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Offered: 6/16/81  
Referred: Rules

1 IN THE SENATE BY THE STATE AFFAIRS COMMITTEE  
2 HOUSE CS FOR 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 state office facilities; and  
7 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 sec. 2 of this Act to bring together state  
20 government activities by planning for and acquiring by lease the occupancy  
21 of an office complex in Anchorage to house offices of state government now  
22 located in 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 that meets the stan-  
26 dards of (d) of this section. The complex shall provide sufficient office  
27 space for agencies of the executive branch of the state government presently  
28 located in the Municipality of Anchorage whose consolidation is considered  
29 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 transporta-  
7 tion 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 proposals are requested  
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 that are received by the department. The commissioner may enter into lease  
22 or leasepurchase agreements with one or more parties who propose to furnish  
23 necessary office space for state purposes if the state office space complex

24 (1) conforms to the specifications and requirements of the per-  
25 formance documents furnished 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 that 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. STATE OFFICE FACILITIES IN OTHER LOCATIONS. (a) The Depart-  
10 ment of Administration shall acquire by lease or lease-purchase agreement  
11 state office facilities that meet the standards of (d) of this section in  
12 each of the following communities: Barrow, Bethel, Fairbanks, Juneau,  
13 Kenai-Soldotna, Ketchikan, Kodiak, Kotzebue, Nome, Palmer, Sitka, and  
14 Wasilla.

15 (b) Each facility to be acquired by lease or lease-purchase agreement  
16 under (a) of this section shall provide sufficient office space in the  
17 community for agencies of the executive branch of state government. Each  
18 facility shall provide at least the net square foot area recommended in the  
19 report entitled "State of Alaska Office Space Standards and Needs Analysis,"  
20 a report prepared for the Department of Transportation and Public Facilities  
21 and published in April, 1980, but the commissioner of administration may  
22 accept proposals for lease or lease-purchase of a larger area if, in his  
23 determination, a larger area is necessary to accommodate office space for  
24 agencies of the executive branch in the community.

25 (c) With respect to the facilities required in each community desig-  
26 nated in (a) of this section, the commissioner of administration shall  
27 publicly request proposals from persons interested in providing office space  
28 to the state under lease or lease-purchase agreement. Each request for  
29 proposals shall be in writing and shall

1 (1) provide sufficient information to enable an interested person  
2 to develop a proposal; and

3 (2) advise of the standards for evaluating proposals.

4 (d) The commissioner of administration shall evaluate all proposals  
5 received. He may accept a proposal and enter into a lease or lease-purchase  
6 agreement with one or more of the persons who propose to furnish office  
7 facilities to the state at the lowest price for the net square foot area  
8 designated in the request for proposals if that proposal also

9 (1) conforms to building standards applicable to public buildings  
10 constructed by the state;

11 (2) meets standards of energy conservation applicable to state  
12 buildings; and

13 (3) provides access for the handicapped, aged, and infirm in  
14 accordance with AS 35.10.015.

15 (e) If a facility is to be constructed for purposes of state occupancy  
16 under this section, the facility shall be certified for occupancy not later  
17 than two years after the commissioner of administration accepts the proposal  
18 under (d) of this section.

19 (f) In this section, "net square foot area" means the usable office  
20 space measured between interior walls, exclusive of stairwells, elevator and  
21 mechanical shafts, restrooms, fire corridors, and life safety requirements  
22 imposed by state law and municipal ordinance.

23 \* Sec. 4. This Act takes effect immediately in accordance with AS 01.10.-  
24 070(c).