

Office of General Services Fiscal Year 2015-16 Capital Budget Hearing

November 19, 2014



Andrew M. Cuomo, Governor
RoAnn M. Destito, Commissioner



Preserving State Assets Through Capital Investment



OGS FISCAL YEAR 2015-16 CAPITAL BUDGET HEARING

 Building a *New* New York



OGS' Real Property Portfolio

- ▶ 55 buildings, including two major campuses
- ▶ 117 ancillary buildings
- ▶ 20.6 million square feet
- ▶ \$7.5 billion estimated replacement value



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Aging Facilities

Requires Maintenance & Reinvestment



State Capitol
689,000 sq. ft.
115 years



Sheridan Power Plant, Albany
77,350 sq. ft.
104 years



Mahoney, Buffalo
88,757 sq. ft.
86 years



Hughes, Syracuse
206,929 sq. ft.
59 years



Harriman Campus
3,210,000 sq. ft.
56 years



Empire State Plaza
9,580,232 sq. ft.
42 years



Adam Clayton Powell, NYC
416,910 sq. ft.
42 years



Perry B. Duryea Hauppauge
365,439 sq. ft.
40 years

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Examples of Deterioration



Sink Holes



Old Corroded Pipes



Holes in Roof Membranes



Aging Elevator Motors

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Recent Examples

- ▶ A steel bracket dislodges from the façade of the Chisholm SOB damaging a vehicle and necessitating sidewalk protection and emergency corrective action
- ▶ Leaks at Building 4 & 9 at the Harriman Campus disrupts operations for SFS and Tax and Finance
- ▶ Switchgear failure at Duryea SOB forces the building to operate utilizing rented emergency power
- ▶ A Corning Tower heating coil leak caused elevator shut-downs, and water damage to several offices. It took more than 16 days to restore operations in those offices.
- ▶ A winter steam leak at the Capitol caused the main after hours secure entrance door mechanisms to freeze and State Police were required to provide 24hr security for days until parts arrived and could be installed.

Recent Examples (Continued)

- ▶ A major crack developed in one of five 4,500 ton ESP Chillers used to cool the complex. Due to their age and EPA's mandated reduction in the production of the refrigerant used by these machines, a replacement/upgrade capital project is being developed.
- ▶ Harriman Campus buildings 22, 24, & 30 experienced an underground steam piping corrosion failure during the winter months at their peak demand. Upon investigation, the problem necessitated a complete replacement of both steam and condensate returns lines. In the interim, a trailer mounted boiler had to be rented and utilized for several months.

Our Goals

- ▶ **Maintain functional, safe and sustainable workplaces**
- ▶ **Arrest long-term deterioration**
- ▶ **Reduce emergencies**
- ▶ **Spend money judiciously**
- ▶ **Preserve historical value**

Our Approach

- ▶ **Be flexible and reprioritize continually**
- ▶ **Infuse creative designs**
- ▶ **Synchronize projects for reduced costs**
- ▶ **Explore synergies with other agencies' capital programs**

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Capital Planning Requires Parallel Approaches

- ▶ **Maintenance**
 - ▶ **Planned**
 - ▶ **Unexpected**
- ▶ **Rehab and improvements to maximize taxpayer investment**
 - ▶ **Aging systems, boilers, HVAC, windows, fire alarm systems**
 - ▶ **Space optimization and the rehabilitation of Building 5 at the Harriman Campus**

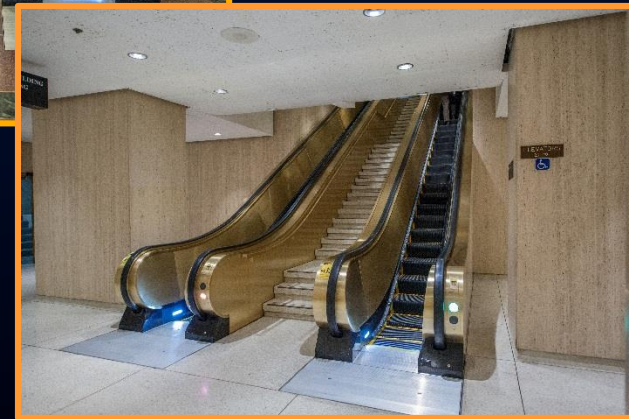
Strategic Capital Planning for Asset Management

- ▶ Five-year rolling plans adjusted by priority
- ▶ Condition assessments at all buildings
- ▶ Feasibility studies to determine viability of proposed projects
- ▶ Alternative funding strategies

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Recent Accomplishments

Escalators leading from the Concourse into the Capitol have been replaced



Re-opened the Vietnam Memorial Gallery



Welcome Home
THE 50-YEAR COMMEMORATION
OF THE VIETNAM WAR
1962-1975

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Recent Accomplishments

- ▶ **New fire alarm and public address system at the Ten Eyck Building**
- ▶ **Replacement of electrical switchgear at Harriman Campus Building 22**
- ▶ **Replaced fire alarm panel at the Utica State Office Building**
- ▶ **Boilers replaced at the Dulles State Office Building in Watertown, the Binghamton State Office Building, and the Henderson-Smith State Office Building in Hornell**
- ▶ **Roof Replacement and new windows installed at Building 2 at the Homer Folks Facility in Oneonta**
- ▶ **Arterial Highway Repairs at the Plaza**

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Recent Accomplishments: **Syracuse**

Elevators have been upgraded and a new emergency generator system installed at the Senator John J. Hughes State Office Building in Syracuse



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Recent Accomplishments: Plaza Proud

- ▶ The “Plaza Proud” Initiative has resulted in both cosmetic and construction upgrades to the Empire State Plaza due to deferred maintenance
- ▶ Upgraded signage on the Concourse for improved visibility



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Plaza Proud (Continued): New, interactive information kiosks have been installed to aid visitors

Before



After



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Plaza Proud (Continued): New digital sign has replaced the outdated Egg marquee

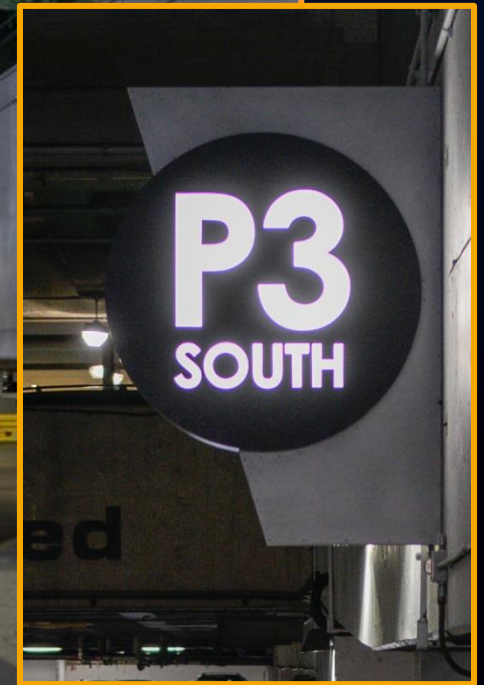


Before



After

Plaza Proud (Continued): Along the arterial roadway, walls were resurfaced and painted, roads re-striped, redundant signage was removed and new energy-efficient lighting was installed



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Plaza Proud (Continued): Parking lots were repainted and signage was made more visible



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Plaza Proud (Continued): Replaced crumbling sidewalks and cleaned up landscaping in East Capitol Park



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Plaza Proud (Continued): Improvements at the Empire State Plaza Convention Center



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In Progress: **New Roof on Legislative Office Building**



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In Progress: Window replacement, façade rehab, and fire alarm system upgrade at the Adam Clayton Powell Jr., State Office Building



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In Progress: Plaza Masonry Repairs

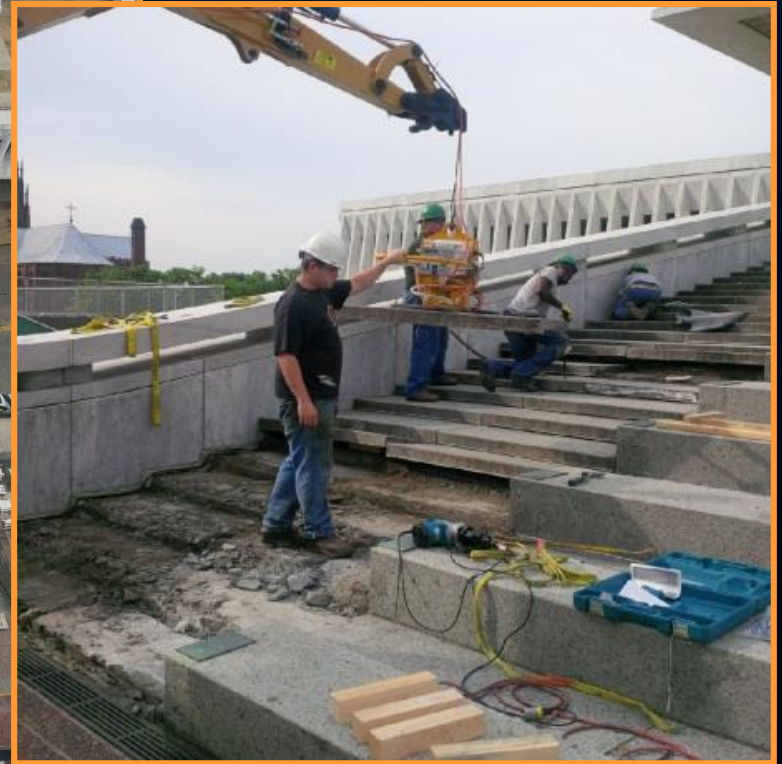
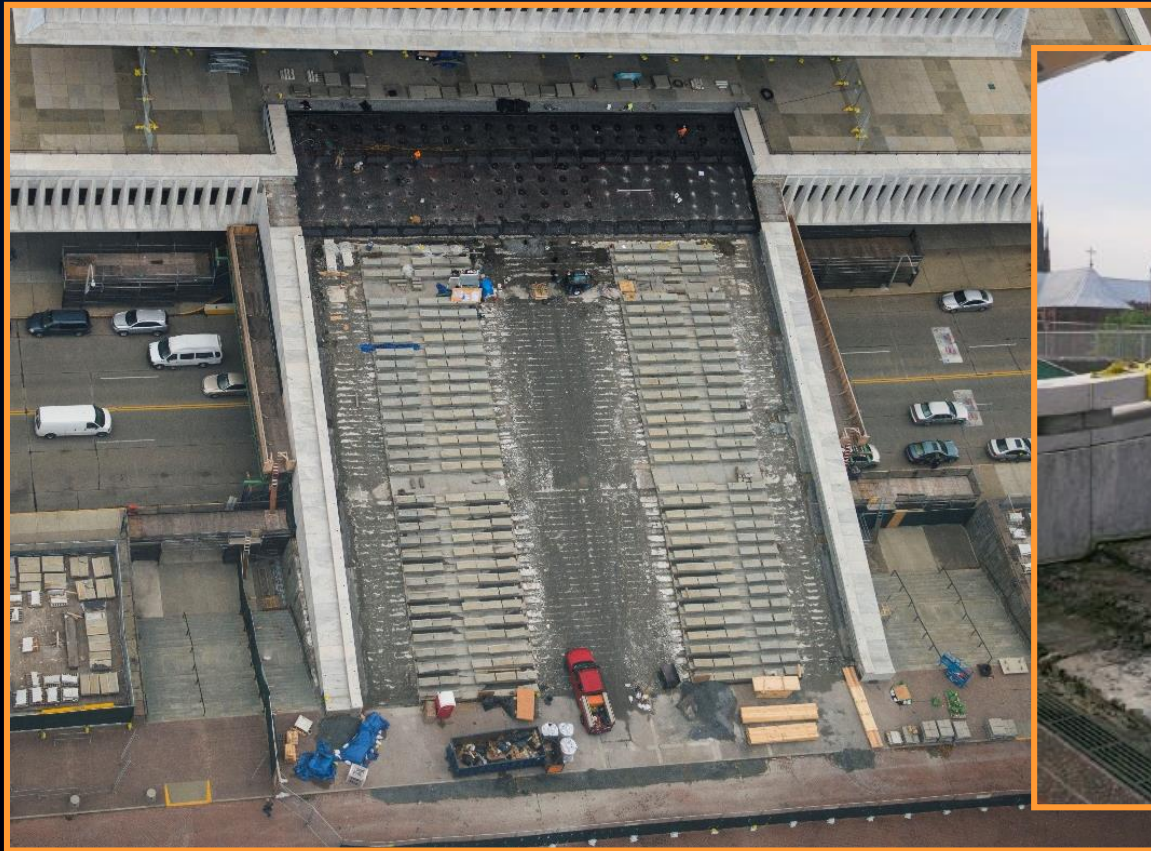


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In Progress: **Waterproofing the Grand Staircase**



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In Progress: **Campus Building 5**



June 2014



August 2014



October 2014

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Infrastructure

- ▶ Average Age of OGS' Buildings is 46 Years Old; However, Some of the Infrastructure is Much Older
- ▶ Critical Upgrades and Repairs to Electric, Water, Steam, Sewer and Waste Systems Are Needed



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Preservation of Facilities - Examples of projects to be completed:

- ▶ **Miscellaneous Rehabilitation & Improvement Projects - \$9,504,000**
- ▶ **Replace Switchgear, Duryea SOB, Hauppauge - \$6,000,000**
- ▶ **Replace Roof, Dulles SOB, Watertown - \$1,000,000**
- ▶ **Replace Roofs, Buildings 8, 17 & 22, Harriman Campus - \$4,000,000**
- ▶ **Rehabilitate Fountain, Binghamton SOB - \$900,000**
- ▶ **Replace Five Chillers, Empire State Plaza - \$25,000,000**
- ▶ **Replace Windows – Utica and Binghamton SOBs - \$6,000,000**



Windows at Utica



ESP Chiller



Crack in ESP Chiller

Health and Safety Projects

- ▶ Hazardous Materials Abatement (asbestos/lead) - \$3,000,000
- ▶ Fire Alarms-ESP Concourse/Swan Street - \$6,000,000



Example: Asbestos Abatement Project on P1 Level of Empire State Plaza

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Preventive Maintenance

Statewide PM Projects - \$15,000,000

- ▶ Helps prolong life of facilities by investing in small projects before they become emergencies
- ▶ Driven by Facility Condition Assessment findings
- ▶ Includes scheduled tune-ups, cleaning and replacement of parts in electrical, plumbing, heating, ventilation and air conditioning systems
- ▶ Includes “Plaza Proud” initiatives



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Energy Conservation

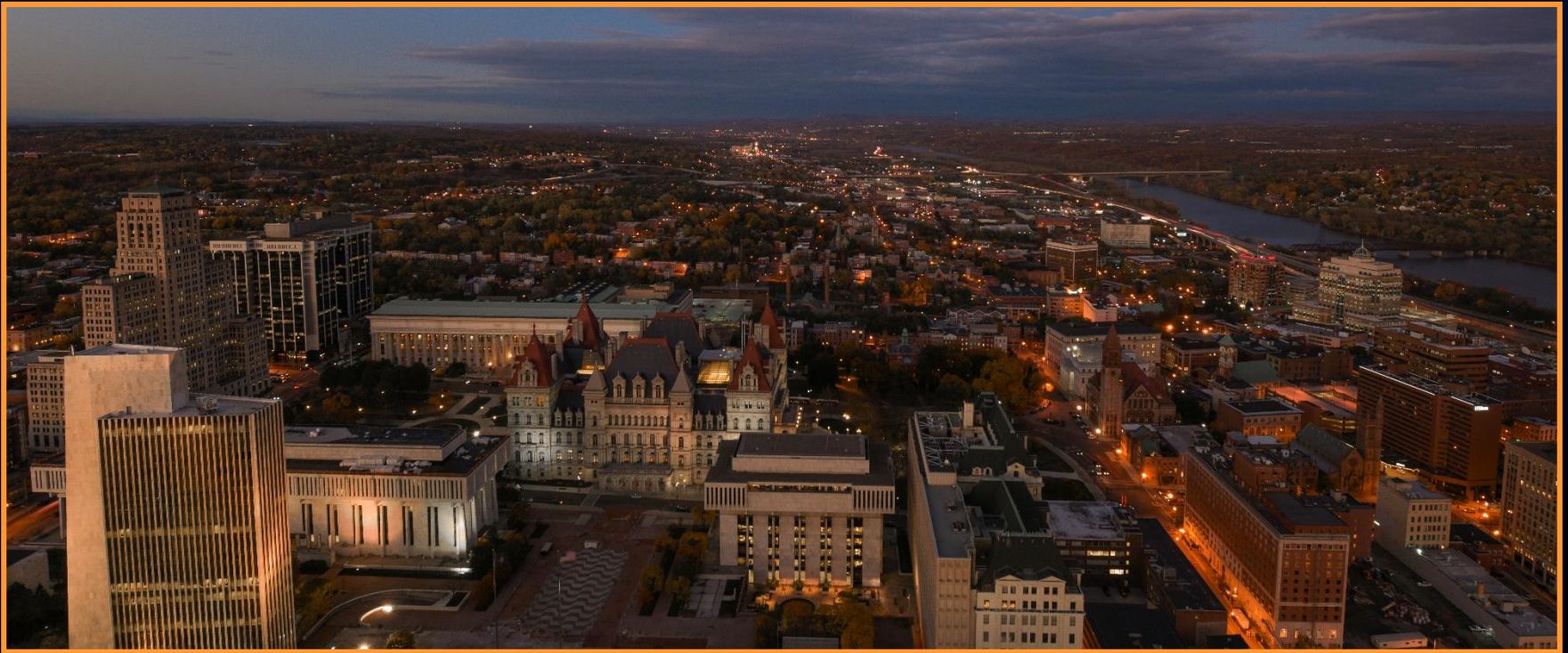
Energy Projects - \$3,300,000

OGS continues to finance various energy conservation projects through the New State Power Authority (NYPA). Over the years, such projects as boiler replacements, chiller upgrades and energy efficient lighting installations have resulted in utility cost avoidance. In the future, the agency is considering projects that will help us move closer to meeting the goals of EO88 such as:

- ▶ **Ventilation Control Project** includes installing variable frequency drives (VFD's) on targeted supply and return fans and integrating controls. Buildings included are the Corning Tower, Agency Buildings 1-4, the Legislative Office Building and the Justice Building. \$1,900,000
- ▶ **Compressor Replacement/VFD Project** at the Empire State Plaza and Harriman Campus will involve replacing aging, inefficient compressors and installing a larger, 1,000 gallon storage tank and a new nitrogen generator to replace the current requirement for high-cost, bottled nitrogen. \$1,400,000

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Questions



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