

Alaska State Legislature

Legislative Affairs Agency

Office of the Executive Director

Terry Miller Legislative Office Building, Room 217

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MEMORANDUM

TO: Representative David Guttenberg
Legislative Council Chair

FROM: Jessica Geary *Jess Geary*
Executive Director

DATE: June 15, 2018

SUBJECT: Legislative Council Upcoming Projects

Per your request, below are possible items for discussion at a future Legislative Council meeting.

- 526 Seward Street Property
 - 526 Seward Street, the property adjacent to the Terry Miller Legislative Office Building (TMLOB), burned down in September of 2017. Since then, it has been occupied by vagrants and is a liability in its current state. The Juneau Community Foundation has offered to purchase the building and give it to the Legislature if desirable. They would also help with the demolition costs, currently estimated to be \$100,000-\$200,000. LAA is awaiting an environmental hazards study that will help determine the demolition estimate before seeking approval from Legislative Council.
 - The long-term plan is to conceptualize and eventually build an on-site storage facility and move out of the Goldstein Building, which would save approximately \$40,000 annually. Even if nothing is done except property acquisition, the risk is substantially reduced by acquiring ownership.
 - We have, and will continue to, consolidate our square footage in the current Goldstein Building storage area. We pay .68 per square foot for 4,608 square feet.
- Capitol Column Restoration
 - The four columns in front of the Capitol need to be shored and honed, which involves filling the cracks with epoxy, leveling and polishing the columns. It is a large and important project estimated to cost approximately \$300,000. The Juneau Community Foundation has agreed to match the cost at 50%. An engineer's report and subsequent RFP is in process.
- Terry Miller Legislative Office Building Windows and Cladding
 - The RFP is ready to be issued for the window project. An engineer's report and subsequent RFP are in process for the siding project. While it is advantageous to conduct both projects simultaneously for efficiency and mobilization, windows take priority. Windows have been replaced on an as-needed basis, with south side windows (5th Street) replaced in 1986 and north side windows (6th Street) replaced in 1998. Currently, many windows have cracked seals and are not energy efficient, which increases heating costs. The TMLOB exterior concrete is degrading due to aggregate expansion and corrosion. Cladding will protect the siding and defer maintenance.

I am pleased to answer any questions. Thank you.