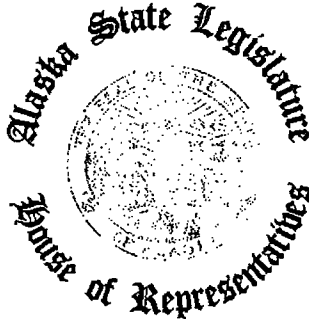


REPRESENTATIVE
CHARISSE MILLETT

Anchorage

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Kevin Brooks
Deputy Commissioner
Administration


Monday, March 16, 2009

Kevin,

I am writing to ask if you would consider providing more information regarding the Subport Building proposal. When a similar proposal for a building in Anchorage was brought to the legislature, in addition to providing an independent market survey, an RFI (Request for Information) was also issued for comparable office space in the Anchorage area (see attached). I would think it is only appropriate that this proposed project go through the same process. Not only to be sure that we are receiving the best market data, but also to ensure an open and equitable process has been undertaken.

If you do not wish to pursue this action, at the least, I would like the attached questions addressed before moving HB 161, out of committee. If you have any further questions or would like to discuss this request please don't hesitate to call me or my staff at 907-465-3879.

Thank you for your time and consideration in this matter.


Representative Charisse Millett

Information Request

- 1) What are the lease rates per square foot for each of the buildings currently being occupied by Dept. of Labor, Dept. of Corrections, Dept. of Fish and Game and Dept. of Public Safety?
- 2) Can you make available a datasheet showing all current leases for state office space in Juneau? We currently have that data for Anchorage and assume it would be easy to produce. (see example)

Lease	Tenants	Common Name	Lessor Name	Sq'	Cost/Sq' (month)	Type
1201	H&SS	Blomfield Building	Fourth & Gambell, LLC	29472	1.485743078	Office

- 3) What are the lease rates for the new AMHT building?
- 4) Please provide the draft lease agreement.
- 5) Please provide the backup data used to create the cost estimate for the AMHT building.
- 6) What would the maintenance/security costs be for the unoccupied buildings after the departments move to the proposed AMHT Building?
- 7) If we are intent on entering into a lease-purchase agreement, why not demo the two State owned buildings and replace them with a building with capacity for all affected departments through a lease-purchase agreement so the state retains ownership after completion?
- 8) On the justification sheet for HB 161 an AMHTA analysis for Option 1 and DGS analysis for Option 2 are mentioned. Please provide the analysis.
- 9) On the justification sheet there was information on problems with the Labor building – please provide all information you have.
- 10) Does the Governor support HB 161?
- 11) How is the AMHT going to pay for a 20 million dollar parking garage, should they decide to sell or develop the property adjacent to the AMHT building (proposed ground parking)? Parking garages currently operate at a loss nationwide, what revenue stream will pay for it?
- 12) Would the bill sponsor or Administration have any problems with adding the Anchorage Block 39 project to this bill?