

ARKANSAS BUILDING AUTHORITY (350) - 2009-11 BIENNIUM

I) AGENCY SUMMARY & REVENUE SOURCES

MISSION

This agency is responsible for obtaining sites for state agencies, for authorizing the leasing of property for and by state agencies, and assisting state agencies in the construction of public buildings.

TOTAL BIENNIAL BUDGET

The agency's total appropriation for FY10 is \$20,719,359.

FUNDING SOURCE

The budget is funded from general revenue, rent & reimbursement, and trust funds.

II) CHANGES/APPROPRIATIONS

The Agency is exploring opportunities to expand its building management portfolio in an effort to generate additional rent revenues and management fees. These include a proposed new Management Contract for the maintenance and operations of the Arkansas Services Center in Jonesboro and a proposed Lease/Purchase Agreement for a 110,000 sq. ft. commercial building to house multiple state agencies. ABA's Building Maintenance appropriation will include the following increases to meet the needs of the new contracts.

- Regular Salaries and Matching for 1 Maintenance Coordinator position, 2 Maintenance Technician positions, and 1 Maintenance Assistant position.
- Increase in Operating Expenses of \$1,607,352 in FY10 and \$1,936,140 in FY11 for increases in electric, natural gas and water/sewer expenses, increase in State minimum wage, and the transfer of the master lease agreement for the DDSSA facility located at 7th & Pulaski.
- Additional Capital Outlay of \$79,100 each year for the purchase of mowers, tractors, and other building maintenance equipment.
- Increases in Debt Service, and Lease Purchase and restoration of an unfunded \$250,000 biennial contingency appropriation in the event that the Agency executes one or more building contracts or maintenance agreements and the appropriations or funds otherwise provided are not sufficient to address those needs.

In the event that additional buildings are needed by the state, restoration of \$1,500,000 appropriation for Operating Expenses and Construction/Renovations line items to provide for the acquisition and operation of additional buildings.

III) POSITIONS

Total positions for the 2009-11 biennium: 92

Total positions for FY 2009: 88

IV) SPECIAL LANGUAGE

* Transfer of Funds- The ABA may request a transfer of funds from the State Central Svcs. Fund to the ABA Maintenance Fund for the operation of the Justice Building in an amount not to exceed the dollar amount appropriated in the Justice Building Operations appropriation.

* Carry Forward - Critical Maintenance: Unexpended funds may be carried forward to the next fiscal year.

* Restrictions - The Aegon building shall not be demolished but retained as office space for state agencies.

* Transfer of Funds - The ABA may request a transfer of funds from Building Maintenance to Acquisition and Maintenance fund.

* Contingency Appropriation Transfer Authority - The ABA may transfer appropriation and funds from the Facilities Management Contingency Appropriation to any authorized appropriation.

* Transfer to Facilities Management Contingency Appropriation Authority - Appropriations and funds transferred to the Facilities Management Contingency Appropriation are to be used for building contracts or maintenance agreements with State Agencies and the Facilities Management Contingency Appropriation will have carry forward authority.

* Position Pool - ABA shall establish and maintain a pool of twenty classified positions for additional building contracts or maintenance agreements.

