

Introduced: 4/16/81
Referred: State Affairs and
Finance

1 IN THE HOUSE

BY ROGERS

2 HOUSE BILL NO. 511

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 a effective date."

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

9 * Section 1. STATE OFFICE FACILITIES. (a) The Department of Adminis-
10 tration shall acquire by lease or lease-purchase agreement state office
11 facilities which meet the standards of (d) of this section in each of the
12 communities and in the corresponding minimum net square foot area set out in
13 Exhibit I, "State of Alaska Office Space Standards and Needs Analysis," a
14 report prepared for the Department of Transportation and Public Facilities
15 and published in April, 1980.

16 (b) Each facility to be acquired by lease or lease-purchase agreement
17 under (a) of this section shall provide sufficient office space in the
18 community for agencies of the executive branch of state government. Each
19 facility shall provide at least the net square foot area recommended in the
20 report described in (a) of this section, but the commissioner of administra-
21 tion may accept proposals for lease or lease-purchase of a larger area if,
22 in his determination, a larger area is necessary to accommodate office space
23 for agencies of the executive branch in the community.

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

29 (1) provide sufficient information to enable an interested person

1 to develop a proposal; and

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

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

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

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

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

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

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

22 * Sec. 2. This Act takes effect immediately in accordance with AS 01.10.-
23 070(c).

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28
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HB 511

THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

I. REQUEST

Bill/Resolution No. House Bill No. 511
 Title Relating to State Office Facilities
 Requested by Rogers Date April 16, 1981

II. FISCAL DETAIL

Agency Affected Department of Administration
 Program Category Affected General Government
 BRU, Program, or Subprogram(s) Affected General Services - Administration
 (Note: If more than one budget component is affected, separate line-item amounts and funding for each component in the analysis section.)

EXPENDITURES (Thousands of Dollars)

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
100 PERSONAL SERVICES		47.7	52.5	57.7	63.5	69.9
200 TRAVEL						
300 CONTRACTUAL	---	2,000.0	3,068.8	1,661.7	2,329.6	815.8
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		47.7	3,121.3	1,719.4	2,393.1	885.7
	**	2,000.0				

FUNDING (Thousands of Dollars)

GENERAL FUND		47.7	3,121.3	1,719.4	2,393.1	885.7
FEDERAL FUNDS						
OTHER (Specify Fund Source)						
** See Note		2,000.0				

POSITIONS

FULL TIME	1	1	1	1	1	1
PART TIME						
TEMPORARY						

III. ANALYSIS (See Fiscal Note Preparation Instructions, Section III)

** \$2,000.0: These funds have already been requested in the Executive Capital Budget (Pg. 216). These funds have been requested by DOT/PF and may require an amendment to allow the Department of Administration the ability to use these funds. Both Agencies should work together on this common goal. The study did indicate that in some locations it may be more advantageous to construct and own instead of lease. All options should be considered.

See attached Page for detailed analysis. The exact fiscal impact of this bill is difficult to analyze at this time, but if all locations are thoroughly studied during FY 82 a detailed Budget should be provided for FY 83.

IV. DATE May 1, 1981 PREPARED BY George Elgee
 AGENCY Administration - General Services
 PHONE 465-2250
 Original: Legislative Finance
 cc: Budget and Management
 Prime Sponsor (First Legislator Named) Rogers

HOUSE BILL 511

LOCATION	ESTIMATED SQUARE FOOTAGE NEEDED	FISCAL YEAR OR FIRST YEAR SPACE WILL BE REQUIRED 1				
		<u>FY 82</u>	<u>FY 83</u>	<u>FY 84</u>	<u>FY 85</u>	<u>FY 86</u>
Planning & Design:		2,000.0	\$ 200.0	\$ 250.0	\$ 300.0	\$ 350.0
* Anchorage	426,000* sq. ft.			---		
Barrow	4,200 sq. ft.					83.2
Bethel	10,000 sq. ft.					117.6
Juneau	70,000 sq. ft.		1,176.0			
Fairbanks	60,000 sq. ft.				698.4	
Kenai/ Soldotna	20,000 sq. ft.			57.6		
Ketchikan	10,000 sq. ft.				25.2	
Kodiak	14,000 sq. ft.			15.1		
Kotzebue	4,000 sq. ft.		2.4			
Nome	10,000 sq. ft.		122.4			
Palmer	13,000 sq. ft.			60.8		
Sitka	9,000 sq. ft.			16.2		
Wasilla	10,000 sq. ft.			30.0		
SUBTOTALS	<u>234,200 sq. ft.</u>	<u>\$2,000.0</u>	<u>\$1,500.8</u>	<u>\$ 429.7</u>	<u>\$1,023.6</u>	<u>\$ 550.8</u>
MOVING COSTS			84.0	66.0	70.0	14.2
PHONES			84.0	66.0	70.0	14.2
FURNITURE			1,400.0	1,100.0	1,166.0	236.6
TOTAL		<u><u>\$2,000.0</u></u>	<u><u>3,068.8</u></u>	<u><u>1,661.7</u></u>	<u><u>2,329.6</u></u>	<u><u>815.8</u></u>

1 Leases will not expire in many locations for a number of years. New facilities will need to be acquired to coincide with lease expiration dates.

* See SB 124 - This location is already being studied. Building to be completed by FY 84.

1	POSITION TITLE Leasing Officer I				RANGE/STEP 18A	BARG. UNIT. G	LOCATION Juneau	GOV.	APPROV.	DISAPP.						
2	TYPE OF POSITION PFT	STAFF MONTHS 12	RP No.	PCN No.	PRIORITY		FORM 12 PAGE/LINE	LEG.								
3	TYPE OF EXPENDITURE				JUSTIFICATION:											
	1	2	3													
4	PERSONAL SERVICES: SALARY 2,640/mo.		31,680		<p>There are currently only two leasing officers for the entire state. These two leasing officers are responsible for over 324 leases statewide. In addition they are responsible for the management of 60 state owned facilities along with 90 contracts for building care, janitorial services, sewage/pumping, litter barrel service for state parks and snow removal for state owned facilities.</p> <p>This position will provide the needed additional time to the leasing officers to properly plan for the maximum utilization and efficiency of state owned and leased facilities.</p>											
5	BENEFITS .1579		5,002													
6	FICA .0613		1,942													
7	HEALTH INS. 150 x 12		1,800													
8	TOTAL PERSONAL SERVICES		01	40.4												
9	TRAVEL		02	1.0												
10	CONTRACTUAL		03	4.0												
11	COMMODITIES		04	.5												
12	EQUIPMENT		05	1.8												
13	OTHER															
14	TOTAL COST			47.7												
15	CODE	FUNDING SOURCE														
16		FED RCPTS. 1002														
17		GF MATCH. 1003														
18		GEN. FUND 1004			47.7											
19		I-A RCPTS. 1005														
20		PGM RCPTS 1028														
20		OTHER														
21	CONTINUATION															
22	ADDITION		FOR B&M USE ONLY													
4A KEY NUMBER _____ COLUMN NO. _____																

AGENCY Administration PROGRAM Centralized Administrative Services

BRU General Services

COMPONENT Purchasing

13 REQUEST FOR NEW POSITION.

Page _____ of _____

REVISED DATE _____

FY 82

GENERAL GOVERNMENT

Statewide Space Planning

This will fund detailed programming and site selection/acquisition for office and warehouse space improvements in the following areas:

Anchorage	250.0
Juneau	250.0
Fairbanks	200.0
Bethel	300.0
Nome	300.0
Kotzebue	200.0
Statewide	500.0

PRIORITY: 82-1
REQUEST: 2,000.0
FUNDING: GF
BEGIN: 7/81
COMPLETE: 6/82
DISTRICT: 4,7,17,
20,21,22
OP. COST/YR: -0-

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

Pilot Station School Cost Overrun

These funds are necessary to allow the completion of the Pilot Station School, which was previously funded at an inadequate level.

PRIORITY: 82-2
REQUEST: 1,100.0
FUNDING: GF
BEGIN: 7/81
COMPLETE: 12/81
DISTRICT: 18
OP. COST/YR: -0-

Equipment Replacement, FY82

This funds the scheduled replacement of approximately 600 pieces of vehicular equipment during FY82.

PRIORITY: 82-1
REQUEST: 11,278.1
FUNDING: HWCF
BEGIN: 7/81
COMPLETE: 6/82
DISTRICT:
OP. COST/YR:

Statewide Facilities Improvements, State Equipment Fleet

The Department may allocate these funds among any of the eight specified projects requested in their detailed capital budget. These projects totaled 261.3.

PRIORITY: 82-2
REQUEST: 200.0
FUNDING: GF
BEGIN: 7/81
COMPLETE: 6/82
DISTRICT:
OP. COST/YR:

COMMITTEE REPORT
HOUSE

5/12

4/16/81

FURTHER: FINANCE

(5)

Date: 5-11-81

Mr. Speaker:

The Committee on STATE AFFAIRS has had HB 511

"An Act relating to state office facilities; and providing for an effective date."

under consideration and reports it back as follows:

- do pass do not pass
- do pass with attached amendments(s)
- replace with CS for _____ same title
 new title
- and recommends _____
- AND attaches a "Letter of Intent" ~~New~~ Fiscal Note
- reports it back without ^{with} ~~out~~ recommendation
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

John G. Zander

MEMBERS HAVING
OTHER RECOMMENDATIONS:

Alvin Wood do not pass
Joe (Sawyer) No Rec.
David Waddy do not pass

W. O. [Signature]
 CHAIRMAN

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28 proposals shall be in writing and shall

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*Chenoweth
12-1435*

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1	POSITION TITLE Leasing Officer I				RANGE/STEP 18A	BARG. UNIT. G	LOCATION Juneau	GOV	APPROV.	DISAPP.
2	TYPE OF POSITION PFT	STAFF MONTHS 12	RP No.	PCN No.	PRIORITY	FORM 12	PAGE/LINE	LEG		

3	TYPE OF EXPENDITURE	AMOUNT
	1	2
4	PERSONAL SERVICES: SALARY 2,640/mo.	31,680
5	BENEFITS .1579	5,002
6	FICA .0613	1,942
7	HEALTH INS. 150 x 12	1,800
8	TOTAL PERSONAL SERVICES 01	40.4
9	TRAVEL 02	1.0
10	CONTRACTUAL 03	4.0
11	COMMODITIES 04	.5
12	EQUIPMENT 05	1.8
13	OTHER	
14	TOTAL COST	47.7

JUSTIFICATION:

There are currently only two leasing officers for the entire state. These two leasing officers are responsible for over 324 leases statewide. In addition they are responsible for the management of 60 state owned facilities along with 90 contracts for building care, janitorial services, sewage/pumping, litter barrel service for state parks and snow removal for state owned facilities.

This position will provide the needed additional time to the leasing officers to properly plan for the maximum utilization and efficiency of state owned and leased facilities.

	CODE	FUNDING SOURCE
15		FED RCPTS. 1002
16		GF MATCH. 1003
17		GEN. FUND 1004
18		I-A RCPTS. 1005
19		PGM RCPTS 1028
20		OTHER

21	CONTINUATION	
22	ADDITION	FOR B&M USE ONLY

4A KEY NUMBER _____ COLUMN NO. _____

AGENCY Administration PROGRAM Centralized Administrative Services

BRU General Services

COMPONENT Purchasing

HB 511

Page 3 of 4

REVISED DATE _____

FY 82

13 REQUEST FOR NEW POSITION.



GENERAL GOVERNMENT

HB 511 (Page 4 of 4)

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REQUEST: 2,000.0
FUNDING: GF
BEGIN: 7/81
COMPLETE: 6/82
DISTRICT: 4,7,17,
 20,21,22
OP. COST/YR: -0-

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

Pilot Station School Cost Overrun

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REQUEST: 1,100.0
FUNDING: GF
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COMPLETE: 12/81
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DISTRICT:
OP. COST/YR:

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The Department may allocate these funds among any of the eight specified projects requested in their detailed capital budget. These projects totaled 261.3.

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COMPLETE: 6/82
DISTRICT:
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ALASKA STATE LEGISLATURE

TWELFTH Legislature FIRST Session

HOUSE BILL..... NO. 511.

By ...ROGERS.....

"An Act relating to state office facilities; and providing for an effective date."

State office facilities

Introduced in the House 4/16....., 19.81

HISTORY IN THE HOUSE

19 81	Read first time and referred to Committee on										
Apr 16	State Affairs and Finance Reported back with recommendation that										
	Read second time and										
	Read third time and										
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	Reported correctly engrossed										
	Signed by Speaker										
	Sent to Senate										
	CHIEF CLERK OF THE HOUSE										

HISTORY IN THE SENATE

19	Read first time and referred to Committee on										
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	Read second time and										
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	Signed by President										
	Returned to House										
	SECRETARY OF THE SENATE										

HISTORY IN THE HOUSE

19	Received from Senate
	Concurred in Senate amendment thus adopting: VOTE
	Failed to concur in Senate amendment; asked Senate to recede VOTE
	Senate receded from amendment VOTE
	Senate failed to recede from amendment VOTE
	CC appointed by House
	CC appointed by Senate
	CC adopted by House VOTE
	CC adopted by Senate VOTE
	To enrolling Reported correctly enrolled Sent to Governor by Governor
	Filed with Lt. Governor
	Chapter No.