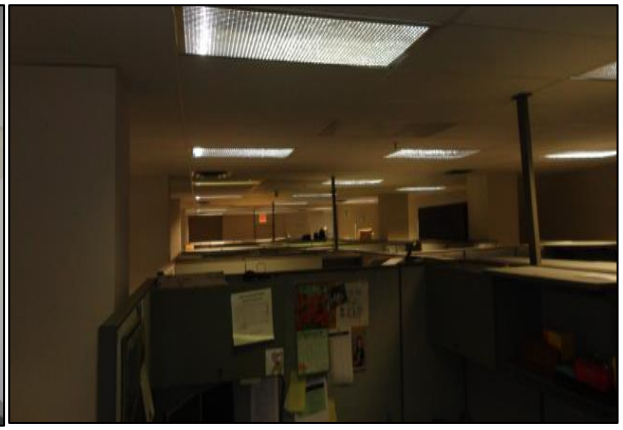
Commonwealth of Virginia
Department of General Services
Division of Real Estate Services

November 15, 2017

Space Reduction Success Story

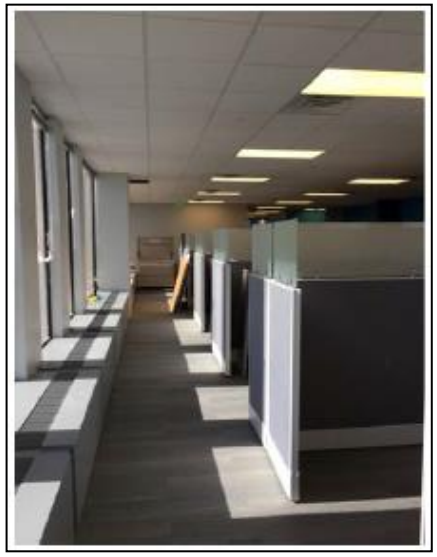
Department of Environmental Quality – Richmond

- Prior Leased Property
  - Building originally built 1922
  - Leased since 1993
  - Occupy 10 floors; 104,237 sf.
  - Duplication with breakrooms, restrooms, copiers and administrative services
  - Large closed in spaces not for today's working environment
  - Teams located on separate floors



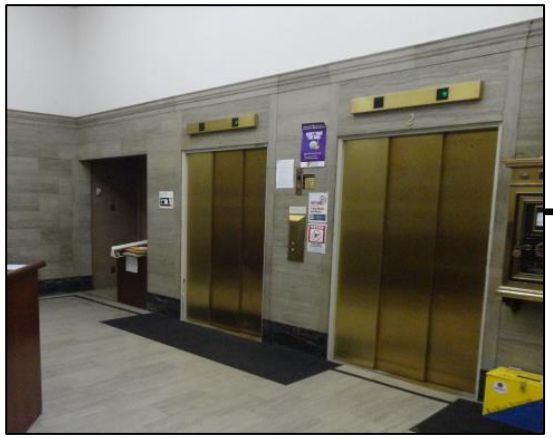
Department of Environmental Quality – Richmond

- New Leased Property
  - Building originally built in 1973;
  - Major common space renovations planned
  - Lease starts 2018 (buildout on-going)
  - Occupy 4 floors; 81,553 sf (21.6% reduction)
  - Removed 241 file cabinets
  - Space plans redesigned for team work and collaboration
  - Modern workstations with electronic desk risers
  - Designed to consider natural light penetration
  - $1.6 million in incentives from new Landlord



Department of Environmental Quality – Richmond

Before



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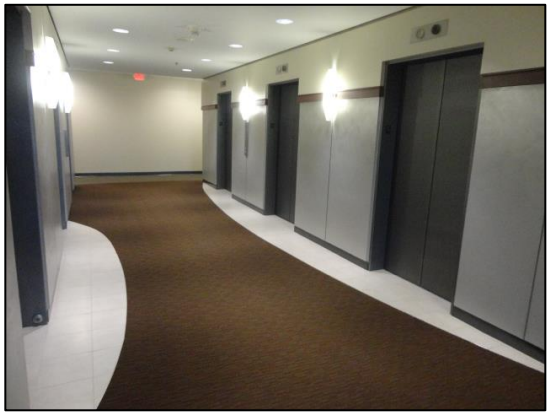
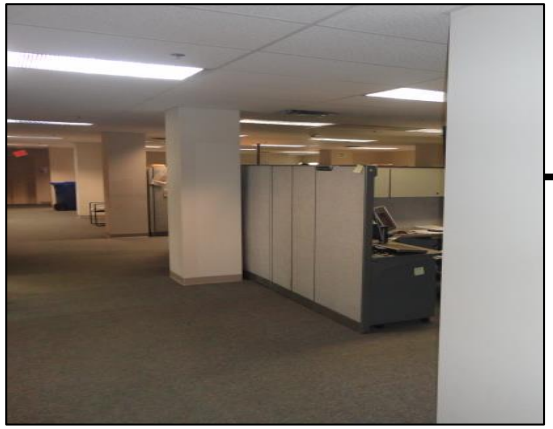
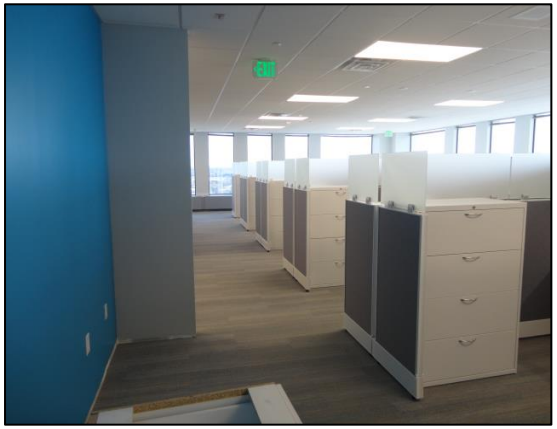


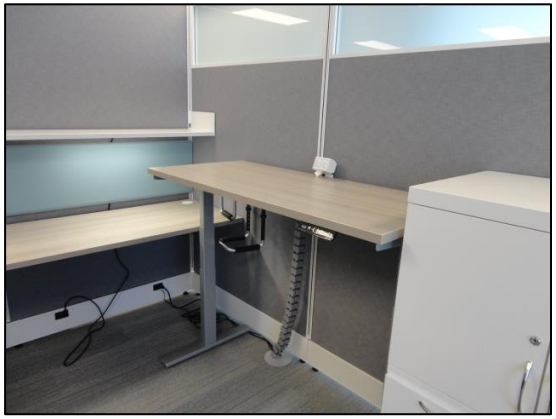




Department of Environmental Quality – Richmond

Before

After



Space Reduction Success Story

Department of Social Services
Division of Child Support Enforcement

- Attract and retain employees
- Refined office model & service delivery model
- Digitized files, electronic record keeping, electronic payments; collaborative spaces; staff ownership
- 10 year plan to work through 25 lease office portfolio
- In the first 3 years : consolidated 6 offices into 3.
  - Fairfax + Alexandria = Northern
  - Henrico + Petersburg = Central
  - Norfolk + Virginia Beach = Eastern

Space Reduction Success Story

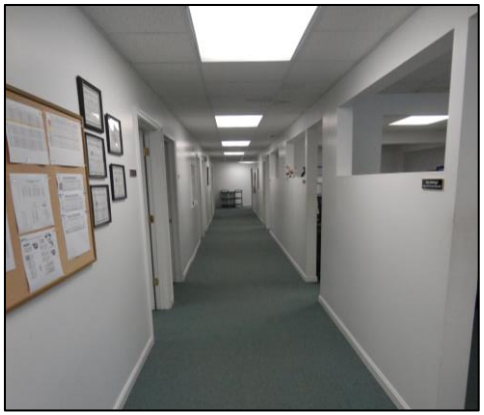
Department of Social Services
Division of Child Support Enforcement

- # of Offices reduced by 12%
- Square Foot reduction : 24,500 sq ft (26.7% reduction)
- Lease Costs savings : $674,000 per year (33% reduction)
- Modern office space
- Design for natural light penetration
- Collaborative break / gathering areas

Space Reduction Success Story

Department of Social Services
Division of Child Support Enforcement

Before



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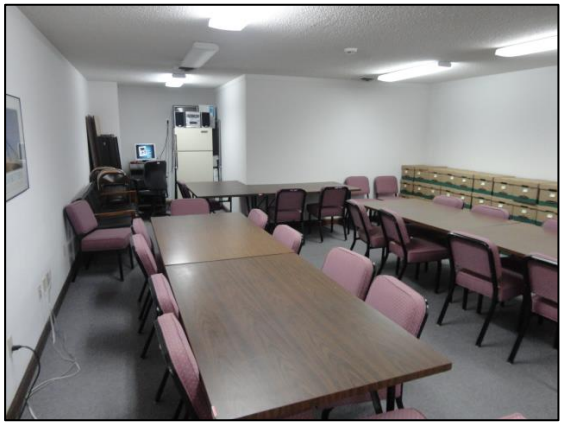
Space Reduction Success Story

Department of Social Services
Division of Child Support Enforcement

Before

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