

HOUSE BILL NO. 234

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-FIRST LEGISLATURE - FIRST SESSION

BY REPRESENTATIVE ROKEBERG

Introduced: 5/13/99

Referred: State Affairs, Finance

A BILL**FOR AN ACT ENTITLED**

1 "An Act relating to construction of a legislative hall."

2 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

3 * **Section 1.** FINDINGS. (a) The legislature finds that ground was broken for the capitol
4 building by Governor George A. Parks on September 18, 1929, and the building was
5 completed in 1931. The capitol building currently houses offices of the governor, the
6 lieutenant governor, and the legislature.

7 (b) The legislature finds that over the years the capitol building maintenance staff has
8 provided valiant efforts to bring the building into the 1990s and accommodate emerging
9 technology, but that there is only so much that can be done to address major problems. In
10 1998, the fire chief for the capital city inspected the building and prepared a report identifying
11 problems. Some of the items were minor and were addressed, but major problems with the
12 corridors cannot be solved. Corridors need to be unobstructed, but, because office space is
13 limited, the corridors are filled with chairs, benches, and other furniture, as well as photocopy
14 machines. A fire protection corridor that allows safe exiting of occupants, free from smoke,
15 is now a fundamental life safety requirement for office buildings that the capitol building

1 cannot meet. While an automatic sprinkler system and new door system are mitigating
2 measures, these would not correct the path of travel because of structural deficiencies.

3 (c) The legislature finds that the following items are also of concern:

4 (1) corridor length; there are many corridors that are long "shotgun" type
5 corridors that do not meet the current fire and safety building codes;

6 (2) space; the space in most offices does not meet the minimum requirements
7 for the number of occupants, and most existing office configurations are inefficient;

8 (3) access; the building has many rooms that do not meet the requirements for
9 ingress and egress under 42 U.S.C. 12101 - 12213 (Americans with Disabilities Act of 1990),
10 thereby possibly endangering the health, life, and safety of employees working in the building
11 and visitors to the building;

12 (4) lack of amenities; there is inadequate parking for the building, no public
13 lounge or food service facilities, and limited space for shared equipment, such as copy
14 machines;

15 (5) chamber space; both chambers and the public galleries are too small;

16 (6) committee space; committee rooms are too small to accommodate members
17 of the legislature and the public who wish to attend meetings;

18 (7) electrical and telecommunication services; the wiring is inadequate;

19 (8) heating and ventilating; the heating system is antiquated, and there is no
20 air conditioning or proper ventilating system in the building since opening windows does not
21 always provide cross circulation.

22 (d) The legislature finds that the capitol building has outlived its usefulness as a
23 legislative hall.

24 * **Sec. 2.** SPECIFICATIONS FOR A LEGISLATIVE HALL. (a) The Alaska Legislative
25 Council shall develop specifications for construction of a new legislative hall and make those
26 specifications available to legislators and members of the public by December 15, 2000. The
27 specifications must include a method under which the aesthetic appeal of the building will be
28 considered. The legislative hall must meet all fire and building codes, including requirements
29 of 42 U.S.C. 12101 - 12213 (Americans with Disabilities Act of 1990), and meet the highest
30 construction and geotechnical engineering standards. The building must contain adequate
31 heating, ventilating, and air conditioning systems, with individual controls for each system.

1 The building must be configured so that office walls are not load bearing. All office rooms
2 must be wired for computer service, telephone service, fax machines, copy machines, cable
3 television, and security cameras. Capacity for additional wiring in the entire building must
4 be provided for. The specifications must provide for at least the following space:

5 (1) a private office for each legislator and that legislator's staff, with the
6 offices for the Speaker of the House of Representatives and the President of the Senate to be
7 larger than other legislators' offices;

8 (2) a chamber room for each body of the legislature, each with electronic
9 voting boards and other appropriate equipment and with galleries that accommodate at least
10 150 people in addition to the media;

11 (3) a private lounge for legislators located on the same floor as the chambers,
12 with cooking facilities;

13 (4) 18 committee rooms, each with space for committee staff, 11 committee
14 members, and at least 75 members of the public;

15 (5) a suite of office space for use by the governor, the lieutenant governor, and
16 commissioners or other executive branch staff when they visit the legislative hall;

17 (6) one courtroom and adequate offices for judicial officers of the supreme
18 court and staff;

19 (7) at least one photocopy services room on each floor large enough for at least
20 one photocopier, photocopy and other supplies, and user;

21 (8) a public lounge and restaurant;

22 (9) rooms for security staff, documents, and supplies;

23 (10) office space for each agency of the legislative branch that the legislative
24 council determines should be located with the legislature;

25 (11) office space for the senate secretary and the chief clerk of the House of
26 Representatives;

27 (12) a print shop;

28 (13) a maintenance shop;

29 (14) a media office;

30 (15) an area adequate for electronic technology and telecommunications
31 equipment and cabling;

1 (16) a rotunda or atrium of sufficient size for public meetings, celebrations,
2 and events;

3 (17) facilities for the display of Alaska historical exhibits and artifacts.

4 (b) The specifications prepared by the legislative council must address parking and
5 must include at least the following:

6 (1) covered parking for at least 75 vehicles on the site of the legislative hall;

7 (2) parking for at least 300 vehicles on the site of the legislative hall or
8 adjacent to the site;

9 (3) covered walkways from the parking areas required under (1) and (2) of this
10 subsection to the legislative hall; and

11 (4) parking areas for an additional 150 vehicles near the site of the legislative
12 hall.

13 (c) Total parking provided for under (b)(2) and (4) of this section must equal or
14 exceed the amount specified in the edition of the Uniform Building Code that is current on
15 the date specifications are completed.

16 * **Sec. 3. PROPOSALS FOR THE LEGISLATIVE HALL.** Upon completion of the
17 specifications, the Alaska Legislative Council shall solicit proposals for construction of the
18 legislative hall to be operated, maintained, repaired, and managed by the legislative council
19 for use by the legislature as the location for regular and special sessions and for interim work.
20 Proposals may be submitted by boroughs or unified municipalities with at least 30,000
21 residents. Proposals must include details regarding the financing of the project and terms on
22 which the project site and completed legislative hall will be made available to the legislature.
23 A proposal may not require lease payments by the legislature in excess of \$1 a year or provide
24 for a project completion date that is later than June 30, 2003. In evaluating each proposal,
25 the legislative council shall consider whether the proposed site

26 (1) has basic utility services;

27 (2) has adequate airport access;

28 (3) has adequate road access or at least weekly ferry service during winter
29 months;

30 (4) is in an area with adequate health, education, and social services facilities
31 and adequate housing opportunities.

1 * **Sec. 4.** SELECTION OF A PROPOSAL. The Alaska Legislative Council shall review
2 all proposals, conduct inspection, and select a proposal or reject all proposals by June 30,
3 2001. If a proposal is selected, the legislative council shall enter into contracts, leases, and
4 other agreements necessary to carry out the terms of the proposal. If the proposal selected
5 includes a site wholly or partially on state land, the legislative council shall take all action
6 necessary to arrange for the transfer of the land to the municipality at no cost, including the
7 introduction of legislation to accomplish that purpose. The contract procedures adopted by
8 the legislative council under AS 36.30.020 do not apply to the selection of a proposal under
9 this section or to a contract, lease, or other agreement entered into by the committee under this
10 section. AS 35.05.010 does not apply to planning for or construction of a legislative hall
11 under this Act.

12 * **Sec. 5.** Notwithstanding AS 24.05.090 and other provisions of law, if a legislative hall
13 is constructed under this Act, beginning with the Second Regular Session of the Twenty-Third
14 Alaska State Legislature and during each session thereafter, the legislature shall convene in
15 that legislative hall. The revisor of statutes shall prepare a bill and submit it to the Alaska
16 Legislative Council making all changes to statutes necessary to conform to this section.