

State of Alaska FY2015 Governor's Operating Budget

Department of Administration Leases Component Budget Summary

Component: Leases

Contribution to Department's Mission

This component holds funding and interagency receipt authorization to pay State lease costs. Please refer to the Lease Administration component for a complete description of this program.

Core Services

- This component holds the funding to pay State lease costs. Please refer to the Lease Administration component for a complete description of this program.

Major Component Accomplishments in 2013

- Continue to utilize State owned space over procuring lease space through the private sector.

Key Component Challenges

Universal Space Standards – Continue to identify Public Building Fund facilities, Non-Public Building Fund facilities, and private leases where the implementation of Universal Space Standards would be fiscally responsible while also identifying possible agencies to relocate from private leases into Public Building Fund facilities to further reduce lease costs.

Space Management - General Services will continue to enforce the new Universal Space Standards to ultimately reduce space needs and associated expenditures. Obtain replacement space for leases expiring in FY2014, FY2015 and FY2016 (for larger leases), and obtain new or additional space for state agencies as required. We will conduct site investigations of leased and state owned space to ensure maximum efficiency and to improve space management. The agency will continue the ongoing task of designing, planning, constructing and relocating departments from private leases for occupancy to the Robert B. Atwood Building, Palmer State Office Building, Linny Pacillo Parking Garage (ground floor) and all other Department of Administration General Services managed facilities.

Contract Management - Site inspections will be performed, General Services will meet with State occupants and advise lessor(s) of cure issues as well as audit leases to ensure renovation and insurance clauses are enforced. The agency will continue to reduce average lease cost for expiring leases as provided in AS 36.30.083.

Linny Pacillo Parking Garage - General Services is administering and managing the design, planning, construction and leasing of the ground floor suite in the Linny Pacillo Parking Garage for the Department of Revenue Child Support Services Division and the Department of Revenue Permanent Fund Dividend Division with projected occupancy in May and June 2014 respectively.

Lease Extension or Replacement - During FY2014 and before FY2015 there are no leases that are scheduled to be extended or replaced where the cost of a new lease may exceed the limits set in AS 36.30.080 (c), or \$500,000 per year or \$2.5 million for the life of the lease as the Division has either extended or replaced most of the leases that fall within the limits of AS 36.30.080 in the previous three fiscal years. Leases that will be executed in FY2014 that may exceed the limits have been reported in the previous fiscal year. This document shall serve as the required notification under AS 36.30.080 (c).

Lease #	Location	Agency	Current Sq Ft	Current Annual Cost	Current Lease Expiration Date	Replacement / New Lease Expiration with all Renewal Options	Potential Cost of Lease with all Renewal Options (commencing w/ occupancy)
NA	NA	NA	NA	NA	NA	NA	NA

Significant Changes in Results to be Delivered in FY2015

Private Leased Space - In order to achieve overall lease cost savings a number of strategies will continue in FY2015. In addition to reducing the number of leased facilities, Universal Space Standards will be used as a guideline to equitably reduce the amount of lease space needed.

State Owned Space - Department of Revenue will continue to utilize State owned space over procuring lease space through the private sector; specifically, the Robert B. Atwood Building will have 12,721 square feet available for lease as the Department of Revenue is scheduled to relocate to the Linny Pacillo Parking Garage by June 2014.

Statutory and Regulatory Authority

AS 36.30.080 State Procurement Code
AS 44.21.020 (1), (5) Duties of Department

Contact Information
<p>Contact: Tom Mayer, Division Director, General Services Phone: (907) 465-5677 Fax: (907) 465-2198 E-mail: tom.mayer@alaska.gov</p>

Leases Component Financial Summary			
<i>All dollars shown in thousands</i>			
	FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
Non-Formula Program:			
Component Expenditures:			
71000 Personal Services	0.0	0.0	0.0
72000 Travel	0.0	0.0	0.0
73000 Services	48,846.6	50,132.7	50,132.7
74000 Commodities	0.0	0.0	0.0
75000 Capital Outlay	0.0	0.0	0.0
77000 Grants, Benefits	0.0	0.0	0.0
78000 Miscellaneous	0.0	0.0	0.0
Expenditure Totals	48,846.6	50,132.7	50,132.7
Funding Sources:			
1007 Interagency Receipts	48,846.6	50,132.7	50,132.7
Funding Totals	48,846.6	50,132.7	50,132.7

Estimated Revenue Collections				
Description	Master Revenue Account	FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
Unrestricted Revenues				
None.		0.0	0.0	0.0
Unrestricted Total		0.0	0.0	0.0
Restricted Revenues				
Interagency Receipts	51015	48,846.6	50,132.7	50,132.7
Restricted Total		48,846.6	50,132.7	50,132.7
Total Estimated Revenues		48,846.6	50,132.7	50,132.7

**Summary of Component Budget Changes
From FY2014 Management Plan to FY2015 Governor**

All dollars shown in thousands

	<u>Unrestricted Gen (UGF)</u>	<u>Designated Gen (DGF)</u>	<u>Other Funds</u>	<u>Federal Funds</u>	<u>Total Funds</u>
FY2014 Management Plan	0.0	0.0	50,132.7	0.0	50,132.7
FY2015 Governor	0.0	0.0	50,132.7	0.0	50,132.7

Component Detail All Funds
Department of Administration

Component: Leases (AR11784) (81)
RDU: General Services (17)

	FY2013 Actuals	FY2014 Conference Committee	FY2014 Authorized	FY2014 Management Plan	FY2015 Governor	FY2014 Management Plan vs FY2015 Governor
71000 Personal Services	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
72000 Travel	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
73000 Services	48,846.6	50,132.7	50,132.7	50,132.7	50,132.7	0.0 0.0%
74000 Commodities	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
75000 Capital Outlay	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
77000 Grants, Benefits	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
78000 Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
Totals	48,846.6	50,132.7	50,132.7	50,132.7	50,132.7	0.0 0.0%
Fund Sources:						
10071/A Rcpts (Other)	48,846.6	50,132.7	50,132.7	50,132.7	50,132.7	0.0 0.0%
Unrestricted General (UGF)	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
Designated General (DGF)	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
Other Funds	48,846.6	50,132.7	50,132.7	50,132.7	50,132.7	0.0 0.0%
Federal Funds	0.0	0.0	0.0	0.0	0.0	0.0 0.0%
Positions:						
Permanent Full Time	0	0	0	0	0	0 0.0%
Permanent Part Time	0	0	0	0	0	0 0.0%
Non Permanent	0	0	0	0	0	0 0.0%

Change Record Detail - Multiple Scenarios with Descriptions
Department of Administration

Component: Leases (81)
RDU: General Services (17)

Scenario/Change Record Title	Trans Type	Totals	Personal Services	Travel	Services	Commodities	Capital Outlay	Grants, Benefits	Miscellaneous	Positions		NP
										PFT	PPT	
***** Changes From FY2014 Conference Committee To FY2014 Authorized *****												
FY2014 Conference Committee	ConfCom	50,132.7	0.0	0.0	50,132.7	0.0	0.0	0.0	0.0	0	0	0
1007 I/A Rcpts		50,132.7										
Subtotal		50,132.7	0.0	0.0	50,132.7	0.0	0.0	0.0	0.0	0	0	0
***** Changes From FY2014 Authorized To FY2014 Management Plan *****												
Subtotal		50,132.7	0.0	0.0	50,132.7	0.0	0.0	0.0	0.0	0	0	0
***** Changes From FY2014 Management Plan To FY2015 Governor *****												
Totals		50,132.7	0.0	0.0	50,132.7	0.0	0.0	0.0	0.0	0	0	0

Line Item Detail
Department of Administration
Services

Component: Leases (81)
RDU: General Services (17)

Line Number	Line Name		FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
73000	Services		48,846.6	50,132.7	50,132.7
Expenditure Account	Servicing Agency	Explanation	FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
73000 Services Detail Totals			48,846.6	50,132.7	50,132.7
73650	Struc/Infstruct/Land	Fixed rent, lease costs and space expenses for office and other types of lease space.	48,846.6	50,132.7	50,132.7

Restricted Revenue Detail
Department of Administration

Component: Leases (81)
RDU: General Services (17)

Master Account	Revenue Description				FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
51015	Interagency Receipts				48,846.6	50,132.7	50,132.7
Detail Information							
Revenue Amount	Revenue Description	Component	Collocation Code	AKSAS Fund	FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
59015	Office Of The Governr Interagency receipts for leased space costs	Department-wide	2560376	11100	619.5	608.1	600.9
59020	Administration Interagency receipts for leased space costs	Department-wide	2560376	11100	5,237.6	6,322.7	4,043.8
59030	Law Interagency receipts for leased space costs	Department-wide	2560376	11100	4,160.0	4,069.3	4,456.4
59040	Revenue Interagency receipts for leased space costs	Department-wide		11100	243.4	252.1	227.4
59050	Education Interagency receipts for leased space costs	Department-wide	2560376	11100	1,804.5	1,806.5	1,992.7
59060	Health & Social Svcs Interagency receipts for leased space costs	Department-wide		11100	14,352.0	14,390.1	14,717.0
59070	Labor Interagency receipts for leased space costs	Department-wide	2560376	11100	6,300.3	6,470.6	6,858.8
59080	Commrc & Econmc Dev Interagency receipts for leased space costs	Department-wide	2560376	11100	979.9	981.3	1,048.4
59090	Military & Vet Affrs Interagency receipts for leased space costs	Department-wide	2560376	11100	239.9	240.7	375.7
59100	Natural Resources Interagency receipts for leased space costs	Department-wide	2560376	11100	1,733.7	1,753.8	1,574.2
59110	Fish & Game	Department-wide	2560376	11100	4,221.5	4,229.3	4,402.4

Restricted Revenue Detail
Department of Administration

Component: Leases (81)
RDU: General Services (17)

Master Account	Revenue Description				FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
51015	Interagency Receipts				48,846.6	50,132.7	50,132.7
Detail Information							
Revenue Amount	Revenue Description	Component	Collocation Code	AKSAS Fund	FY2013 Actuals	FY2014 Management Plan	FY2015 Governor
	Interagency receipts for leased space costs						
59120	Public Safety Interagency receipts for leased space costs	Department-wide	2560376	11100	1,923.1	1,970.4	1,943.7
59180	Environmental Consvn Interagency receipts for leased space costs	Department-wide	2560376	11100	3,194.1	3,188.7	3,548.1
59200	Corrections Interagency receipts for leased space costs	Department-wide	2560376	11100	1,224.5	1,233.1	1,377.3
59250	Dotpf Op, Tpb,& Othr Interagency receipts for leased space costs	Department-wide	2560376	11100	2,519.7	2,534.3	2,882.6
59310	Legislative Affairs Interagency receipts for leased space costs	Administrative Services	2560376	11100	44.6	44.7	46.4
59410	Alaska Court System Interagency receipts for leased space costs	Trial Courts	2560376	11100	48.3	37.0	36.9