

Scope of Study

Department of Public Works: Facilities Management

The Department of Public Works (DPW) is responsible for providing facilities and delivering services to state agencies in the areas of planning, designing, constructing, acquiring, managing, and disposing of real property. The department has a staff of approximately 235 and an annual operating budget of about \$45 million.

At any given time the Department of Public Works has under its supervision about 150 active construction projects. Typically, it initiates 50 projects per year and completes a similar number. The department leases approximately 2.5 million square feet of space at an annual cost of \$30 million. It administers about 230 leases. In total, the department has 5 million square feet of space under its management.

Area of Focus

The purpose of the study is to determine if the Department of Public Works is managing facilities in compliance with relevant state laws and regulations and in a manner that effectively and efficiently meets the needs of state agencies.

Areas of Analysis

1. Facility Management
2. Determine if the policies and procedures followed by the Department of Public Works in managing real property for state agencies are efficient and effective in maintaining facilities in a functioning, clean, and safe manner.
3. Are employees and visitors satisfied?
4. Are health and safety statistics (Occupational Safety and Health Administration reports, insurance claims, and criminal incident reports) similar to those for like facilities in the private sector?
5. Are industry maintenance standards established by the Building Owners and Managers Association (BOMA) or similar groups being met by the Department of Public Works?
6. Are maintenance costs paid by the Department of Public Works similar to costs paid by private organizations for the maintenance of like properties?

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