

Government of the District of Columbia  
Office of the Chief Financial Officer



Natwar M. Gandhi  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Vincent C. Gray  
Chairman, Council of the District of Columbia

**FROM:** Natwar M. Gandhi  
Chief Financial Officer 

**DATE:** April 20, 2010

**SUBJECT:** Fiscal Impact Statement – “Master Public Facilities Plan Amendment Act of 2010”

**REFERENCE:** Bill Number 18-592 – Draft Committee Print shared with the OCFO on April 14, 2010

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**Conclusion**

Funds are not sufficient in the FY 2010 through FY 2013 budget and financial plan to implement the provisions of the proposed legislation.

**Background**

The proposed legislation<sup>1</sup> would require the Mayor to develop a Master Public Facilities Plan (MPFP) and submit it to Council on February 15, 2013 and every 5 years thereafter. Every 5 years, the Department of Real Estate Services (DRES) would provide District agencies under their purview with information, forms and instructions to prepare their Facilities Needs Request. Their requests would be based on anticipated program operations. The DRES would also be required to hold a public hearing on the MPFP to collect public comment. DRES would also be required to collaborate with the Office of Planning and the Office of the City Administrator.

The MPFP must include:

- Long-term and short-term facilities needs of District agencies under DRES’ purview;
- Integration and adoption of relevant elements of the District’s Comprehensive plan;
- Assessment of all District-owned or maintained facilities and property and the identification of improvements needed to correct deficiencies;

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<sup>1</sup> The proposed legislation would amend the Department of Real Estate Services Establishment Amendment Act of 1998, effective March 26, 1999 (D.C. Law 12-175; D.C. Official Code § 10-1001 *et seq.*).

- Opportunities for the substitution of District-owned space for leased space;
- A list of facilities proposed for demolition, surplus, or disposition;
- Energy and sustainability initiatives;
- Summary of all leases and capital projects, including planning goals and objectives of all lease and capital projects; and
- Recommendations of the District Facilities Planning Advisory Committee and the community.

Upon completion, the MPFP will be submitted to the Council for a public hearing and approval. The proposed legislation requires DRES to use the MPFP as a guide in its implementation of real estate and capital projects, including the formulation of the Capital Improvements Plan. DRES would be required to report to Council annually on its implementation.

Finally, the proposed legislation amends the D.C. Official Code<sup>2</sup> to exempt certain District-owned real property from newly passed property disposition requirements if certain criteria are met, including that the Mayor engaged in community outreach efforts at an accessible location or locations regarding the property's proposed redevelopment.

### Financial Plan Impact

Funds are not sufficient in the FY 2010 through FY 2013 budget and financial plan to implement the proposed legislation. The estimated cost of implementing the proposed legislation is the additional staff time needed to collect, prepare, and incorporate the required information in the MPFP. The table below details the estimated costs.

<b>Estimated Fiscal Impact</b>					
	<b>FY 2010</b>	<b>FY 2011</b>	<b>FY 2012</b>	<b>FY 2013</b>	<b>4-Year Total</b>
Estimated Staff Compensation <sup>a</sup>	\$0	\$338,658	\$338,658	\$338,658	\$1,015,973
<b>Total Negative Impact</b>	<b>\$0</b>	<b>\$338,658</b>	<b>\$338,658</b>	<b>\$338,658</b>	<b>\$1,015,973</b>
<sup>a</sup> It is assumed that staff would not be hired until FY 2011. Compensation is for one full-time Asset Manager, MS 301-15, including fringe benefits (17.22 percent), and an estimated \$200,000 for consultants.					

<sup>2</sup> D.C. Official Code, Title 10 (Parks, Public Buildings, Grounds, and Space ), Chapter 8 (Sale of Public Lands), Section 801 (Authorization; Description of Property; Submission and Approval of Resolution; Reacquisition Rights; Notice ).