



Commissioner Gerald F. Lackey, PhD
January 30, 2026

Senate Finance and Appropriations Committee DMV HQ Renovation Update

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DMV Headquarters

The history: Built in 1979 and largely untouched since the 1990s, DMV HQ has aging, end-of-life mechanical systems and a layout that hinders collaboration and workforce retention, despite a very strong structure, as well as recent roof, window, and chiller replacements.

Legislative authority: The current budget includes a \$30.8M DMV special-fund appropriation for HQ renovation, with proposed language allowing relocation, if desired





Study Actions Taken in 2025

- **Wiley Wilson space plan:**
Reconfigured layouts to consolidate teams and identify leasable space (Q2 2025)
- **Environmental survey:** Identified asbestos and other hazards to inform renovation planning (Q2 2025)
- **Employee commute analysis:**
Evaluated current and potential commute distances using home ZIP codes (Q3 2025)
- **DGS systems survey:**
Assessed building systems with 5- and 20-year replacement cost estimates (Q4 2025)
- **Cleanup and digitization:**
Reduced physical materials across HQ (Q4 2025)

Study Findings

- Sufficient space to consolidate and rent 28,000 square feet (~1 floor)
- DGS cost estimates from mechanical/equipment assessment
 - \$29m for five-year continued occupancy
 - \$51m investment over next 20 years
- Potential renovation costs to return HQ to updated, open-plan layout
 - DGS standard per-square foot cost estimates total \$18.5m per floor

Next steps if assessment language remains

- Compare total costs over 20 years for three options
 - Renovate HQ, replace with existing building or rebuild
- Evaluate the best long-term interests of DMV operations and other related state agencies
- Evaluate the best interests of the local community