



## Fiscal Estimate Narratives

DOA 3/3/2004

LRB Number	03-4295/1	Introduction Number	SB-514	Estimate Type	Original
<b>Subject</b>					
Historic buildings; certified downtowns; highway projects					

### Assumptions Used in Arriving at Fiscal Estimate

For the Department of Administration, the bill's provisions that relate to support of the Building Commission or the leasing of facilities are those considered in this estimate.

The bill would require downtown locations for new state office buildings for certified Main Street Communities unless the cost of locating downtown is more than 10% greater than the average cost of sites in the geographic service that are not downtown. Few new buildings may be expected in the foreseeable future and the analysis on such cost can be done as part of capital budget reviews. Thus, the agency would absorb the cost of the analysis. It is not possible to determine whether any particular downtown location might cost more or less than the average cost measure defined in the bill until specific facilities are being located.

The bill would also require the Building Commission not to approve leases for state office facilities to be located outside of downtown for certified Main Street Communities unless the cost of locating downtown is more than 10% greater than the average cost for facilities in the geographic service area outside downtown. DOA leasing staff conducted an analysis of present leases in Main Street areas, based on a 10% higher cost rate, and estimated this provision might cost an additional \$133,600 in lease costs to be paid by state agencies. Actual costs, however, would depend on the actual leases and their terms. Additionally, if all applicable offices would have to relocate as a result of the bill's provisions on leases, the moving costs might be another \$209,200.

Local costs are unknown.

### Long-Range Fiscal Implications

Unknown.