

  
THE CITY OF NEW YORK  
THE PRESIDENT OF THE COUNCIL  
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PRESIDENT

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STATEMENT BY COUNCIL PRESIDENT CAROL BELLAMY -- July 12, 1984

Board of Estimate Calendar Items #87 and #88

The items before us illustrate yet again the Koch Administration's failure to plan effectively for capital projects by developing and implementing them at projected cost. It turns out that when it comes to realistic cost projections the Department of General Services and the Department of Corrections are the "Pollyannas of Planning." Now we are forced to pay for the Administration's mistakes.

In December, when the Board of Estimate first considered capital expenditures for the Brig, the Administration estimated the construction costs would be \$17.5 million. The projected construction cost has since shot up to \$33.9 million -- a 94 percent increase. *Although the amounts we are being asked to approve total \$291,000,* Total project costs have now escalated by 80 percent to \$44.9 million from the December estimate of \$25 million.

How did the Administration get City taxpayers into this mess? It appears that Corrections failed to communicate during the initial planning stages of this project what was needed to make this facility a medium security jail. The result: Key elements including adequate health facilities, and emergency power generators, were not included nor budgeted for in the original project design.

In addition, operating with virtually no blueprints, these two agencies failed to produce realistic cost estimates for the improvements necessary to ensure that there were adequate electrical and plumbing systems at the Brig. DGS and Corrections assumed that the existing plumbing and electrical systems would need only minor alterations. The fact is that a major revamping of both systems is required. Upgrading these two items alone carries an additional price tag of \$4.6 million.

The Administration failed not only to anticipate the number of jail cells

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city to a local development corporation. The commercial building will serve as a base for an additional 11-story housing tower on the northeast corner of the site. The architect for the community housing is the Edelman Partnership, and Anshuetz, Christidis & Lauster are the architects for the commercial building. Both firms are New York-based.

Construction of the detention center will be completed by July 1988. Funding and completion of the housing is dependent on HUD approvals.

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