

**Appropriations Committee Public Hearing
Projected Deficiency
Testimony of DPW Commissioner Jonathan Holmes**

Good afternoon Senator Harp, Representative Walker, Senator Kane, Representative Miner and members of the Committee. I am Jonathan Holmes, Acting Commissioner of Public Works

The Department's adjusted appropriation was \$45,987,707 resulting in a nine percent reduction from the prior fiscal year's actual expenditures. The initial appropriation of \$54,726,594 was reduced by \$8,738,887 as a result of lapsed savings. Although DPW has instituted spending reductions; the Department of Public Works is currently projecting a deficiency of \$6,400,000. This is mainly due to the harsh winter and increased fuel prices. The deficiency amounts in each of the applicable accounts, together with the reasons are as follows:

10020 Other Expenses

The Department is projecting a deficiency of \$2.5 million in this account. The required lapsed savings are \$4,773,263. This account provides and pays for operations of state-owned space for state agencies in Hartford, as well as the operating expenses for this Department. Approximately ninety-seven percent (97%) of the expenses for providing the state-owned space to state agencies consists of direct or reimbursable building and grounds operating costs; only three percent (3%), or approximately \$600,000, is for the management fees for over twenty facilities. The Department's requirements for this account are, therefore, of a non-discretionary nature resulting from existing contractual commitments and the provision of the basic level of services determined necessary for agency and/or general public utilization of the space. The services include such items as utilities, life safety and security, cleaning, building repair and maintenance, and general ground maintenance and snowplowing. In addition to previously implemented cost saving measures the Department has delayed routine building and grounds maintenance. The Department has benefited from our ownership and operation of the Capitol Area System (CAS) system and realized cost savings. Some examples of previously implemented measures are a reduction in hours that state buildings remain open during the work week and closing the buildings on weekends; changing the hours cleaning services are performed; reductions in the purchases of supplies and equipment; and repairing rather than replacing infrastructure systems and equipment.

12179 Rents, Taxes and Moving

This account has a projected deficiency of \$2.7 million as a result of the required lapsed savings totaling \$2.86 million. This account pays for the leases and for

any moving expenses of state agencies in Hartford as well as some utilities and property taxes. These expenses are fixed in that they are contractual obligations under existing executed leases. All lessors in Hartford were sent letters (in November of 2009) requesting meetings to discuss a reduction in the costs associated with their leases. Discussions were held with all Hartford properties lessors, several lessors were unable to provide any rent reduction. Reasons given include: inability to obtain lender approval, reduction in rental rate would not provide lessor sufficient income to cover financial commitments, such as mortgages, taxes and insurance. The remaining lessors that were willing to reduce the rent as requested required extension of the current lease agreement and other terms and conditions that were determined not to be beneficial to the State of Connecticut. Our research has shown that state leases are below market rates.

12096 Property Management Services

This account has a projected deficiency of \$1.2 million. The deficiency is a result of a required lapsed savings of \$549,000 and the additional expense of the former Cedarcrest Hospital property. The Property Management Services account pays for property management contracts for property outside of Hartford, as well as for Department staff that assist with the maintenance of occupied state property and vacant state property. The majority of the costs, as in the Other Expense account, are of a non-discretionary nature due to contractual obligations and basic level of services necessary for the space or property. Some cost savings have been realized by merging property management contracts and redeploying Department trades personnel to make repairs previously performed by contracted services.