

**ALASKA STATE LEGISLATURE
LEGISLATIVE COUNCIL**

**SEPTEMBER 19, 2019
1:30 PM**

MEMBERS PRESENT

Senator Gary Stevens, Chair
Representative Louise Stutes, Vice Chair
Senator John Coghill
Senator Mia Costello
Senator Cathy Giessel
Senator Bert Stedman
Senator Natasha von Imhof
Representative Neal Foster
Representative DeLena Johnson
Representative Jennifer Johnston
Representative Chuck Kopp
Representative Steve Thompson

MEMBERS ABSENT

Senator Lyman Hoffman
Representative Bryce Edgmon

OTHER MEMBERS PRESENT

AGENDA

APPROVAL OF MINUTES
CONTRACT APPROVALS

SPEAKER REGISTER

Jessica Geary, Executive Director, Legislative Affairs Agency
JC Kestel, Procurement Officer, Legislative Affairs Agency

[1:31:41 PM](#)

I. CALL TO ORDER

CHAIR STEVENS called the Legislative Council meeting to order at 1:30pm in the Anchorage Legislative Information Office (LIO) Large Conference Room. Present at the call were: Senators Coghill, Costello, Giessel, Stedman, Stevens, von Imhof; Representatives Foster, Johnson, Johnston, Kopp, Stutes, Thompson.

Senator Hoffman and Representative Edgmon were absent.

12 members present.

II. APPROVAL OF MINUTES

- A. JUNE 25, 2019**
- B. AUGUST 21, 2019**

[1:33:31 PM](#)

VICE-CHAIR STUTES moved and asked unanimous consent that Legislative Council approve the minutes dated June 25, 2019, and August 21, 2019, as presented.

CHAIR STEVENS asked if there were corrections or additions to those minutes. Seeing none, the minutes are approved.

III. CONTRACT APPROVALS

- A. Terry Miller Legislative Office Building Window and Exterior Renovation Project Change Order**

[1:33:34 PM](#)

VICE-CHAIR STUTES moved that Legislative Council approve Change Order No. 4 with F&W Construction Company, Inc. in the amount of \$239,011.90 for the demolition of hazardous building materials containing asbestos and lead paint at the Terry Miller Legislative Office Building.

CHAIR STEVENS objected for purpose of discussion. He said this was not an issue we planned for and asked JC Kestel to provide a brief explanation.

JC KESTEL, Procurement Officer for the Legislative Affairs Agency, said the renovation project on the Terry Miller Building began in May of 2019. During the initial phases, F&W

Construction explored the building and realized there were some hazardous materials encased behind the window framing that consisted of lead paint and asbestos. F&W Construction solicited bids for subcontractors for the asbestos abatement work and chose Alaska Abatement Corporation, which was the lowest bid. The Legislative Affairs Agency requests Council's approval to proceed with Change Order No. 4, so the hazardous materials can be removed and the project can proceed as planned.

CHAIR STEVENS asked if there were questions or comments.

REPRESENTATIVE THOMPSON said he understood that if asbestos was kept encapsulated or covered, it did not need to be renovated completely. He asked if this was the case here.

MR. KESTEL responded that because this asbestos is located in the caulking which holds in the existing windows, encapsulation was not possible since it had to be removed for the new windows to fit into place properly.

CHAIR STEVENS asked if there were further comments.

SENATOR VON IMHOF asked what is the additional timeframe required to complete this project, or is there, to do the remediation before the windows can be replaced.

MR. KESTEL replied that the contractor estimated approximately a sixty-one day contract extension as needed for this asbestos abatement. The plan is for the abatement crew to work on areas of the building and have F&W Construction follow behind, one area at a time, to replace the windows as needed. This way it is not a complete removal of all the building's windows at one time. It is estimated to last approximately sixty-one days for the abatement.

SENATOR VON IMHOF said the Change Order is for \$239,000. She then asked if that money is in our account and what will it do to the balance?

JESSICA GEARY, Executive Director of the Legislative Affairs Agency, responded that there are capital funds available and we can afford this Change Order.

CHAIR STEVENS said this is never an issue that we like to happen, but when it happens it must be dealt with. He asked if there were further comments. Seeing none, he requested a roll call vote.

A roll call vote was taken.

YEAS: Senators Coghill, Costello, Giessel, Stedman, Stevens, von Imhof; Representatives Foster, Johnson, Johnston, Kopp, Stutes, Thompson.

NAYS: None

The motion passed 12-0.

B. HOMER LEASE RENEWAL

1:39:40 PM

VICE-CHAIR STUTES moved that Legislative Council approve Renewal No. 5 of the lease for Homer Office Space in an amount of \$60,564.00.

CHAIR STEVENS objected for purpose of discussion and asked JC Kestel to provide a brief explanation of this issue.

MR. KESTEL said the original lease agreement between the Legislative Affairs Agency and Clayton L. and Joan E. Ellington for office space in Homer was for a three-year term that began November 1, 2012, and terminated October 31, 2015. There were five lease renewals available under the original lease agreement, each for a one-year period. LAA has exercised four of the renewal options.

Renewal No. 4 of the lease expires on October 31, 2019. LAA would like approval to proceed with Renewal No. 5 for the period November 1, 2019, through October 31, 2020.

If Legislative Council approves Renewal No. 5, this will leave no more lease renewal options available, so LAA must issue a bid or lease extension before Renewal No. 5 expires on October 31, 2020.

CHAIR STEVENS said he is one of the legislators affected by this lease as he has a staff person there, as does Representative Vance. He continued that this has been a very good office space, far better than the previous space occupied years ago. He asked if there was any discussion or questions on this motion.

REPRESENTATIVE THOMPSON asked if this is the same amount as paid last year, or if there was an automatic increase.

MR. KESTEL replied that there is an automatic Consumer Price Index (CPI) increase, based on the Alaska level, which all Agency leases are subject to.

CHAIR STEVENS asked if there were further comments. Seeing none, he removed his objection and requested a roll call vote.

A roll call vote was taken.

YEAS: Senators Coghill, Costello, Giessel, Stedman, Stevens, von Imhof; Representatives Foster, Johnson, Johnston, Kopp, Stutes, Thompson.

NAYS: None

The motion passed 12-0.

IV. ADJOURN

CHAIR STEVENS thanked everyone for making themselves available and said if there is nothing further to come before the Council, we are adjourned.

[1:43:31 PM](#)