

COMMITTEE REPORT

6/16

HOUSE

6/5/81

FURTHER: FINANCE

(5)

Date: _____

Mr. Speaker:

The Committee on STATE AFFAIRS has had CSSB 124(SA)am

"An Act relating to a state office complex at Anchorage; 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/its for CSSB 124(SA) same title
 new title
- and recommends do pass
- AND attaches a "Letter of Intent" ~~Fiscal~~ Fiscal Note
coming later
- reports it back without recommendation
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

[Signature]
[Signature]
[Signature]
[Signature]

MEMBERS HAVING
OTHER RECOMMENDATIONS:

Don't lobby no rec

FN
to come
later

[Signature]
CHAIRMAN

Chenoweth

Original sponsors: Fischer, Bradley,
Colletta, et al

Offered: 5/16/81
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).

Original sponsors: Fischer, Bradley,
Colletta, et al

Offered: 2/17/81
Referred: Finance

1 IN THE SENATE

BY THE STATE AFFAIRS COMMITTEE

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

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 TWELFTH LEGISLATURE - FIRST SESSION

5 A BILL

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7 Anchorage; and providing for an effective date."

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14 state employment will be transferred to or created for assignment to
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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.

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2 and shall acquire one or more sites to assure the proper location of the
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17 development schemes, concept drawings, and performance specifications for
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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 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 (1.10.-
10 070(c).

THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

REVISED

I. REQUEST

Bill/Resolution No. Committee Substitute for Senate Bill No. 124

Title State Office Complex at Anchorage

Requested by Fischer

Date May 20, 1981

II. FISCAL DETAIL

Agency Affected Department of Administration-All State Agencies

Program Category Affected General Services & Supply

BRU, Program, or Subprogram(s) Affected Leasing & Facilities Management

(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						
200 TRAVEL						
300 CONTRACTUAL		200.0	200.0	2,725.4	5,250.8	5,250.8
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL						

FUNDING (Thousands of Dollars)

GENERAL FUND		200.0	200.0	2,725.4	5,250.8	5,250.8
FEDERAL FUNDS						
OTHER (Specify Fund Source)						

POSITIONS

FULL TIME						
PART TIME						
TEMPORARY						

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

	FY 82	FY 83	FY 84	FY 85	FY 86
Planning & Design	200.0	200.0	100.0	-----	-----
Office Space Lease (1)			1,625.4	3,250.8	3,250.8
Telephone (2)			400.0	800.0	800.0
Systems Furniture (3)			600.0	1,200.0	1,200.0
TOTAL	\$200.0	\$200.0	\$2,725.4	\$5,250.8	\$5,250.8

IV. DATE May 20, 1981

PREPARED BY George Elgee

AGENCY Administration - General Services & Supply

PHONE 465-2250

Original: Legislative Finance

cc: Budget and Management

Prime Sponsor (First Legislator Named)

ANALYSIS NOTES

Office Space Lease

- (1) Assuming a 430,000 gross square foot building, for over 1,000 employees, (subsequent development may provide more space) approximate cost for such a structure is estimated in excess of \$50,000,000, excluding land.
- Estimated cost per net square foot \$2.38 - less \$1.75 average cost of current leases by FY 84 = Additional cost for lease space \$.63.
 - \$.63 x 430,000 net square foot x 6 months. (Assumes occupancy January 1, 1984.) = \$1,625,400.

Assume 3.5% Increase Annually

Calculated for 6 months for FY 84 and 12 months thereafter.

Telephones

- (2) Lease purchase of telephone system (purchase price \$3,000.0)
(800,000 per year - 6 months = \$400,000)

Calculated for 6 months FY 84 and 12 months thereafter.

Modular Furniture

- (3) Lease purchase of modular furniture (purchase price \$6,000.0)
\$1,200,000 per year - 6 months = \$600,000

Calculated for 6 months FY 84 and 12 months thereafter.

NOTE: Land Acquisition: Funds have been included in the Capital budget for the acquisition of one block of land in downtown Anchorage.

THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

I. REQUEST

Bill/Resolution No. Senate Bill No. 124
 Title State Office Complex at Anchorage
 Requested by Fischer, Bradley, Colletta, Dankworth, Kelly, Rodey, Stimson, and Sturgulewski Date January 30, 1981

II. FISCAL DETAIL

Agency Affected Department of Administration - All State Agencies
 Program Category Affected General Services & Supply
 BRU, Program, or Subprogram(s) Affected Leasing & Facilities Management
 (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						
200 TRAVEL						
300 CONTRACTUAL	100.0	850.0	700.0	3,350.0	6,157.5	6,320.5
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL						

FUNDING (Thousands of Dollars)

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
GENERAL FUND	100.0	850.0	700.0	3,350.0	6,157.5	6,320.5
FEDERAL FUNDS						
OTHER (Specify Fund Source)						

POSITIONS

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
FULL TIME						
PART TIME						
TEMPORARY						

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

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
Planning & Design	100.0	350.0	200.0	100.0	-----	-----
Land Acquisition (1)		500.0	500.0	500.0	500.0	500.0
Office Space Lease (2)				2,250.0	4,557.5	4,820.5
Telephone (3)				200.0	400.0	400.0
Systems Furniture (4)				300.0	600.0	600.0
TOTAL	\$100.0	\$850.0	\$700.0	\$3,350.0	\$6,157.5	\$6,320.5

IV. DATE 2-10-81

PREPARED BY George Elgee
 AGENCY Administration
 PHONE 465-2250

Original: Legislative Finance
 cc: Budget and Management
 Prime Sponsor (First Legislator Named)

CONTRACTUAL SERVICE

Land Acquisition/Lease

- (1) The lease of one block in downtown Anchorage
- Purchase Price Estimate at \$5 Million
Lease for 10 yr. = \$500,000 per year
 - Approximately 90,000 sq. ft. @ \$55 per sq. ft.

Office Space Lease

- (2) Estimated cost per sq. ft. \$3.25 - Less \$1.75 average cost
of current leases by FY 84 = Additional cost for lease
space \$1.50
\$1.50 x 250,000 sq. ft. x 6 mo. (Assumes Occupancy 1/1/84)
= \$2,250.0
- . Assume 3.5% Increase Annually
- Calculated for 6 months for FY 84 and 12 months thereafter.

Telephones

- (3) Lease purchase of telephone system (Purchase Price \$2,000.0)
\$400,000 per year - 6 months = \$200,000
- Calculated for 6 months FY 84 and 12 months thereafter.

Modular Furniture

- (4) Lease purchase of modular furniture (Purchase Price \$3,000.0)
\$600,000 per year - 6 months = \$300,000
- Calculated for 6 months FY 84 and 12 months thereafter.

ALASKA STATE LEGISLATURE

TWELFTH Legislature FIRST Session

SENATE ... BILL ... NO. 124 ...

By FISCHER, BRADLEY, COLLETTA,
DANKWORTH, KELLY, RODEY,
STIMSON AND STURGULEWSKI

"An Act relating to a state office complex at Anchorage; and providing for an effective date."

Introduced in the Senate 1/30/1981

HISTORY IN THE SENATE

19 81	Read first time and referred to Committee on
1 30	State Affairs and Finance
2 17	Reported back with <i>St. Aff.</i> recommendation that <i>replace</i>
	<i>4 ps, 3 do pass, 1 no rec, to Finance.</i>
526	<i>Fin - 5 do pass, 1 no rec, 1 do not pass.</i>
	<i>TO Rules</i>
62	Read second time and <i>Rules: Calendar</i>
62	<i>read second time</i>
	<i>AS ad + ad</i>
64	<i>am + ad</i>
62	Read third time and
63	<i>Reconsideration</i>
	<i>taken up & held</i>
64	<i>1 day returned to 2nd for amend.</i>
	<i>Read 3rd time</i>
62	PASS Effective Date
	Yeas 17
	Nays 3
	Absent
	Excused
62	<i>Reconsideration taken up</i>
	<i>tab on 1/17</i>
64	PASS Effective Date
	Yeas 15
	Nays 5
	Absent
	Excused
64	Reported correctly engrossed
4/1	Signed by President
4/1	Sent to House

SECRETARY OF THE SENATE

HISTORY IN THE HOUSE

19 81	Read first time and referred to Committee on
June 5	<i>State Affairs Finance</i>
	Reported back with recommendation that
	Read second time and
	Read third time and
	PASS Effective Date
	Yeas
	Nays
	Absent
	Excused
	Reconsideration
	PASS Effective Date
	Yeas
	Nays
	Absent
	Excused
	Reported correctly engrossed
	Signed by Speaker
	Returned to Senate

CHIEF CLERK OF THE HOUSE

HISTORY IN THE SENATE

19	Received from House
	To enrolling
	Reported correctly enrolled
	Sent to Governor
 by Governor
	Filed with Lt. Governor
	Chapter No.