



Fiscal 2009 Preliminary Budget Hearings

Department of Citywide Administrative Services (Capital)

March 2008

*Hon. Christine C. Quinn
Speaker of the Council*

*Hon. David I. Weprin, Chair
Committee on Finance*

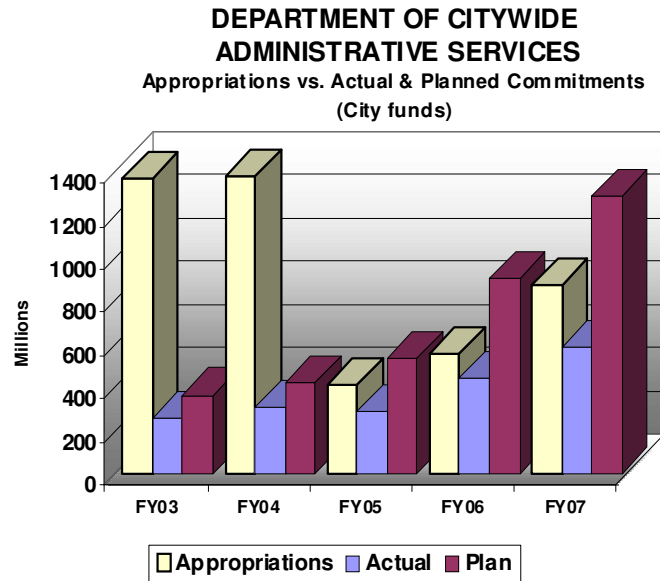
*Hon. Simcha Felder, Chair
Committee on Governmental
Operations*

*James Caras, Acting Director
Finance Division*

Fiscal 2009 Preliminary Capital Budget Report

Agency Overview

The Department of Citywide Administrative Services (DCAS), established in 1996, is the principal support agency for the City of New York. In Fiscal 1997, DCAS merged the former Departments of Personnel and General Services in order to eliminate duplication of administration functions and establish a unified agency management structure. DCAS is responsible with providing a wide range of personnel management and support services to City agencies. The agency's administrative support functions include the acquisition, testing, and distribution of supplies and equipment for the City and the maintenance and operation of the City's motor vehicle fleet. DCAS currently manages over 1,800 motor vehicles.



DCAS operates and maintains City-owned public buildings, including court facilities, totaling approximately 13.8 million square feet of space. City-owned non-residential real properties are acquired, managed, sold, and leased by the Department. Currently, DCAS manages approximately 700 leases citywide. The Division of Real Estate Services (DRES) and the Department of Public Buildings are the other major DCAS divisions. DRES is responsible for the sale of City-owned non-residential real property acquired through foreclosures, condemnation and the transfer of surplus properties from other City agencies. DRES also locates leases and designs privately owned space for agencies when City-owned real estate cannot meet their needs.

The Department of Public Buildings operates and maintains 54 public buildings. Thirty-one percent of their funding for capital work is related to legally-mandated and code violation correction work. This includes clean air requirements, leak detection of fuel for City vehicles and remediation, ADA, abating asbestos and lead and fire protection and detection systems. Another long-term goal is the renovation of City-owned space in order to reduce dependence on leased spaces. The Division of Facilities and Technical Services has primary responsibility for maintenance of court buildings and miscellaneous administrative buildings. The Equipment and Miscellaneous Purchases Division is the primary purchaser of the wide variety of equipment utilized by DCAS client agencies including communication/computer equipment and telephone systems.

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Current Budget Summary

The January 2008 Capital Commitment Plan includes \$2.61 billion in Fiscals 2008-2011 for DCAS (including City and Non-City funds). This represents 5.3 percent of the total \$52.5 billion January Plan for Fiscals 2008-2011. The agency's January Commitment Plan for Fiscals 2008-2011 is 13.7 percent greater than the \$2.29 billion scheduled to be committed in the September Commitment Plan, an increase of \$315.4 million.

Over the past five years DCAS has only committed an average of 53.9 percent of its annual capital plan. Therefore, it is assumed that a large portion of the agency's Fiscal 2008 capital plan will be rolled into Fiscal 2009 thus greatly increasing the size of the Fiscal 2009-2012 capital plan. Since adoption last June, the Capital Commitment Plan for Fiscal 2008 has decreased from \$1.52 billion to \$1.41 billion, a reduction of \$111.2 million or 7.3 percent.

Currently DCAS's appropriations total \$2.2 billion in City funds for Fiscal 2008. These appropriations are to be used to finance the DCAS's \$1.23 billion city-funded Fiscal 2008 capital commitment program. The agency has over 78 percent more funding than it needs to meet its entire capital commitment program for the current fiscal year.

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EQUIPMENT AND FINANCING (Project Type - PU)

Equipment and Financing's capital commitments for the last five years are shown below:

FIVE YEAR HISTORY – CAPITAL BUDGET (\$ in millions)					
	FY03	FY04	FY05	FY06	FY07
CITY	143	132	193	313	466
NON-CITY	0	6	0	4	22
TOTAL	143	138	193	317	489

The Adopted Four-Year Capital Plan is shown below:

ADOPTED CAPITAL BUDGET – SEPTEMBER 2007 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	917.1	313.7	120.9	77.8	1,429.5
NON-CITY	7.8	0	0	0	7.8
TOTAL	924.9	313.7	120.9	77.8	1,437.3

The Preliminary Four Year Capital Plan is shown below:

PRELIMINARY CAPITAL PLAN – JANUARY 2008 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	893.6	460.7	217.4	137.5	1,709.1
NON-CITY	7.8	0	0	0	7.8
TOTAL	901.4	460.7	217.4	137.5	1,716.9

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PUBLIC BUILDINGS (Project Type - PW)

Public Building's capital commitments for the last five years are shown below:

FIVE YEAR HISTORY – CAPITAL BUDGET (\$ in millions)					
	FY03	FY04	FY05	FY06	FY07
CITY	98	175	91	123	121
NON-CITY	4	1	0	2	0
TOTAL	102	176	91	125	121

The Adopted Four-Year Capital Plan is shown below:

ADOPTED CAPITAL BUDGET – SEPTEMBER 2007 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	585.2	124.7	51.8	65.2	826.9
NON-CITY	0.6	0	0	0	0.6
TOTAL	585.8	124.7	51.8	65.2	827.5

The Preliminary Four Year Capital Plan is shown below:

PRELIMINARY CAPITAL PLAN – JANUARY 2008 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	503.9	240.0	64.6	66.8	875.3
NON-CITY	0.7	0	0	0	0.7
TOTAL	504.6	240.0	64.6	66.8	876.0

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REAL ESTATE SERVICES (Project Type - RE)

Real Estate Services' capital commitments for the last five years are shown below:

FIVE YEAR HISTORY – CAPITAL BUDGET (\$ in millions)					
	FY03	FY04	FY05	FY06	FY07
CITY	11	3	2	4	0
NON-CITY	0	0	0	0	0
TOTAL	11	3	2	4	0

The Adopted Four-Year Capital Plan is shown below:

ADOPTED CAPITAL BUDGET – SEPTEMBER 2007 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	10.6	3.4	4.0	5.7	23.8
NON-CITY	0	0	0	0	0
TOTAL	10.6	3.4	4.0	5.7	23.8

The Preliminary Four Year Capital Plan is shown below:

PRELIMINARY CAPITAL PLAN – JANUARY 2008 (\$ in millions)					
	FY08	FY09	FY10	FY11	FY's 08-11
CITY	4.1	1.3	8.5	5.7	19.6
NON-CITY	0	0	0	0	0
TOTAL	4.1	1.3	8.5	5.7	19.6

PRELIMINARY BUDGET ISSUES:

- DCAS's Preliminary Fiscal 2008 - 2011 Capital Plan includes: **\$351.2 million for rehabilitation of city-owned office spaces** including \$62.6 million for renovating City Hall, \$16.5 million for the electrical work at 80 Centre Street, and \$20.8 million for the reconstruction of 253 Broadway; **\$59.8 million for legal mandates and correction of unsafe conditions** including \$38.2 million for vapor control improvements, \$8.1 million for abatement of unsafe situations on City property and \$11.5 million for Local Law 5 fire and safety upgrades; **\$101 million for renovation of leased spaces** including \$24.3 million for the relocation and consolidation of the Queens District Attorney's Office in Fiscal 2011, \$19.8 million for the relocation of City Planning from 22 Reade St. and \$12.2 million for the renovation of the DCAS storehouse at 66-26 Metropolitan Avenue; **\$61.3 million for capital work at the Board of Elections** including \$50 million for voting machines and \$7.1 million for the reconstruction of the Manhattan Elections warehouse; and **\$48.1 million for equipment and survey related to DCAS-managed capital projects.**
- The Mayor's PLANYC includes an initiative to reduce energy consumption by City government. New York City government spends nearly \$800 million a year on electricity, natural gas and heating oil. The plan sets the goal of reducing this energy consumption by 30 percent within 10 years. To assist in achieving this goal DCAS's January Plan includes a new commitment of \$13.8 million for energy efficiency projects in an effort to lower energy usage in City buildings.
- The January Plan includes a new commitment of \$16.5, \$1.1 million in Fiscal 2008 and \$15.4 million in Fiscal 2010 for electrical work at 80 Centre Street.
- DCAS's Preliminary Capital Plan includes a new commitment of \$10.2 million, \$1 million in Fiscal 2008 and \$9.2 million in Fiscal 2009 for the relocation of the Mayor's offices on the 5th, 8th and 9th floors of 253 Broadway.

DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

September 2007 vs. January 2008
CAPITAL COMMITMENT PLANS

