

HOUSE BILL NO. 26

IN THE LEGISLATURE OF THE STATE OF ALASKA
TWENTY-SEVENTH LEGISLATURE - FIRST SESSION

BY REPRESENTATIVES NEUMAN, Stoltze

Introduced: 1/18/11

Referred: Community and Regional Affairs, State Affairs, Finance

A BILL

FOR AN ACT ENTITLED

1 **"An Act relating to construction of a legislative hall or renovation of an existing building**
2 **for use as a legislative hall."**

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** The uncodified law of the State of Alaska is amended by adding a new section
5 to read:

6 SPECIFICATIONS FOR A LEGISLATIVE HALL. (a) The Alaska Legislative
7 Council shall develop specifications for construction of a new legislative hall or renovation of
8 an existing building for use as a legislative hall and make those specifications available to
9 legislators and members of the public by July 15, 2012. The specifications must include a
10 method under which the aesthetic appeal of the building will be considered. The legislative
11 hall must meet all fire and building codes, including requirements of 42 U.S.C. 12101 - 12213
12 (Americans with Disabilities Act of 1990), and meet the highest construction and geotechnical
13 engineering standards. The building must contain adequate heating, ventilating, and air
14 conditioning systems, with individual controls for each system. The building must be

1 configured so that office walls are not load bearing. All office rooms must be wired for
2 computer service, telephone service, facsimile machines, copy machines, cable television, and
3 security cameras. Capacity for additional wiring in the entire building must be provided for.
4 The specifications may provide for 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 the
10 public and members of the press and other media;

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

13 (4) adequate committee rooms, each with space for committee staff,
14 committee members, and 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) at least one photocopy services room on each floor large enough for at
18 least one photocopier, photocopy and other supplies, and user;

19 (7) a public lounge and restaurant;

20 (8) rooms for security staff, documents, and supplies;

21 (9) office space for each agency of the legislative branch that the legislative
22 council determines should be located with the legislature;

23 (10) office space for the senate secretary and the chief clerk of the house of
24 representatives;

25 (11) a print shop;

26 (12) a maintenance shop;

27 (13) a media office;

28 (14) an area adequate for electronic technology and telecommunications
29 equipment and cabling;

30 (15) a rotunda or atrium of sufficient size for public meetings, celebrations,
31 and events;

- 1 (16) facilities for the display of Alaska historical exhibits and artifacts;
2 (17) a documents room;
3 (18) a press room with space to rent to members of the press and other media
4 groups;
5 (19) a child care facility;
6 (20) adequate and efficient restrooms on each floor that exceed current code
7 requirements.

8 (b) The specifications prepared by the legislative council must address parking to
9 include at least the following:

- 10 (1) covered parking on the site of the legislative hall;
11 (2) additional parking on the site of the legislative hall or adjacent to the site;
12 (3) covered walkways from the parking areas required under (1) and (2) of this
13 subsection to the legislative hall; and
14 (4) parking areas for additional vehicles near the site of the legislative hall.

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

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

20 **PROPOSALS FOR THE LEGISLATIVE HALL.** On completion of the specifications,
21 the Alaska Legislative Council shall solicit proposals for construction of the legislative hall or
22 renovation of an existing building for use as a legislative hall, to be operated, maintained,
23 repaired, and managed after the construction or renovation is completed by the legislative
24 council, for use by the legislature as the location for regular sessions and for interim work.
25 Proposals must include a firm financing commitment for the project and terms on which the
26 project site and completed legislative hall will be made available to the legislature. A proposal
27 may not require payments by the state in excess of \$1 a year or provide for a project
28 completion date that is later than June 30, 2017. The proposal must include indemnification of
29 the state for all local assessments or fees other than ordinary utility and municipal service
30 charges. In evaluating each proposal, the legislative council shall consider the cost to state
31 residents of transportation to and from the proposed site based on calculations involving

1 transportation costs from at least five cities, including one city in each judicial district. The
2 legislative council shall also consider whether the proposed site

3 (1) has adequate utility services;

4 (2) has adequate airport access;

5 (3) has adequate access by road, air, or marine ferry;

6 (4) is in an area with adequate health, education, and social services facilities

7 and adequate housing opportunities.

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

10 SELECTION OF A PROPOSAL. (a) The Alaska Legislative Council shall review all
11 proposals, conduct inspections, and select a proposal or reject all proposals by December 15,
12 2013. If all proposals are rejected, the legislative council may revise the specifications and
13 establish a new schedule for the solicitation and review of additional proposals for the
14 legislative hall. If a proposal is selected, the legislative council shall submit the proposal to
15 the legislature for its consideration.

16 (b) If the legislature fails to approve the proposal by concurrent resolution adopted by
17 a majority of the members of each house within six months after it is submitted, the legislative
18 council may revise the specifications and establish a new schedule for the solicitation and
19 review of proposals for the legislative hall. A new proposal selected by the legislative council
20 is subject to approval by concurrent resolution.

21 (c) If the legislature approves a proposal by concurrent resolution, the legislative
22 council shall enter into contracts, leases, and other agreements necessary to carry out the
23 terms of the proposal. If the proposal selected is submitted by a municipality and includes a
24 site wholly or partially on state land, the legislative council shall take all action necessary to
25 arrange for the transfer of the land to the municipality at no cost, including introducing
26 legislation to accomplish that purpose.

27 (d) AS 36.30 and the contract procedures adopted by the legislative council under
28 AS 36.30.020 do not apply to the selection of a proposal under this section or to a contract,
29 lease, or other agreement entered into by the legislative council under this section.

30 (e) AS 35.05.010 does not apply to a legislative hall project under this Act.

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

1 read:

2 TRANSITION. Notwithstanding AS 24.05.090 and other provisions of law, if a
3 legislative hall project is approved under this Act, beginning with the first regular session that
4 begins after completion of the project, and each regular session thereafter, the legislature shall
5 convene in that legislative hall. The revisor of statutes shall prepare a bill and submit it to the
6 Alaska Legislative Council making all changes to statutes necessary to conform to this
7 section.