

ALASKA STATE LEGISLATURE
LEGISLATIVE COUNCIL
MAY 18, 2017
9:00 AM

MEMBERS PRESENT

Representative Sam Kito, Chair
Senator Bert Stedman, Vice Chair
Representative Matt Claman
Representative Bryce Edgmon
Representative Dan Ortiz
Representative Louise Stutes
Representative David Eastman, Minority Alternate
Senator Lyman Hoffman
Senator Pete Kelly
Senator Anna MacKinnon
Senator Kevin Meyer
Senator Peter Micciche
Senator Gary Stevens
Senator Cathy Giessel, Alternate

MEMBERS ABSENT

Representative David Guttenberg
Representative Charisse Millett
Representative Harriet Drummond, Majority Alternate

AGENDA

APPROVAL OF AGENDA
CONTRACT APPROVALS

SPEAKER REGISTER

Tina Strong, Procurement Officer, Legislative Affairs
Agency

9:00:09 AM

I. **CHAIR SAM KITO** called the Legislative Council meeting to order at 9:00 a.m. in Room 519 (House Finance) of the State Capitol. Present at the call were Representatives Edgmon, Ortiz, Stutes, Eastman (alternate), and Kito; Senators MacKinnon, Meyer, Stevens, Giessel (alternate), and Stedman. Representatives Claman, Guttenberg, and Senators Kelly and Micciche joined the meeting after roll call. Representatives Millett and Drummond (alternate) were absent.

II. **APPROVAL OF AGENDA**

VICE CHAIR STEDMAN moved that Legislative Council approve the agenda.

The motion was approved without objection.

III. **CONTRACT APPROVALS**

a. **Wasilla LIO**

b. **Amendment to Haight & Associates - Capitol Security Camera System**

a. **Wasilla LIO**

TINA STRONG, Procurement Officer for the Legislative Affairs Agency, stated that the current lease agreement between the Legislative Affairs Agency and Wasilla Station, LLC, for office space currently occupied by the MatSu LIO and Legislators' district offices in Wasilla, is due to expire July 31, 2017, with no renewal options available. Under AS 36.30.083, there is a provision where we may extend a real property lease for up to 10 years if a minimum cost savings of at least 10 percent below the market rental value of the real property at the time of the extension would be achieved on the rent due under the lease. The market rental value must be established by a real estate broker's opinion of the rental value or by an appraisal of the rental value.

She said the Agency contracted with Bond Filipenko Commercial Properties, LLC to determine the market rental value of the property; we received their fair market rental analysis and it is their opinion that the market rental value of the property with a full service lease is between \$2.40 and \$2.50 per square foot. Per AS 36.30.083, the Agency offered Wasilla Station, LLC a rate of \$2.16 per square foot for a five-year lease extension with five one-

year renewal options at our option. Wasilla Station, LLC, accepted the offer. She recommended Legislative Council approve the lease extension for the MatSu office space located at 600 E Railroad Avenue for a price of \$2.16 per square foot.

DISCUSSION FOLLOWED, in response to Senator Mackinnon who noted that the list of occupants included a former Legislator no longer in office. The list was updated to remove Representative Gattis and add Representatives Talerico and Johnson. Representative Eastman stated that the space was functional, he had received no complaints and saw no reason to change office space at this time.

[9:05:07 AM](#)

VICE CHAIR STEDMAN moved that Legislative Council approve Lease Extension with Wasilla Station, LLC for the time period August 1, 2017 through July 31, 2022 in the amount of \$179,574.84 per year (excluding CPI-U adjustments each July 1).

The motion passed without objection.

b. Amendment to Haight & Associates - Capitol Security Camera System

MS. STRONG addressed this item as well. She said at the June 26, 2015, Legislative Council meeting, Representative Bob Herron as Chair of the Security Subcommittee of Legislative Council received approval to contract with Haight & Associates to design and prepare contract bidding documents for the Capitol Security Camera System and to provide construction administration in the amount of \$54,280. Haight & Associates is seeking approval for an additional \$5,015 to continue construction administration through August 31, 2017. The construction administration includes the camera configurations and system programming during installation. They are working closely with our camera system contractor Alcan Electrical & Engineering, Inc.

She noted that attached to the memo each member had in their packet was Haight & Associates price summary for this request. There are existing Security Camera Capitol funds available for this amendment to the Haight & Associates contract.

In response to a question by the Chair, Ms. Strong confirmed that the security camera contract was to install

cameras in all the Capitol Complex buildings, although none are yet installed. Alcan has been working on wiring and waiting until adjournment before they begin installation work. Haight & Associates was contracted to oversee the project and respond to Alcan questions as they arise. In response to a follow-up question by the Chair, Ms. Strong confirmed that Haight & Associates were spending more time than anticipated responding to Alcan Electrical's questions and management of the project; they believed the additional funds requested today would carry them through the end of their part of this project. In response to a question by Representative Stutes, Ms. Strong confirmed that the project was scheduled for completion by August 31, 2017, and neither contractor anticipated needing additional funds prior to completion.

[9:08:53 AM](#)

VICE CHAIR STEDMAN moved that Legislative Council approve an amendment to the Haight & Associates Contract in the amount of \$5,100.

The motion passed without objection.

There being no further business before the committee, Legislative Council adjourned at 9:10 a.m.

[9:09:21 AM](#)