

(AM0) DEPARTMENT OF GENERAL SERVICES

MISSION

Support the District Government and residents through strategic real estate management, construction, and facilities management.

SCOPE

The Department of General Services (DGS) is a new agency for FY 2012 and has primary responsibility for facility management services within the District government. DGS performs acquisition, demolition, construction, leasing, facility management, repair and alteration, facility modernization, and security services for tenant agencies and occupants of its facilities. There are 77 agencies or independent operating units occupying space in approximately 238 facilities under DGS's management. The Construction Division implements and oversees the public building needs in the Capital Improvements Plan (CIP) for most District government agencies. The CIP outlines the capital needs of agencies, including the rehabilitation of existing properties and construction of new facilities. The Construction Division ensures the timely and cost-effective delivery of superior quality engineering and design, construction, as well as a variety of other technical services on all relevant capital development projects in the CIP.

CAPITAL PROGRAM OBJECTIVES

Support the efficient provision of government services through high quality and efficient stewardship of constructed assets.

RECENT ACCOMPLISHMENTS

- All major construction projects have exceeded the District mandate to attain LEED Silver.
- Department of Employment Services Headquarters (Minnesota-Benning Government Center) LEED Gold construction completed Fall 2010.
- Evidence Warehouse construction completed Winter 2011. LEED Gold.
- New facility, Ward 1 Senior Wellness Center construction completed February 2011. Tracking LEED Gold.
- Ward 6 Senior Wellness Center is scheduled to be completed in Spring 2011.
- Consolidate Forensic Laboratory (CFL) construction is on-schedule/on-budget completion Summer 2012. Tracking LEED Gold.
- DC General Construction projects include: elevator replacements, roof replacement, fire alarm system (which allows for removal of fire alarm watch) and completion of 15 ADA compliant family units. Completion Spring 2011.
- Shelter and Transitional Housing construction projects underway including the following:
 - Girard Street – Community of Hope Family Transitional Housing
 - Madison Shelter – (House of Ruth Madison) – ADA, mechanical and code upgrades
 - Blair and Emery Shelters – Energy reinvestment and code upgrades
 - Wayne Place – 12 low barrier large family units
 - Construction to begin Spring 2011 for 611 N. Street NW Women’s Transitional and Permanent Supportive Housing which is tracking LEED Gold and has won an American Institute of Architects (AIA) Award for design
 - Federal City construction to begin Spring 2011 for HVAC, bathroom, code and energy upgrades
- Waterfront construction completed Fall 2010; tenant agencies include DCRA and OCFO into the East & West towers. LEED Gold.
- OJS Energy Retrofit project funded by American Recovery and Reinvestment Act (ARRA) was awarded in Summer 2010. Completion Fall 2011.
- Major Security enhancements at Oak Hill (New Beginnings) completed Spring 2010. LEED Gold.
- 2010 National Preservation Award – Restoration of Eastern Market.
- 2010 American Institute of Architects – Excellence Award for Historic Resources – Eastern Market.
- Launched Prolog as web-based project management software integrated with Document Locator with automated work flow and document management capabilities.
- All DRES Construction Division staff completed 10 hours of OSHA safety training.
- 100% of Construction Division staff completed 8 hrs Microsoft Project training.

Elements on this page of the Agency Summary include:

- **Funding Tables:** Past budget allotments show the allotment balance, calculated as allotments received to date less all obligations (the sum of expenditures, encumbrances, intra-District advances and pre-encumbrances). Agencies are allowed to encumber and pre-encumber funds up to the limit of a capital project's budget authority, which might be higher than allotments received to date. For this reason, a negative balance on a project sheet does not necessarily indicate overspending or an anti-deficiency violation. A negative balance is permitted in this calculation of remaining allotment authority.
- **Additional Appropriations Data (\$000):** Provides a summary of the budget authority over the life of the project. The table can be read as follows:
 - **Original 6-Year Budget Authority:** Represents the authority from the fiscal year in which budget was first appropriated through the next 5 years.
 - **Budget Authority Thru FY 2016 :** Represents the lifetime budget authority, including the 6 year budget authority for FY 2011 through 2016 .
 - **FY 2011 Budget Authority Revisions:** Represents the changes to the budget authority as a result of reprogramming, redirections and rescissions (also reflected in Appendix F) for the current fiscal year.
 - **6-Year Budget Authority Thru 2016 :** This is the total 6-year authority for FY 2011 through FY 2016 including changes from the current fiscal year.
 - **Budget Authority Request for 2012 Through 2017:** Represents the 6 year budget authority for 2012 Through 2017.
 - **Increase (Decrease) to Total Authority:** This is the change in 6 year budget authority requested for FY 2012 - FY 2017. (also reflected in Appendix A).
- **Estimated Operating Impact:** If a project has operating impacts that the agency has quantified, the effects are summarized in the respective year of impact
- **FTE Data (Total budget in FTE Table might differ from actual budget due to rounding):** Provides the number for Full Time Equivalent (FTE) employees approved as eligible to be charged to capital projects by, or on behalf of, the agency. Additionally it provides the total budget for these employees (Personal Services), the non personnel portion of the budget in the agency's capital plan and, the percentage of the agency CIP budget from either expense category.
- **Facility Location Map:** For those agencies with facilities projects, a map reflecting projects and their geographic location within the District of Columbia.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	99,929	81,751	5,282	1,459	11,437	1,773	940	300	310	0	0	3,323
(02) SITE	126,683	121,183	3	2,508	2,989	0	0	0	0	0	0	0
(03) Project Management	56,788	39,640	7,759	651	8,738	326	790	300	910	0	0	2,326
(04) Construction	527,861	372,842	90,255	10,586	54,178	2,931	6,813	4,531	5,731	8,253	7,057	35,316
(05) Equipment	21,155	20,114	523	136	382	0	0	0	0	0	0	0
TOTALS	832,417	635,530	103,822	15,341	77,724	5,030	8,543	5,131	6,951	8,253	7,057	40,966

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	672,438	484,369	97,210	15,341	75,518	5,030	8,543	4,763	6,861	7,432	6,365	38,995
Pay Go (0301)	38,575	36,145	212	0	2,218	0	0	368	89	821	692	1,971
Sales of Assets (0305)	43,500	43,500	0	0	0	0	0	0	0	0	0	0
Certificate of Participation (0340)	18,193	18,178	26	0	-11	0	0	0	0	0	0	0
Capital Fund - Federal Payment (0355)	59,711	53,339	6,373	0	0	0	0	0	0	0	0	0
TOTALS	832,417	635,530	103,822	15,341	77,724	5,030	8,543	5,131	6,951	8,253	7,057	40,966

Additional Appropriation Data	
First Appropriation FY	1998
Original 6-Year Budget Authority	784,021
Budget Authority Thru FY 2011	922,059
FY 2011 Budget Authority Changes	
FY 2011 OPEFM Amend.	-5,500
Reprogramming	0
Supplemental BSA	-632
Current FY 2011 Budget Authority	915,927
Budget Authority Request for FY 2012	876,983
Increase (Decrease) to Total Authority	-38,944

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year To
No estimated operating impact							

Full Time Equivalent Data			
Object	FTE	FY2012 Budget	% of Project
Personal Services	9.0	924	18.4
Non Personal Services	0.0	4,106	81.6

AM0-PL103- HAZARDOUS MATERIAL ABATEMENT POOL

Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Implementing Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Project No: PL103
Ward:
Location: DISTRICT WIDE
Facility Name or Identifier: N/A
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$8,000,000

Description:

This pool addresses the identification and removal of asbestos, lead, and underground fuel storage tanks from District-owned properties. The project allows the District to comply with U.S. environmental laws and regulations by assessing the extent of a potential abatement and the remedial action itself. Multiple subprojects are in various stages of completion, and additional subprojects are introduced on an as-needed basis.

Justification:

This project is necessary to ensure that there is sufficient capital funding to address hazardous material abatement as they are uncovered in facility assessments. The project protects the health of people using District facilities by allowing for the removing dangerous materials from District properties.

Progress Assessment:

Hazardous material abatement addresses the health and safety of occupants of our facilities. Projects include removal of asbestos, lead, and underground fuel storage tanks from various District-owned properties and must be done.

Related Projects:

DDOE project KG0 hMRHM - Hazardous Material Remediation

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	2,091	1,636	393	0	62	0	150	0	0	0	0	150
(02) SITE	188	188	0	0	0	0	0	0	0	0	0	0
(03) Project Management	1,091	608	114	0	369	0	0	0	0	0	0	0
(04) Construction	3,713	2,840	36	122	716	0	450	600	600	600	600	2,850
TOTALS	7,082	5,271	543	122	1,146	0	600	600	600	600	600	3,000

Source	Funding By Source - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	7,082	5,271	543	122	1,146	0	600	600	600	0	0	1,800
Pay Go (0301)	0	0	0	0	0	0	0	0	0	600	600	1,200
TOTALS	7,082	5,271	543	122	1,146	0	600	600	600	600	600	3,000

Additional Appropriation Data	
First Appropriation FY	2005
Original 6-Year Budget Authority	257
Budget Authority Thru FY 2011	14,922
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	14,922
Budget Authority Request for FY 2012	10,082
Increase (Decrease) to Total Authority	-4,840

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data		
Object	FTE	FY2012 Budget % of Project
Personal Services	0.0	0
Non Personal Services	0.0	0

AM0-PL104-ADA COMPLIANCE POOL

Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Implementing Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Project No: PL104
Ward:
Location: DISTRICT-WIDE
Facility Name or Identifier: N/A
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$7,400,000

Description:

This project makes capital improvements to District-owned buildings in order to bring the facilities into compliance with the Americans with Disabilities Act (ADA).

Justification:

This project helps ensure proper access by disabled visitors to our facilities under the guidelines of the Americans with Disabilities Act (ADA). In addition, the District's exposure to potential lawsuits and regulatory penalties is reduced by addressing ADA issues in a timely manner.

Progress Assessment:

ADA Compliance work underway and scheduled for completion in Spring 2011 at New York Avenue Shelter and DC General Buildings 1, 2 & 29.

Related Projects:

None.

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	3,178	2,253	293	505	127	0	190	100	110	0	0	400
(03) Project Management	763	443	74	70	175	0	190	100	110	0	0	400
(04) Construction	4,639	2,552	963	108	1,015	0	380	430	410	1,260	1,260	3,740
TOTALS	8,579	5,248	1,330	684	1,317	0	760	630	630	1,260	1,260	4,540

Source	Funding By Source - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	8,579	5,248	1,330	684	1,317	0	760	630	630	1,260	1,260	4,540
TOTALS	8,579	5,248	1,330	684	1,317	0	760	630	630	1,260	1,260	4,540

Additional Appropriation Data	
First Appropriation FY	2005
Original 6-Year Budget Authority	2,119
Budget Authority Thru FY 2011	13,099
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	13,099
Budget Authority Request for FY 2012	13,119
Increase (Decrease) to Total Authority	20

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data			
Object	FTE	FY 2012 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	0	0.0

AM0-PL901-ENERGY RETROFITTING OF DISTRICT BUILDINGS

Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Implementing Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Project No: PL901
Ward:
Location: DISTRICT-WIDE
Facility Name or Identifier: N/A
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$15,000,000

Description:

The purpose of this project is to reduce environmental impact and energy costs in buildings operated by the District by modifying building systems and incorporating green technology. Facility condition assessments are being conducted to identify specific facility improvements with the potential to reduce consumption in District facilities, and achieve maximum savings.

Justification:

This project directly supports the comprehensive plan goal to provide adequate public facilities in good condition, and to support cost-effective and environmentally conscious delivery of municipal programs and services. With energy costs continuing to increase, the District can realize savings – or offset increases – with appropriate retrofitting of our facilities to help reduce consumption.

Progress Assessment:

The project is progressing as planned.

Related Projects:

BC101C / PL902C- Condition assessment activity. After conducting facility assessments, this pool can provide budget to proactively enhance all energy systems in a facility.

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)	10/01/2009	03/01/2010
Design Complete (FY)	03/01/2010	03/01/2010
Construction Start (FY)	08/01/2010	08/01/2010
Construction Complete (FY)	01/01/2016	
Closeout (FY)	09/30/2016	

(Dollars in Thousands)

Funding By Phase - Prior Funding						Proposed Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	691	285	121	0	286	408	100	100	100	0	0	708
(03) Project Management	0	0	0	0	0	100	100	100	100	0	0	400
(04) Construction	1,309	321	800	0	188	1,492	1,800	300	300	1,000	0	4,892
TOTALS	2,000	606	921	0	473	2,000	2,000	500	500	1,000	0	6,000

Funding By Source - Prior Funding						Proposed Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	2,000	606	921	0	473	2,000	2,000	500	500	1,000	0	6,000
TOTALS	2,000	606	921	0	473	2,000	2,000	500	500	1,000	0	6,000

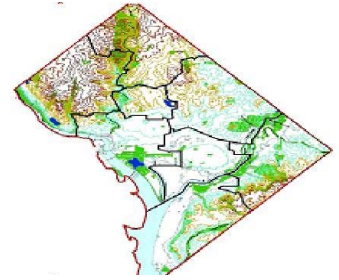
Additional Appropriation Data	
First Appropriation FY	2010
Original 6-Year Budget Authority	6,000
Budget Authority Thru FY 2011	6,000
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	6,000
Budget Authority Request for FY 2012	8,000
Increase (Decrease) to Total Authority	2,000

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data			
Object	FTE	FY2012 Budget	% of Project
Personal Services	3.0	308	15.4
Non Personal Services	0.0	1,692	84.6

AM0-PL902-PREVENTATIVE & CRITICAL CAPITAL REPLACEMENT

Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Implementing Agency: DEPARTMENT OF REAL ESTATE SERVICES (AM0)
Project No: PL902
Ward:
Location: VARIOUS LOCATIONS
Facility Name or Identifier: N/A
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$0



Description:

The purpose of this project is to perform capital improvements and facility condition assessments in buildings operated by the District to ensure public facilities remain in good condition, to support the cost-effective delivery of municipal programs and services, and to maintain the long term capital value of DC's owned facilities. Specifically, this project makes the essential upgrades to maintain adequate public facilities. Among the capital improvements required in District-owned facilities are roof replacements, window replacements, and HVAC (heating and air-conditioning systems) replacements. In addition, this project can be used for priority building improvement projects that arise that may have not been planned for as part of the facilities condition assessment. Even with excellent planning, there is often a need to address critical infrastructure needs in District buildings.

Justification:

This project will allow for maximum use of capital improvement pool funding by allowing proactive planning, maximizing the efficiency of upgrades, and permitting flexibility in delivering facility improvements. It is essential to ensure that proper capital investments are being made in District-owned facilities to maintain their proper function and avoid disruption to needed public services.

Progress Assessment:

This is an on-going project.

Related Projects:

None.

Milestone Data	Projected	Actual
Environmental Approvals		
Design Start (FY)		
Design Complete (FY)		
Construction Start (FY)		
Construction Complete (FY)		
Closeout (FY)		

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
(01) Design	4,101	2,175	529	173	1,224	1,365	500	100	100	0	0	2,065
(02) SITE	80	80	0	0	1	0	0	0	0	0	0	0
(03) Project Management	1,699	1,467	229	0	4	226	500	100	700	0	0	1,526
(04) Construction	5,620	742	929	250	3,699	1,439	4,183	3,201	4,421	5,393	5,197	23,835
TOTALS	11,500	4,463	1,687	423	4,928	3,030	5,183	3,401	5,221	5,393	5,197	27,426

Source	Funding By Source - Prior Funding					Proposed Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Yr Total
GO Bonds - New (0300)	11,500	4,463	1,687	423	4,928	3,030	5,183	3,033	5,131	5,172	5,105	26,655
Pay Go (0301)	0	0	0	0	0	0	0	368	89	221	92	771
TOTALS	11,500	4,463	1,687	423	4,928	3,030	5,183	3,401	5,221	5,393	5,197	27,426

Additional Appropriation Data

First Appropriation FY	2010
Original 6-Year Budget Authority	37,740
Budget Authority Thru FY 2011	32,500
FY 2011 Budget Authority Changes	0
Current FY 2011 Budget Authority	32,500
Budget Authority Request for FY 2012	42,526
Increase (Decrease) to Total Authority	10,026

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	6 Year Total
No estimated operating impact							

Full Time Equivalent Data

Object	FTE	FY2012 Budget	% of Project
Personal Services	6.0	616	20.3
Non Personal Services	0.0	2,414	79.7