

HOUSE BILL NO. 23

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-FOURTH LEGISLATURE - SECOND SESSION

BY REPRESENTATIVES ROKEBERG, Neuman

Introduced: 1/10/05

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.** The uncodified law of the State of Alaska is amended by adding a new section
4 to read:

5 FINDINGS. (a) The legislature finds that ground was broken for the capitol building
6 by Governor George A. Parks on September 18, 1929, and the building was completed in
7 1931. The capitol building currently houses offices of the governor, the lieutenant governor,
8 and the legislature.

9 (b) The legislature finds that over the years the capitol building maintenance staff has
10 provided valiant efforts to bring the building into the 21st century and accommodate emerging
11 technology, but that there is only so much that can be done to address major problems. In
12 1998, the fire chief for the capital city inspected the building and prepared a report identifying
13 problems. Some of the items were minor and were addressed, but major problems with the
14 corridors cannot be solved. Corridors need to be unobstructed, but, because office space is
15 limited, the corridors are filled with chairs, benches, and other furniture, as well as photocopy

1 machines. A fire protection corridor that allows safe exiting of occupants, free from smoke, is
 2 now a fundamental life safety requirement for office buildings that the capitol building cannot
 3 meet. While an automatic sprinkler system and new door system are mitigating measures,
 4 these would not correct the path of travel because of structural deficiencies.

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

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

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

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

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

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

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

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

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

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

26 * **Sec. 2.** The uncodified law of the State of Alaska is amended by adding a new section to
 27 read:

28 SPECIFICATIONS FOR A LEGISLATIVE HALL. (a) The Alaska Legislative
 29 Council shall develop specifications for construction of a new legislative hall and make those
 30 specifications available to legislators and members of the public by December 15, 2005. The
 31 specifications must include a method under which the aesthetic appeal of the building will be

1 considered. The legislative hall must meet all fire and building codes, including requirements
2 of 42 U.S.C. 12101 - 12213 (Americans with Disabilities Act of 1990), and meet the highest
3 construction and geotechnical engineering standards. The building must contain adequate
4 heating, ventilating, and air conditioning systems, with individual controls for each system.
5 The building must be configured so that office walls are not load bearing. All office rooms
6 must be wired for computer service, telephone service, fax machines, copy machines, cable
7 television, and security cameras. Capacity for additional wiring in the entire building must be
8 provided for. The specifications must provide for at least the following space:

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

12 (2) a chamber room for each body of the legislature, each with electronic
13 voting boards and other appropriate equipment and with galleries that accommodate at least
14 150 people in addition to the media;

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

17 (4) 18 committee rooms, each with space for committee staff, 11 committee
18 members, and at least 75 members of the public;

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

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

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

25 (8) a public lounge and restaurant;

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

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

29 (11) office space for the senate secretary and the chief clerk of the house of
30 representatives;

31 (12) a print shop;

- 1 (13) a maintenance shop;
2 (14) a media office;
3 (15) an area adequate for electronic technology and telecommunications
4 equipment and cabling;
5 (16) a rotunda or atrium of sufficient size for public meetings, celebrations,
6 and events;
7 (17) facilities for the display of Alaska historical exhibits and artifacts;
8 (18) a documents room;
9 (19) a press room with space to rent to press groups;
10 (20) adequate and efficient restrooms on each floor that exceed current code
11 requirements.

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

- 14 (1) covered parking for at least 75 vehicles on the site of the legislative hall;
15 (2) parking for at least 300 vehicles on the site of the legislative hall or
16 adjacent to the site;
17 (3) covered walkways from the parking areas required under (1) and (2) of this
18 subsection to the legislative hall; and
19 (4) parking areas for an additional 150 vehicles near the site of the legislative
20 hall.

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

24 * **Sec. 3.** The uncodified law of the State of Alaska is amended by adding a new section to
25 read:

26 PROPOSALS FOR THE LEGISLATIVE HALL. Upon completion of the
27 specifications, the Alaska Legislative Council shall solicit proposals for construction of the
28 legislative hall to be operated, maintained, repaired, and managed by the legislative council
29 for use by the legislature as the location for regular and special sessions and for interim work.
30 Proposals may be submitted by boroughs or unified municipalities with at least 30,000
31 residents. Proposals must include details regarding the financing of the project and terms on

1 which the project site and completed legislative hall will be made available to the legislature.
2 A proposal may not require lease payments by the legislature in excess of \$1 a year or provide
3 for a project completion date that is later than June 30, 2008. In evaluating each proposal, the
4 legislative council shall consider whether the proposed site

5 (1) has basic utility services;

6 (2) has adequate airport access;

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

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

11 * **Sec. 4.** The uncodified law of the State of Alaska is amended by adding a new section to
12 read:

13 **SELECTION OF A PROPOSAL.** The Alaska Legislative Council shall review all
14 proposals, conduct inspection, and select a proposal or reject all proposals by June 30, 2006.
15 If a proposal is selected, the legislative council shall enter into contracts, leases, and other
16 agreements necessary to carry out the terms of the proposal. If the proposal selected includes
17 a site wholly or partially on state land, the legislative council shall take all action necessary to
18 arrange for the transfer of the land to the municipality at no cost, including the introduction of
19 legislation to accomplish that purpose. The contract procedures adopted by the legislative
20 council under AS 36.30.020 do not apply to the selection of a proposal under this section or to
21 a contract, lease, or other agreement entered into by the committee under this section.
22 AS 35.05.010 does not apply to planning for or construction of a legislative hall under this
23 Act.

24 * **Sec. 5.** The uncodified law of the State of Alaska is amended by adding a new section to
25 read:

26 **TRANSITION.** Notwithstanding AS 24.05.090 and other provisions of law, if a
27 legislative hall is constructed under this Act, beginning with the First Regular Session of the
28 Twenty-Sixth Alaska State Legislature and during each session thereafter, the legislature shall
29 convene in that legislative hall. The revisor of statutes shall prepare a bill and submit it to the
30 Alaska Legislative Council making all changes to statutes necessary to conform to this
31 section.