacements, and modernizations, the agency has retrofitted 9% of the portfolio.

173. *Provide copies of all Solar Purchase Power Agreements (PPA's) DGS issued in FY 24, and FY 25, to date.*

See Confidential Folder attachment Q173_ E.16 Form of PPA Solar Bundle 2 (26-Mar-2025).

174. *How many Solar PPA's does DGS intent to issue for the remainder of FY 26?*

DGS issued—and is currently in design for—a solar Power Purchase Agreement covering roughly 26 sites. A second PPA is in procurement for FY26, and a third PPA is anticipated. In addition, several solar PV candidates are being incorporated into the Energy Savings Performance Contract (ESPC) portfolio.

Waste Collection

175. Delineate DGS, DCPS, DPR and DPW's responsibilities related to waste collection, including the following:

- a. Trash collection in DCPS, DPR and other municipal facilities;**
- b. Recycling collection in DCPS, DPR and other municipal facilities; and**
- c. Dumping collection (i.e., unauthorized trash) in DCPS, DPR and other municipal facilities.**
- d. Loose litter collection in DCPS, DPR and other municipal facilities**

a. Trash Collection:

- **DGS:** Manages a waste hauling contract that collects trash from dumpsters, compactors, and carts at DCPS, DPR, and other municipal facilities. DGS coordinates with these agencies to determine hauling service needs such as schedules and capacity. Some agencies, such as DCPL, DBH, DCHA, and DOC manage their own hauling services by riding the DGS contract or procuring their own contracts.
- **DPW:** Handles all residential and public-space trash collection, which includes public trash litter cans at DPR properties.

b. Recycling Collection:

- **DGS:** Manages a waste hauling contract that collects recyclables from dumpsters, compactors, and carts at DCPS, DPR, and other municipal facilities. This contract also includes the collection and disposal of recyclables collected in recycling litter cans at DPR properties. DGS janitorial staff and contractors manage waste and recycling collections inside DPR facilities.
- **DCPS:** Janitorial staff collect recyclables from indoor and outdoor recycling containers and place it in primary dumpsters/compactors.

c. Dumping Collection (Unauthorized Trash):

- **DGS:** Removes illegal dumping from government properties in its portfolio (DCPS, DPR, municipal sites) using bulk-waste vendors or grounds crews. When available, DGS will report evidence to DPW Solid Waste Enforcement when it may identify violators.
- **DPW:** Collects illegal dumping in residential and public space. DPW leads enforcement efforts with DOH and MPD Environmental Crimes Unit.

d. Loose Litter Collection:

- DGS: Grounds crews and vendors manage loose litter clean up at DPR and other municipal sites.
- DCPS: DCPS janitorial staff manage and collect loose litter on school grounds.

176. *What is the schedule for loose liter cleanups in DPR properties? How are litter pickups tracked?*

Loose litter pickup is performed by roving teams (no set time of arrival) at DPR properties seven days a week. Monday through Friday between the hours of 6:30 am and 3:00 pm and on 2nd shift 3:00 pm to 11:30 pm; Saturdays and Sundays from 2:30 pm to 11:00 pm. There is a supervisor on each shift doing pop-up inspections.

177. *Provide copies of every current trash and recycling contract. If responsibilities for particular areas or client agencies are split into specific groups, identify which contracts/contractors serve which areas or client agencies.*

See Confidential Folder Q177_ S&E_ Waste Contracts (Trash + Recycling).

Other

178. *Provide an update on implementation of DGS' new Rec. Track permitting system.*

DGS Portfolio Management and the Department of Parks and Recreation are finalizing an MOU to expand use of the RecTrac web-based recreation management platform. DGS plans to fund five additional user licenses.

A joint DGS–DPR working group of operational and technical staff has been convened to implement expanded functionality for reservations, invoicing, and electronic payments for DCPS facility use—including auditoriums, gymnasiums, classrooms, cafeterias, and other spaces. This builds on the successful RecTrac integration previously implemented for DCPS athletic fields.

179. *As required by DC Code § 38–434, provide the "annual report to the Council, describing all fees collected pursuant to § 38-432(c), broken down by DCPS school and permit holder", as well as an accounting that 75% of the money has been transferred to DCPS schools "proportionate to the number of permits issued for the use of that DCPS school's school facilities". Create a table for each school showing:*

- a. Total rental payments;*
- b. Funds transferred to schools for discretionary use;*
- c. Funds used or allocated by DGS to cover expenses; and*
- d. A list of uses for funds covered in (c).*

See attachment Q179_Portfolio Management_ Annual Revenue DCPS Permit Fees.

180. *Provide copies of all District exclusive-use agreements currently in effect.*

See folder Q180 attachments for the following:

- 3265 Street NW – Jelleff – Maret School Easement
- 3265 Street NW – Jelleff – First Amendment - Maret School Easement
- 3265 Street NW – Jelleff – Second Amendment - Maret School Easement

- 181. Provide a list of every request or proposal for exclusive use agreement that the District denied or chose not to pursue in FY 24, FY 25, and FY 26. For each, provide:**
- a. Name of space;***
 - b. Length of proposed agreement; and***
 - c. Amount of proposed agreement.***

There were no exclusive use agreements denied or not pursued by DGS in FY24, 25, or 26.