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Offered: 2/17/81
Referred: Finance

1 IN THE SENATE

BY THE STATE AFFAIRS COMMITTEE

2 CS FOR SENATE BILL NO. 124 (State Affairs)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act relating to a state office complex at
7 Anchorage; and providing for an effective date."

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

9 * Section 1. FINDINGS AND PURPOSE. (a) The legislature finds that

10 (1) the number of state employees in Anchorage is larger than the
11 number of state employees in any other community of the state;

12 (2) the growth of population and of the economy of metropolitan
13 Anchorage and of southcentral Alaska suggests that additional positions in
14 state employment will be transferred to or created for assignment to
15 Anchorage; and

16 (3) state office locations are scattered throughout metropolitan
17 Anchorage, precluding efficient communication between agencies and prevent-
18 ing easy access to all state agencies by the general public.

19 (b) It is the purpose of this Act to bring together state government
20 activities by planning for and acquiring by lease the occupancy of an office
21 complex in Anchorage to house offices of state government now located in
22 that community.

23 * Sec. 2. ANCHORAGE STATE OFFICE COMPLEX. (a) The Department of Admin-
24 istration shall plan for, design, and acquire by lease or lease-purchase a
25 state office complex in the Municipality of Anchorage which meets the
26 standards of (d) of this section. The complex shall provide sufficient
27 office space for agencies of the executive branch of the state government
28 presently located in the Municipality of Anchorage whose consolidation is
29 considered to be in the best interest of the state.

1 (b) The commissioner of administration shall analyze potential sites
2 and shall acquire one or more sites to assure the proper location of the
3 office complex. The location of the office complex shall be

- 4 (1) within the central core area of the Municipality of Anchorage;
- 5 (2) convenient to the public;
- 6 (3) readily accessible to and served by public mass transportation
7 facilities;
- 8 (4) served by adequate parking facilities; and
- 9 (5) close to federal and municipal offices and public hearing and
10 public meeting facilities.

11 (c) In the development of an office complex under (a) of this section,
12 the commissioner of administration shall request proposals from parties
13 interested in providing office space to the state in Anchorage under lease
14 agreement or lease-purchase agreement. At the time he requests proposals
15 under this subsection, the commissioner of administration shall provide
16 interested parties with detailed performance documents, including site
17 development schemes, concept drawings, and performance specifications for
18 materials and systems. The requests for proposals shall advise interested
19 parties of the standards for evaluating proposals which may be received.

20 (d) The commissioner of administration shall evaluate all proposals
21 which he receives. He may enter into lease agreements with one or more
22 parties who propose to furnish necessary office space for state purposes if
23 the state office space complex

24 (1) conforms to the specifications and requirements of the per-
25 formance documents furnished by him with the requests for proposals;

26 (2) conforms to building standards applicable to public buildings
27 constructed by the state for its use;

28 (3) meets standards of energy conservation applicable to state
29 buildings;

1 (4) provides access for the handicapped, aged, and infirm in
2 accordance with AS 35.10.015; and

3 (5) is designed in a manner which may reasonably be expected to
4 earn national recognition of the aesthetic qualities of the complex.

5 (e) The state office complex designed and constructed under this
6 section shall be completed and certified for occupancy not later than three
7 years after the commissioner of administration accepts a proposal under (d)
8 of this section.

9 * Sec. 3. This Act takes effect immediately in accordance with AS 01.10.-
10 070(c).

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