Offered 3/21/90
Referred: Rules

6-2153H

Original sponsor(s): REP. ULMER

1 IN THE HOUSE BY THE FINANCE COMMITTEE

2 CS FOR HOUSE CONCURRENT RESOLUTION NO. 52 (Finance)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SIXTEENTH LEGISLATURE - SECOND SESSION

5 Relating to the leasing of space by the

6 state and establishing the State Lease

7 Task Force.

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

9 WHEREAS the state leases office space in over 60 communities throug-

10 out the state, and the purpose of these offices is to provide services to

11 the public; and

12 WHEREAS the state's presence in these offices affects the business

13 environment in the communities, and the design of these offices affects

14 employee efficiency and morale as well as the cost of the leases; and

15 WHEREAS the state should be a responsible citizen in the communities

16 and not cause the construction of buildings that are below the prevailing

17 standard for commercial structures in the communities; and

18 WHEREAS the competitive sealed proposal process makes it possible to

19 consider several appropriate attributes in addition to the cost of a lease,

20 including the total life-cycle costs for maintenance and operations,

21 functionality, public convenience, design, appearance, and location of the

22 leased building; and

23 WHEREAS a comprehensive review is needed of the issues raised in this

24 resolution relating to the leasing of space by the state in order to deter-

25 mine how the state may achieve the goals proposed by resolves one through

26 four of this resolution;

27 BE IT RESOLVED that the Alaska State Legislature respectfully requests

28 the governor to direct the Department of Administration to seek lease space

29 that not only accommodates the state's mission but is also compatible with

1 the communities' concerns, including planning, zoning, and design regula-
2 tions where they exist; and be it
3 FURTHER RESOLVED that the Alaska State Legislature encourages state
4 agencies to avoid leasing practices that would cause the construction of
5 substandard commercial structures or structures that will be substandard in
6 appearance and features when compared to prevailing building practices and
7 design, but nothing in this resolution shall be construed as encouraging
8 new construction or favoring new construction over the leasing of existing
9 space; and be it
10 FURTHER RESOLVED that the Alaska State Legislature encourages state
11 agencies to utilize the competitive sealed proposal process for the acqui-
12 sition of leased space when the lease exceeds 10,000 square feet or a term
13 of five years; and be it
14 FURTHER RESOLVED that the competitive sealed proposal process used to
15 lease office space for the state should consider the total life-cycle cost
16 to the state of the building to be leased as calculated over the term of
17 the lease using a discounted present value analysis, and including mainte-
18 nance and operations, functionality, public convenience, design, and ap-
19 pearance; and be it
20 FURTHER RESOLVED that a State Lease Task Force is established to study
21 the issues raised by the goals set out in the previous resolves in order to
22 determine the best methods for achieving these goals; and be it
23 FURTHER RESOLVED that the task force shall consist of nine persons
24 appointed by the governor, two representatives appointed by the speaker of
25 the state house of representatives, and two senators appointed by the
26 president of the state senate; and be it
27 FURTHER RESOLVED that the members of the task force appointed by the
28 governor shall include two engineers licensed under AS 08.48, two archi-
29 tects licensed under AS 08.48, two representatives of local government, one

1 representative from the Department of Transportation and Public Facilities,
2 one representative from the Department of Administration, and one represen-
3 tative from the University of Alaska; and be it
4 FURTHER RESOLVED that the terms of the task force members shall begin
5 July 1, 1990, and that the task force shall terminate January 22, 1991; and
6 be it
7 FURTHER RESOLVED that the task force shall submit a report of its
8 findings and recommendations to the governor and the legislature by
9 January 21, 1991; and be it
10 FURTHER RESOLVED that the administrative and legal services of the
11 Legislative Affairs Agency shall be made available to the task force.
12 COPIES of this resolution shall be sent to the Honorable Frank Baxter,
13 commissioner of administration; the Honorable Mark S. Hickey, commissioner
14 of transportation and public facilities; to the Honorable Donald O'Dowd,
15 President of the University of Alaska; and to Ray Price, Executive Director
16 of the Alaska State Housing Authority.