

Original sponsor(s): REP. ULMER, Koponen

1 IN THE HOUSE BY THE STATE AFFAIRS COMMITTEE  
2 SENATE CS FOR CS FOR HOUSE CONCURRENT RESOLUTION NO. 52 (State Affairs)  
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 through-  
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, func-  
21 tionality, indoor air quality, public convenience, design, appearance, and  
22 location of the 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, but nothing in this resolution shall be  
6 construed as encouraging new construction or favoring new construction over  
7 the leasing of existing space; and be it

8 FURTHER RESOLVED that the Alaska State Legislature encourages state  
9 agencies to utilize the competitive sealed proposal process for the acqui-  
10 sition of leased space when the lease exceeds 10,000 square feet or a term  
11 of five years; and be it

12 FURTHER RESOLVED that the competitive sealed proposal process used to  
13 lease office space for the state should consider the total life-cycle cost  
14 to the state of the building to be leased as calculated over the term of  
15 the lease using a discounted present value analysis, and including mainte-  
16 nance and operations, functionality, indoor air quality, public conve-  
17 nience, design, and appearance; and be it

18 FURTHER RESOLVED that a State Lease Task Force is established to study  
19 the issues raised by the goals set out in the previous resolves in order to  
20 determine the best methods for achieving these goals; and be it

21 FURTHER RESOLVED that the task force shall consist of nine persons  
22 appointed by the governor, two representatives appointed by the speaker of  
23 the state house of representatives, and two senators appointed by the  
24 president of the state senate; and be it

25 FURTHER RESOLVED that the members of the task force appointed by the  
26 governor shall include two engineers licensed under AS 08.48, two archi-  
27 tects licensed under AS 08.48, two representatives of local government, one  
28 representative from the Department of Transportation and Public Facilities,  
29 one representative from the Department of Administration, and one

1 representative from the University of Alaska; and be it

2       FURTHER RESOLVED that the terms of the task force members shall begin  
3 July 1, 1990, and that the task force shall terminate January 22, 1991; and  
4 be it

5       FURTHER RESOLVED that the task force shall submit a report of its  
6 findings and recommendations to the governor and the legislature by  
7 January 21, 1991; and be it

8       FURTHER RESOLVED that the administrative and legal services of the  
9 Legislative Affairs Agency shall be made available to the task force.

10       COPIES of this resolution shall be sent to the Honorable Frank Baxter,  
11 commissioner of administration; the Honorable Mark S. Hickey, commissioner  
12 of transportation and public facilities; to the Honorable Donald O'Dowd,  
13 President of the University of Alaska; and to Ray Price, Executive Director  
14 of the Alaska State Housing Authority.