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John Russell, Unit Head
Kenneth Grace, Legislative Financial Analyst

Report to the Committees on Finance and Governmental Operations
on the Fiscal Year 2016 Executive Budget for the

Department of Citywide Administrative Services

June 2, 2015

Executive Budget Summary

- **Expense Budget:** The Department of Citywide Administrative Services (DCAS or the Department) budget for Fiscal 2016 totals $1.18 billion, $28.6 million more than the Fiscal 2015 Adopted Budget of $1.15 billion.
- **Headcount:** The Executive Budget supports a workforce of 2,036 positions (45 positions more than the Fiscal 2015 Adopted Budget.)
- **Heat, Light & Power:** DCAS pays the Heat, Light and Power bills for all agencies through Intra-City funds, totaling $757 million this year. This accounts for over 64 percent of the agency's total budget.
- **Ten-Year Capital Strategy:** The Department's Ten-Year Capital Strategy for Fiscal 2016-2025 totals approximately $1.013 billion, with Renovation of City-owned office space and Legal Mandates, Corrections of Unsafe Conditions receiving the majority of the funding, totaling $634.7 million.
- **Capital Budget**: The Fiscal 2016 Executive Capital Commitment Plan includes $890 million in Fiscal 2015-2019 for DCAS: $484 million for the One City, Built to Last initiative; $400.8 million for public building and infrastructure; and $119 million for Real Property.
- **Executive Budget Changes for Fiscal 2016:**
    - $4.4 million Holdover Lease for the Summons Court;
    - $3 million for the creation of a citywide preventative maintenance team;
    - $8.5 million for lease adjustments citywide;
    - $3.1 million for the Civic Center Tax Assessment; and
    - $27 million in savings for Heat Light and Power citywide due to lower fuel costs.

DCAS Overview

This report presents a review of DCAS Fiscal 2016 Executive Budget. The section below presents an overview of the agency's budget and how it has changed during the course of Fiscal 2015, followed by a review of the significant budget actions introduced in the Fiscal 2016 Executive Budget. Major issues related to the Department's budget are then discussed. Analysis of the Department's Ten-Year Capital Strategy and highlights of the Capital Commitment Plan for the Fiscal 2016 Executive Budget follow the discussion of the expense budget. Appendices 1 and 2 report the changes made to the Fiscal 2015 and Fiscal 2016 Budgets since Adoption of the Fiscal 2015 Budget. For additional information on the Department's budget and its various programs, please refer to the Fiscal 2016 Preliminary Budget Report for the Department of Citywide Administrative Services at: http://council.nyc.gov/html/budget/2016/Pre/dcas.pdf

DCAS Financial Summary

	2013	2014	2015	Executive Plan		*Difference
Dollars in Thousands	Actual	Actual	Adopted	2015	2016	2015 - 2016
Spending						
Personal Services	$141,698	$143,437	$147,077	$156,351	$160,767	$13,691
Other Than Personal Services	1,035,855	1,058,267	1,005,027	1,030,907	1,019,901	14,874
TOTAL	**$1,177,553**	**$1,201,704**	**$1,152,103**	**$1,187,258**	**$1,180,668**	**$28,565**
Budget by Program Area						
Administration and Security	$17,946	$19,554	$19,996	$24,144	$24,515	$4,519
Asset Management-Public Facilities	938,659	1,017,782	995,945	983,403	986,661	(9,284)
Board of Standards and Appeals	2,285	1,994	2,387	2,544	2,642	255
Citywide Fleet Services	0	33,978	14,129	34,597	11,251	(2,878)
Energy Conservation	23,711	22,895	23,283	35,408	55,598	32,315
Executive and Operations Support	32,244	30,464	28,238	29,903	28,875	637
External Publications & Retail Ops	4,439	2,674	1,886	2,796	2,786	899
Human Capital	25,209	25,069	29,120	31,651	29,886	766
Office of Citywide Purchasing	120,858	47,288	37,119	42,804	38,446	1,328
Real Estate Services	12,203	5	0	6	8	8
TOTAL	**$1,177,553**	**$1,201,704**	**$1,152,103**	**$1,187,258**	**$1,180,668**	**$28,565**
Funding						
City Funds			$236,187	$251,684	$287,942	$51,755
Other Categorical			90,349	87,864	85,272	(5,078)
Capital- IFA			1,549	715	1,697	148
State			47,102	53,320	50,401	3,299
Federal - Community Development			1,705	1,705	1,637	(68)
Federal – Other			2,000	8,125	2,074	74
Intra City			773,211	783,845	751,645	(21,566)
TOTAL	**$1,177,553**	**$1,201,704**	**$1,152,103**	**$1,187,258**	**$1,180,668**	**$28,565**
Budgeted Headcount						
Full-Time Positions	1,878	1,887	1,991	2,005	2,036	45
TOTAL	**1,878**	**1,887**	**1,991**	**2,005**	**2,036**	**45**

**The difference of Fiscal 2015 Adopted Budget compared to Fiscal 2016 Executive Budget.*

In the Fiscal 2016 Executive Budget, funding for DCAS totals $1.18 billion, including $759 million for the citywide heat, light and power budget, which is managed by the Division of Asset Management-Public Facilities. The Department's personal services funding for Fiscal 2016 totals $161 million to support 2,036 full-time positions. Because DCAS performs various functions and pays the energy bills for many City agencies, intra-city transfers account for 64 percent of the Department's total budget. A significant portion of intra-city funding has yet to be fully recognized in DCAS' Fiscal 2016 budget as OTPS needs for various agencies vary from year to year.

The increase of $28 million when compared to Fiscal 2015 Adopted Budget is due to various new needs and other adjustments in the Preliminary and Executive Plans which were partially offset by a reduction of costs to the heat light and power budget. This also decreased Intra-City transfers by $21.6 million mostly for heat, light and power costs, which were the result of a drop in energy prices over the past fiscal year.

Budgeted headcount is impacted by multiple financial plan actions since Adoption, most notably is the creation of infrastructure preventative maintenance teams and additional staff for the One City, Built to Last initiative.

New in the Executive Budget

The Executive Plan includes $8.7 million in new needs and $3.1 million in other adjustments for DCAS in Fiscal 2016 and the out years. The following are significant budget actions in the Executive Plan.

- **Preventative Maintenance.** The Executive Plan includes $3 million in new Fiscal 2016 funding for the creation of infrastructure preventative maintenance teams across the five boroughs. These 26 new positions will include DCAS management staff, maintenance staff, and oilers. This new need is a part of the City's commitment to reduce energy costs.
- **346 Broadway Holdover Lease.** The Executive Plan includes $4.4 million in Fiscal 2016 funding for a lease for the Summons Court. This funding is a one-year lease which is not expected to be renewed in anticipation of the Summons Court moving to 1 Centre Street on the 16th Floor.
- **Computerized Testing and Application Centers.** The Executive Plan includes $988,190 in Fiscal 2017 and $1.1 million in Fiscal 2018 and beyond for a lease in a new building in Queens County. This new space will be used for computer centers for people applying for City jobs.
- **Legal Mandates.** The Executive Plan includes $766,889 in new funding for legally mandated prevailing wage adjustments which comprises of $369,054 of the cost. The remainder of the $397,835 is for the Fire Safety Director and Fire Watch Director located at 2 Lafayette Street in Manhattan. The fire safety program funding is year to year, but the prevailing wage is baselined.
- **Warehouse Management Systems.** The Executive Plan includes $230,161 in Fiscal 2016 and $59,671 in Fiscal 2017 for a warehouse management system to replace the antiquated inventory system at DCAS' warehouse in Queens Village.
- **Civic Center Tax Assessment.** The Executive Plan includes $3.1 million in Fiscal 2016 for DCAS to pay taxes on two properties. A total of $2.6 million for 346 Broadway and

$450,000 for 4951 Chambers Street. This tax assessment is for only one-year because DCAS is vacating the building by the end of Fiscal 2016.

- **Fiscal Year Funding Rollover.** The Executive Plan includes $12.1 million in funding that will roll from Fiscal 2015 to Fiscal 2016. The reason for the surplus and the purpose of this roll is due to pre-planned initiatives that have yet to be funded. Otherwise, if there were a surplus, it would be returned to the General Fund.
- **Lease Adjustment.** The Executive Plan includes $5.8 million in funding for Fiscal 2016 and $4.9 million in Fiscal 2017 and beyond for a lease adjustment for the Housing Court at 141 Livingston Street. Some funding is Federal and State, but the majority is City tax levy (CTL).
- **Intra-City Lease Adjustment.** The Executive Plan includes $2.7 million in Fiscal 2016 and $2.5 million in Fiscal 2017 and beyond as an intra-city transfer for lease adjustments for the Board of Elections, Department of Finance, Department of Transportation and the Department of Information Technology and Telecommunications.
- **Housing Recovery Office 250 Broadway.** The Executive Plan includes $1.6 million in Fiscal 2016 for the Mayor's Office of Housing Resiliency lease. This funding is year to year and is recognized as a Community Development Family Services (CDFS) Grant, which is paid by United States Housing and Urban Development (HUD).
- **BSA Office Space Renovations.** The Preliminary Plan included $238,000 for Fiscal 2015 for the construction of temporary office space for the Board of Standards and Appeals (BSA) at 250 Broadway. That work was cancelled due to a disagreement with NYCHA. In the Executive Plan, the $238,000 was removed from the budget.
- **City Record Printing.** The Executive Plan includes $260,000 for Fiscal 2015 and beyond to restore funding for the printing of the City Record. This is a Program to Eliminate the Gap (PEG) Restoration.

Citywide Cost Savings Program: Along with the Fiscal 2016 Executive Budget, the Office of Management and Budget (OMB) released a Citywide Savings Program that outlines plans to reduce City spending by $106.9 million in Fiscal 2015 and slightly over $10 million in Fiscal 2016 through 2019. To develop the program, OMB asked all agencies to identify efficiencies, alternative funding sources and programmatic changes that would yield budgetary savings, a total of $10.4 million in Fiscal 2016, without reducing service levels. DCAS' savings plan is as follows:

- **Attrition Program.** The Executive Plan includes an attrition program to eliminate ten positions at the agency. These positions would be phased out when the current employees retire. The overall savings from this program would be $300,000 in Fiscal 2016 and $600,000 in Fiscal 2017 and beyond.
- **Contractual Guard Savings.** DCAS is reducing contractual security guard expenses through a renegotiated citywide contract. The savings will start in Fiscal 2016 at $300,000 per year.
- **Overtime Savings.** DCAS will reduce overtime by adjusting work schedules. These savings began in Fiscal 2015 and be $200,000 per year.

Other Highlights

Citywide Heat, Light, and Power

Funding for citywide heat, light, and power expenditures is a part of the Department's Asset Management-Public Facilities Division other than personal services (OTPS) budget. The chart below breaks out the various funding sources that comprise the City's heat, light, and power budget. Other categorical funds, approximately $83 million in Fiscal 2016, represent reimbursements from the Health and Hospitals Corporation for heat, light and power expenses. Intra-city funds, which account for 85 percent of the entire heat, light and power budget for Fiscal 2016, represent transfers from other agencies. City funds go toward paying expenditures related to city-owned facilities managed directly by DCAS.

HEAT, LIGHT, AND POWER FIVE-YEAR FUNDING ANALYSIS						
Funding Source	Actual 2011	Actual 2012	Actual 2013	Actual 2014	Exec Plan 2015	Exec Plan 2016
City	$25,364,347	$24,249,872	$32,891,998	$29,023,540	$29,891,132	$29,358,787
Other Categorical	89,196,928	86,220,018	84,978,198	86,971,545	86,708,373	82,837,010
State	423,348	434,924	438,362	438,565	421,319	422,827
Intra-City	654,734,876	625,917,883	641,995,650	684,316,883	667,044,271	646,835,611
Agency Total	$769,719,499	$736,822,697	$760,304,208	$800,750,533	$784,065,095	$759,454,235

Total spending on heat, light, and power has remained relatively flat over the last several years, peaking at $769.7 million in Fiscal 2011. In Fiscal 2012, heat, light and power expenditures totaled $736.8 million, which was significantly lower than the Fiscal 2012 Adopted Budget due to an unusually warm winter which led to a reduction in the City's energy consumption. The $759 million budgeted for heat, light and power in Fiscal 2016 is one percent lower than the four-year average from Fiscal 2011-2014 of $767 million.

The Executive Plan includes a baseline reduction of $27 million in the City's heat light and power budget due to lower fuel prices and anticipated future savings. The City's heat light and power budget is often impacted by variables outside of the City's control, including weather patterns and the price of oil.

Miscellaneous Revenue

DCAS generates revenue from a wide range of sources that include license and service fees, equipment, commercial rent reimbursement payments, and occasional property sales. The chart below shows the Department's major miscellaneous revenue sources. Miscellaneous revenue generated by DCAS contributes to the City's General Fund and therefore is not a dedicated funding source for the Department.

	Actual		Planned			
	2013	2014	2015	2016	2017	2018
Civil Service Exam Fees	$4,258,032	$4,708,514	$10,400,000	$3,760,000	$3,760,000	$3,760,000
Third Party Gas and Electric	4,943,189	4,214,806	3,800,000	3,800,000	3,800,000	3,800,000
BSA Filing fees	1,991,565	1,957,815	1,809,000	1,506,000	1,506,000	1,506,000
Training Fees	23,974	37,500	30,000	30,000	30,000	30,000
INREM Redemption Fees	825	1,075	1,000	1,000	1,000	1,000
Commercial Rent	69,601,750	64,956,960	53,631,000	42,077,000	42,077,000	42,077,000
Salvage Sales	9,609,910	9,892,384	8,920,000	6,893,000	6,893,000	6,893,000
City Publishing Center	1,123,445	983,138	1,071,000	792,000	743,000	743,000
Claims to Damage to Vehicle	618,136	558,821	435,000	435,000	435,000	435,000
Mortgage Payment Non Inrem	873,636	1,549,911	800,000	800,000	750,000	700,000
Procurement Card Rebates	114,480	182,000	461,000	93,000	93,000	93,000
Bulletin Pamphlet and Copy Sale	4,492	5,556	9,000	9,000	9,000	9,000
TOTAL	**$93,163,434**	**$89,048,480**	**$81,367,000**	**$60,196,000**	**$60,097,000**	**$60,047,000**

The Financial Plan projects that DCAS will generate miscellaneous revenue totaling $81.4 million in Fiscal 2015. The projection is slightly lower than the two prior years because Fiscal 2013 and 2014 saw proceeds from the sale of 346 Broadway, 49-51 Chambers Street and the property currently occupied by the Marriott Marquis.

Excluding property sales, which can vary greatly from year to year, commercial rent accounts for the majority of DCAS' yearly miscellaneous revenue. In the Executive Plan, commercial rent is projected to account for 69 percent of the Department's total miscellaneous revenue for Fiscal 2016.

Additional Revenue: Citywide Savings Program: Included in the citywide cost savings plan are several actions that will generate additional DCAS miscellaneous revenue. This additional revenue is recognized in Fiscal 2015 only:

- **Commercial Rent:** Revenue from commercial rent is projected to total $53.6 million in Fiscal 2016, a significant increase compared to future projections. This increase can be attributed to DCAS revenue for the Hyatt Hotel exceeding the budgeted amount by $3.8 million. Also, DCAS' collection rate for commercial rent increased to 100 percent for all properties based on current payment activity. The approximate revenue increase due to this adjustment is $7 million.
- **Salvage Sales:** The Executive Plan includes $2.1 million in added revenue for additional salvage sales in Fiscal 2015. These sales include Scrap Metal Sales and Heavy Equipment Sales.
- **Civil Service Exam Fees:** The Executive Plan includes a one-time jump in revenue due to various exams filing in the fiscal year that are not typical exams in DCAS' exam schedule. This accounted for most of the one-time revenue in this category with $4 million coming from the Department of Sanitation Exam, and two promotional exams giving the City $1.2 million. Additionally, in this revenue source is a sub-account called provisional fees which are paid by newly appointed City employees which is exceeding the Plan by approximately $800,000.

Preliminary Budget Highlights

The Preliminary Budget included $38.9 million in new needs and other adjustments. Significant changes are below.

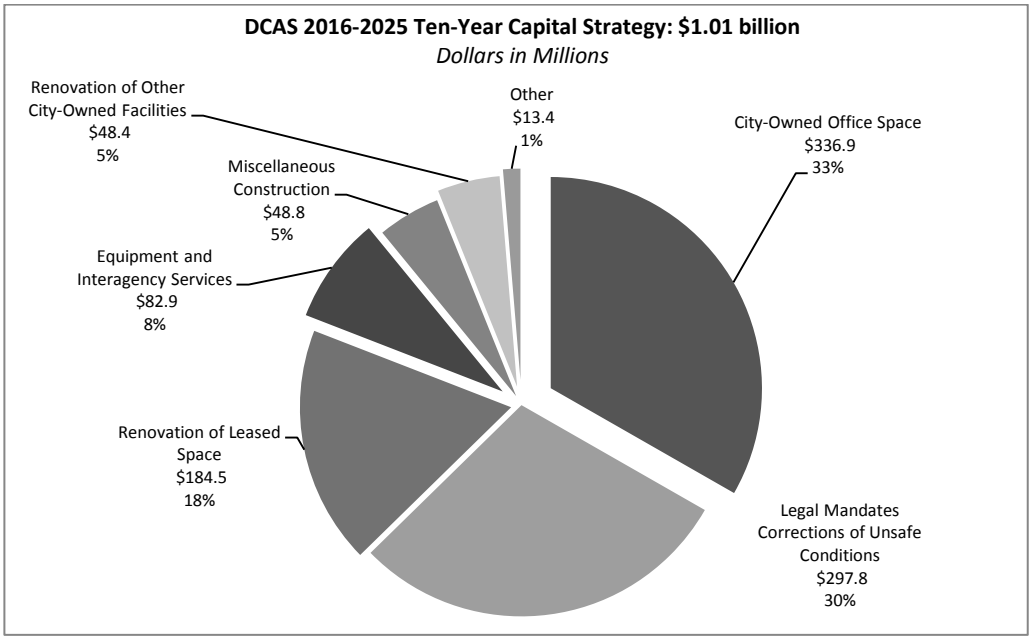
- **Asset Management Upgrades.** The Preliminary Plan included $3.8 million in additional Fiscal 2015 funding for various Division of Asset Management expenses, including eight new positions and OTPS costs associated with fire alarm system maintenance, fire safety compliance, prevailing wage differentials, and space planning. Additional staff includes three positions for lease planning and administration, two stationary engineer positions, three fire safety, evacuation and emergency planning positions.
- **Civil Service Compliance.** The Preliminary Plan included $3.3 million in new Fiscal 2015 funding for expenses related to efforts to convert the City's provisional employees to civil service positions. Additional PS funding totals $516,000 to support seven new positons for the Civil Service Testing Centers to increase testing capacity, and the in-sourcing of five IT positions formerly contracted out. OTPS funding will be used for consultant fees related to the development of various civil service exams and to create 173 candidate work stations at the City's testing centers.
- **Fleet Upgrades.** The Preliminary Plan included $937,761 in new Fiscal 2015 OTPS funding for the Truck Guard pilot program, in which five percent of the City's eligible truck fleet will be fitted with guards to mitigate accident damage. The Plan also included additional funding for upgrades to the City's Fleet Management System.
- **One City, Built to Last.** The Preliminary Plan included $11.9 million in new Fiscal 2015 funding for the implementation of the One City, the Built to Last initiative, the City's commitment to reduce its greenhouse gas emissions by 80 percent by 2050. Specifically, the funding will allow for work on reducing greenhouse gas emissions at city-owned buildings throughout the City. This action includes $775,000 in PS funding to support 18 permanent positions in Fiscal 2015. Other expenses include Solar Power Purchase Agreements, Local Law 87 compliance costs, co-gen feasibility studies, and non-capital equipment. It is anticipated that these efforts will lead to significant future cost savings and avoidance. Funding for this initiative increased to $26.6 million in Fiscal 2016.

DCAS Capital Program

Ten-Year Capital Strategy

The Ten-Year Capital Strategy (the Strategy) is created every other year, as prescribed by the City's Charter, and represents the Administration's priorities for maintaining the City's core infrastructure, moving the City's infrastructure towards a state of good repair and meeting legal mandates. The Strategy is broken out into unique Ten-Year Plan Categories for each City agency which describe the different types of work being done. The Strategy also plays a key role in establishing the planned capital commitments for the City's five-year Executive Capital Commitment Plan, which is a subset of this long term strategic document.

The Ten-Year Capital Strategy released by the Mayor on May 7, 2015 totals $83.8 billion (all funds) an increase of $16.1 billion or 23.8 percent from the Preliminary Ten Year Capital Strategy total of $67.7 billion. DCAS's Ten-Year Capital Strategy for Fiscal 2016-2025 totals approximately $1.01 billion, with City-Owned Office Space Renovations, Legal Mandates and Renovation of Leased Space receiving major



The Ten-Year Capital Strategy includes improvements and renovations to public buildings. This will help reduce ongoing maintenance costs as well as the City's reliance on leased space. In addition, the Ten-Year Capital Strategy seeks to correct existing or potential safety hazards.

The Ten-Year Capital Strategy totals just over $1 billion and is allocated between Public Buildings and Real Property. DCAS's capital projects are divided into ten categories as illustrated by the chart below.

DCAS's Ten-Year Capital Strategy

Dollars in Thousands

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Acquisition of Real Property	$500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500
Communications Equiptment	475	175	175	0	0	0	0	0	0	0	825
Rehabilitation of Court Buildings	0	310	0	0	0	0	0	0	0	0	310
Board of Elections Modernization	1,187	0	0	0	0	707	1,955	6,225	1,164	549	11,787
Equipment and Interagency Services	16,601	8,930	20,848	3,095	3,746	4,075	6,173	6,282	6,465	6,653	82,868
Legal Mandates and Correction of Unsafe Conditions	38,995	38,515	39,196	54,815	13,127	28,103	19,322	17,574	24,475	23,696	297,818
Miscellaneous Construction	35,809	9,017	0	0	4,000	0	0	0	0	0	48,826
Rehabilitation of City-Owned Office Space	115,911	82,648	44,778	20,860	23,852	10,398	9,406	11,327	7,539	10,189	336,908
Renovation of Leased Space	46,484	0	7,205	5,702	14,897	15,880	49,099	15,880	14,880	14,491	184,518
Renovation of Other City Owned Facilities	7,815	37,590	3,000	0	0	0	0	0	0	0	48,405
Total	**$263,777**	**$177,185**	**$115,202**	**$84,472**	**$59,622**	**$59,163**	**$85,955**	**$57,288**	**$54,523**	**$55,578**	**$1,012,765**

Source: Office of Management and Budget Executive Ten-Year Capital Strategy Fiscal 2016-2025

Rehabilitation and Renovation of City-Owned Office Space: The Ten-Year Capital Strategy provides $336.9 million for the rehabilitation and renovation of city-owned office space. Included are major rehabilitation projects for exterior stabilization; mechanical, plumbing, and electrical systems; heating, ventilation, and air conditioning (HVAC) systems; and boiler plant replacements at selected buildings citywide. The Ten-Year Capital Strategy provides $36.8 million for renovations of the Brooklyn Municipal Building, $21 million for the Manhattan Municipal Building, $9.6 million for the Queens Borough Hall, and $3.5 million for the Bergen Building in the Bronx. Funding is also provided for projects at 345 Adams Street, Brooklyn

($47.9 million) and 253 Broadway, Manhattan ($25.5 million), as well as for agencies relocating as a result of the 21st Century Civic Center Plan ($37.4 million).

Legal Mandates and Correction of Unsafe Conditions: The correction of code violations and compliance with legal mandates represents $297.8 million of the Ten-Year Capital Strategy. Legally mandated work will include $194.2 million for projects that ensure compliance with Local Law 5 (fire and life safety), $50 million for fuel tank replacement and remediation citywide, $19 million for Americans with Disabilities Act projects, and $15.3 million for Local Law 11 façade repairs.

Renovation of Leased Space: The Ten-Year Capital Strategy provides $184.5 million for leased space renovations. Funding is primarily for agency office consolidations and office space needs when city-owned facilities are not available. The Ten-Year Capital Strategy provides $31.1 million for Department of Finance leased space in Brooklyn and Queens, $7.3 million for agencies relocating from 49-51 Chambers and 346 Broadway to leased space as a result of the Civic Center Plan, and $4.3 million for the planned new Computerized Testing and Applications Centers in Queens and Staten Island.

Equipment and Interagency Services: The Ten-Year Capital Strategy provides $82.9 million for the DCAS information systems infrastructure, including projects for an Inventory Management System ($13.8 million) and the Computerized Maintenance Management System ($4.1 million).

Miscellaneous Construction: The Ten-Year Capital Strategy provides $48.8 million for construction in non-city owned facilities and properties, including $4 million for remedial design of the Gowanus Canal 1st Street Turning Basin.

Renovation of Other City-Owned Facilities: The Ten-Year Capital Strategy provides $48.4 million for renovation of other city-owned facilities, including $43.7 million for facility remediation and construction for the Taxi and Limousine Commission in Woodside, Queens.

Board of Elections Modernization: The Ten-Year Capital Strategy provides $11.8 million for Board of Elections modernization, including $1.2 million for new office space in Kew Gardens, Queens.

Communications Equipment: The Ten-Year Capital Strategy provides $800,000 for communications equipment, including $500,000 for Voice over Internet Protocol (VoIP) phones, citywide.

Acquisition of Real Property: The Ten-Year Capital Strategy provides $500,000 for the acquisition of 349 East 149th Street in the Bronx.

Rehabilitation of Court Buildings: The Ten-Year Capital Strategy provides $300,000 for the rehabilitation of court buildings, including 360 Adams Street, Brooklyn and 88-11 Sutphin Blvd., Jamaica.

One City Built to Last Capital Funding: The City has enacted a comprehensive energy management strategy across its portfolio of roughly 4,000 buildings. The One City, Built to Last initiative aims to reduce the City's greenhouse gas emissions by 80 percent below 2005 levels by 2050, and investments in energy efficiency measures and retrofits in public buildings will lead the way. Quick, cost effective and energy-saving capital projects are planned that target the individual needs of City agencies. Expanded solar power on city rooftops, deep retrofits in key city facilities, efficient street lighting fixtures, and cogeneration heat and power systems will

also offer new opportunities for energy savings and reductions in GHG emissions. The chart below shows the funding allocated to the different programs under the One City, Built to Last initiative. The total funding allocated for energy efficiency and sustainability capital projects is $2.56 billion.

One City, Built to Last	Exec 16	Exec 17	Exec 18	Exec 19	Exec 20 - 25	Exec 16 - 25
ACE Program	$0	$70,713	$21,713	$82,713	$856,150	$1,031,289
Deep Retrofits	44,331	35,278	116,983	56,160	305,028	557,780
Cogeneration Heat and Power	0	0	0	0	75,000	75,000
DOT Street Lighting	0	28,933	0	0	27,188	56,121
Solar Roof Tops	27,481	0	0	0	0	27,481
TOTAL	**$71,812**	**$134,924**	**$138,696**	**$138,873**	**$1,263,366**	**$1,747,671**

Capital Commitment Plan

The Fiscal 2016 Executive Budget Capital Commitment Plan includes $890.3 million in Fiscal 2015-2019 for the Department of Citywide Administrative Services (including City and Non-City funds). The agency's Executive Commitment Plan for Fiscal 2015-2019 is eight percent lower than the $964 million scheduled in the Preliminary Commitment Plan, a decrease of $74.2 million.

Most of this reduction is due to the cancellation of several Public Buildings projects with the bulk of the decrease being $36 million for a planned new office facility at 24-55 BQE West for the Taxi Limousine Corporation (TLC), fire sprinklers at 125 Worth Street ($24.5 million) and cancelled renovation work at the FISA Alternative Data Center ($20 million).

The majority of capital projects span multiple fiscal years, and it is, therefore common practice for an agency to roll unspent capital funds into future fiscal years. In Fiscal 2015, the Department of Citywide Administrative Services committed $390 million or 40 percent of its annual capital plan. Therefore, it is assumed that a significant portion of the agency's Fiscal 2015 Capital Plan will be rolled into Fiscal 2016, increasing the size of the Fiscal 2015-2019 Capital Plan as reflected in the chart below.

DCAS 2015-2019 Capital Commitment Plan (PW) Public Buildings						
Dollars in Thousands	**2015**	**2016**	**2017**	**2018**	**2019**	**Total**
Preliminary Plan	$390,915	$262,269	$151,825	$124,264	$35,235	**$964,508**
Executive Plan	249,706	263,777	177,185	115,202	84,472	**890,342**
Change	(141,209)	1,508	25,360	(9,062)	49,237	**(74,166)**
Percentage Change	(36%)	1%	17%	(7%)	140%	**(8%)**

Source: OMB Fiscal 2016 Executive Capital Commitment Plan

Public Buildings

DCAS' Capital Program for Fiscal 2015-2019 includes $890 million for the rehabilitation and renovation of city-owned office space and leased space, legal mandates and correction of unsafe conditions. The majority of funding in this program area resides in lump sum project lines as specific projects have yet to be identified.

Large scale funding in Fiscal 2015-2019 for this program area include:

- **Department of Finance Relocation**. Planned commitments of approximately $26.1 million for the relocation of DOF from 210 Joralemon Street and 345 Adam Street to a location that is currently unknown.
- **Civil Service Exam Testing Center.** Planned commitments of $23.6 million for the new Civil Service Exam Testing Center which will be located at 2556 Bainbridge Avenue in the Bronx.
- **Renovation of 345 Adams Street**. Planned commitments totaling $32.8 million for renovations of city offices along with façade and roof repairs at 345 Adams Street.

Along with Public Buildings above, DCAS manages both citywide and agency specific capital projects, therefore its capital program includes funding across several capital program areas. Below is a chart which shows all of the projects from different agencies across the City that currently are being managed by DCAS.

DCAS Capital Program						
Dollars in Thousands	Fiscal 2015	Fiscal 2016	Fiscal 2017	Fiscal 2018	Fiscal 2019	2016-2019
Children's Services	$1,042	$926	$0	$0	$0	$1,968
Correction	0	634	0	0	0	634
Courts	90,419	140,091	220,414	118,897	93,766	663,587
Department For The Aging	0	344	0	0	0	344
Department Of Parks	17	0	0	0	0	17
Economic Development	0	175	160	0	0	335
EDQ Equip & Financ Costs	252,835	137,075	196,067	200,139	219,553	1,005,669
Environmental Protection	6,000	0	0	0	0	6,000
Fire	1,260	876	0	0	0	2,136
Hospitals	5,000	0	0	0	0	5,000
Health	191	61	0	0	0	252
Human Resources	45,844	0	0	0	0	45,844
Police	8,767	8,883	0	0	0	17,650
Real Property	0	29,000	30,000	29,893	30,000	118,893
Sanitation	650	0	0	0	0	650
Water Pollution Control	234	0	0	0	0	234
TOTAL	**$412,259**	**$318,065**	**$446,641**	**$348,929**	**$343,319**	**$1,869,213**

Executive Capital Budget Highlights

Citywide Equipment and Other Citywide Capital Needs

DCAS' Capital Program for Fiscal 2015-2019 includes $1.01 billion to purchase equipment and services and fund energy efficiency and sustainability projects. The majority of this funding resides in lump sum project lines outside of DCAS's budget and funding will be transferred from these lines as needs are identified.

Large scale funding in Fiscal 2015-2019 for this program area include:

Energy Efficiency and Sustainability. Planned commitments totaling $484.3 million, nearly 64 percent for energy efficiency and sustainability measures are housed in the One City, Built to Last initiative. In Fiscal 2016, the first phase of the initiative is $71.8 million and this includes retrofits for key city buildings and funding for solar powered roofs.

Courts

The Preliminary Capital Commitment Plan includes $663.5 million in Fiscal 2015-2019 for DCAS-managed courts capital projects, including $68.9 million for the relocation of the Office of Court Administration (OCA) from 141 Livingston Street to 210 Joralemon Street. Total funding for courts increased by $203.4 million since the Preliminary Plan.

Funding for Courts projects is managed in collaboration with the Dormitory Authority of New York State, a public benefit corporation serving the citizens of New York State through construction and financing programs. Pursuant to New York State law, localities are responsible for the provision of adequate and sufficient court facilities. To comply with this mandate, New York City is required to submit a court facilities capital plan to the State for approval.

Real Property

The Preliminary Capital Commitment Plan includes $118.9 million in Fiscal 2015-2019 for the City's Real Property capital program. The overwhelming majority of this funding is allocated for pier and bulkhead reconstruction.

Agency Projects Managed by DCAS

DCAS' Capital Program for Fiscal 2015-2019 includes $81.1 million for capital projects specific to other city agencies.

Large scale funding in Fiscal 2015-2019 for agency projects managed by DCAS include:

- **Human Resources Administration (HRA) Move to 4 World Trade Center**. Planned commitments totaling $45.8 million related to HRA's move to 4 World Trade Center.
- **NYPD Relocation – New Sites.** DCAS has planned commitments totaling $17.7 million for relocation and renovation costs for the NYPD at four sites. Those sites are located in Manhattan, Staten Island and two in Brooklyn.

Appendix 1: DCAS Fiscal 2016 Executive Budget Actions

	Fiscal 2015			Fiscal 2016		
Dollars in Thousands	**City**	**Non-City**	**Total**	**City**	**Non-City**	**Total**
DCAS Budget as of the Fiscal 2016 Preliminary Plan	**$264,522**	**$949,818**	**$1,214,340**	**$258,366**	**$910,573**	**$1,168,939**
New Needs						
346 Broadway Holdover Lease	$0	$0	$0	$4,380	$0	$4,380
BSA Office Space Renovations	(238)	0	(238)	0	0	0
City Record Printing	260	0	260	260	0	260
DCAS IFA Surplus Reduction	0	(220)	(220)	0	0	0
Legal Mandates	(215)	0	(215)	767	0	767
Preventative Maintenance	0	0	0	3,045	0	3,045
Warehouse Management System	0	0	0	230	0	230
Subtotal New Needs	**($193)**	**($220)**	**($413)**	**$8,682**	**$0**	**$8,682**
Other Adjustments						
Miscellaneous City Adjustments	($12,645)	$0	(12,645)	$20,894	$0	$20,894
Other Categorical Grants and Adjustments	0	(3,031)	(3,031)	0	1,655	1,655
Federal Funding	0	271	271	0	0	0
Intra-City Adjustments	0	(14,227)	(14,227)	0	(22,441)	(22,441)
Capital IFA	0	0	0	0	752	752
State Adjustments	0	2,963	2,963	0	2,187	2,187
Subtotal Other Adjustments	**($12,645)**	**($14,024)**	**($26,669)**	**$20,894**	**($17,847)**	**$3,047**
TOTAL All Changes	**($12,838)**	**($14,244)**	**($27,082)**	**$29,576**	**($17,847)**	**$11,729**
DCAS Budget as of the Fiscal 2016 Exec Plan	**$251,684**	**$935,574**	**$1,187,258**	**$287,942**	**$892,726**	**$1,180,668**

Appendix 2: DOC Budget Actions since Fiscal 2015 Adoption

	Fiscal 2015			Fiscal 2016		
Dollars in Thousands	City	Non-City	Total	City	Non-City	Total
DCAS Budget as of the Fiscal 2015 Adopt Plan	**$236,186**	**$915,916**	**$1,152,102**	**$224,034**	**$910,194**	**$1,134,228**
New Needs						
346 Broadway Holdover Lease	$0	$0	$0	$4,380	$0	$4,380
BSA Office Space Renovations	(238)	0	(238)	0	0	0
City Record Printing	260	0	260	260	0	260
DCAS IFA Surplus Reduction	0	(220)	(220)	0	0	0
Legal Mandates	(215)	0	(215)	767	0	767
Preventative Maintenance	0	0	0	3,045	0	3,045
Warehouse Management System	0	0	0	230	0	230
Asset Management Upgrades	3,834	0	3,834	1,350	0	1,350
BSA Space Expansion	80	0	80	160	0	160
CityStore Code Books	352	0	352	73	0	73
Civil Service Compliance	3,296	0	3,296	963	0	963
Fleet Upgrades	974	0	974	371	0	371
IT and Information Systems	175	0	175	844	0	844
One City, Built to Last	11,875	0	11,875	26,609	0	26,609
BSA Office Space Renovations	238	0	238	0	0	0
Civil Service Compliance HC and Funding	108	0	108	215	0	215
Human Capital Offices	251	0	251	501	0	501
Immigration	2,020	0	2,020	0	0	0
Intra City Fuel Purchases	0	3	3	0	3	3
Procurement IT Developer	50	0	50	100	0	100
Vehicle Fuel	0	42	42	0	42	42
Vehicle Repairs	0	68	68	0	68	68
Subtotal New Needs	**$23,060**	**($107)**	**$22,953**	**$39,868**	**$113**	**$39,981**
Other Adjustments						
Misc City Adjustments	($7,562)	$0	($7,562)	$24,040	$0	$24,040
Other Categorical Grants and Adjustments	0	(2,484)	(2,484)		1,655	1,655
Federal Funding	0	4,957	4,957		(1,013)	(1,013)
Intra-City Adjustments	0	10,452	10,452	0	(23,045)	(23,045)
Capital IFA	0	635	635	0	1,382	1,382
State Adjustments	0	6,205	6,205	0	3,440	3,440
Subtotal Other Adjustments	**($7,562)**	**$19,765**	**$12,203**	**$24,040**	**($17,581)**	**$6,459**
TOTAL All Changes	**$15,498**	**$19,658**	**$35,156**	**$63,908**	**($17,468)**	**$46,440**
DCAS Budget as of the Fiscal 2016 Executive Plan	**$251,684**	**$935,574**	**$1,187,258**	**$287,942**	**$892,726**	**$1,180,668**