

COMMITTEE REPORT
SENATE

FURTHER: None

2/17/81

Date: May 26, 1981

Mr. President:

The Committee on FINANCE has had SB 124

state office complex at Anchorage

under consideration and (a majority of the committee) (the committee) reports it back with the following recommendations:

- do pass [] do not pass
- [] do pass with attached amendments(s)
- replace with CS for SB 124 (State Affairs) [] same title [] new title
- and recommends _____
- [] AND attaches a "Letter of Intent" [x] New Fiscal Note
- [] reports it back without recommendation
- [] referred to the _____ Committee

MEMBERS SIGNING
DO PASS

[Signature]

[Signature]

[Signature]

[Signature]

MEMBERS HAVING
OTHER RECOMMENDATIONS:

[Signature] DO NOT PASS

[Signature] No rec.

[Signature]
CHAIRMAN

[Signature]

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)

	FY 81	FY 82	FY 83	FY 84	FY 85	FY 86
GENERAL FUND		200.0	200.0	2,725.4	5,250.8	5,250.8
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 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
REVISED - May 15, 1981

I. REQUEST

Bill/Resolution No. Committee Substitute for Senate Bill No. 124
 Title State Office Complex at Anchorage
 Requested by Fischer, Bradley, Colletta, Dankworth, Kelly, Rodey, Stimson, and Sturgulewski Date February 18, 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*		200.0	2,725.4	5,250.8	5,250.8
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES		5,000.0				
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	5,000.0	200.0	2,725.4	5,250.8	5,250.8
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*		200.0	100.0	-----	-----
Land Acquisition (1)		5,000.0				
Office Space Lease (2)				1,625.4	3,250.8	3,250.8
Telephone (3)				400.0	800.0	800.0
Systems Furniture (4)				600.0	1,200.0	1,200.0
TOTAL	\$100.0	\$5,000.0	\$200.0	\$2,725.4	\$5,250.8	\$5,250.8

* Funds are needed as soon as possible to continue planning efforts for this facility. Usually funds associated with fiscal notes are appropriated late in the session with the General Appropriations Act. This may delay additional analysis of this project until Fiscal Year 82. We would request early consideration and inclusion of the appropriation.

IV. DATE May 15, 1981 PREPARED BY George Elgee
 AGENCY Administration - General Services & Supply

Original: Legislative Finance PHONE 465-2250

cc: Budget and Management
 Prime Sponsor (First Legislator Named) Fischer

ANALYSIS NOTES

Land Acquisition

- (1) The purchase of one block in downtown Anchorage. This sum includes funds for appraisal, planning programming, utility upgrade and any other services required to secure the land and establish a development contract. Development contract funds are included under (2).

Office Space Lease

- (2) 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

- (3) 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

- (4) 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.

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 March 6, 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*	350.0	200.0	1,262.0	2,369.0	2,417.0
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES		14,000.0				
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	14,350.0	200.0	1,262.0	2,369.0	2,417.0
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)		14,000.0				
Office Space Lease (2)				622.0	1,369.0	1,417.0
Telephone (3)				200.0	400.0	400.0
Systems Furniture (4)				300.0	600.0	600.0
TOTAL	\$100.0	\$14,350.0	\$200.0	\$1,262.0	\$2,369.0	\$2,417.0

* Funds are needed as soon as possible to continue planning efforts for this facility. Usually funds associate with fiscal notes are appropriated late in the session with the General Appropriations Act. This may delay additional analysis of this project until Fiscal Year 82. We would request early consideration and inclusion of the appropriation.

IV. DATE March 6, 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) Fischer

Land Acquisition/Lease

- (1) Purchase price for two contiguous blocks of property at an average cost of between \$30 and \$45 per gross square foot: Approximate cost with improvements: \$14,000,000.

Office Space Lease

- (2) Assuming a 200,000 gross square foot building, for approximately 1,000 employees, (subsequent development may provide more space) approximate cost for such a structure is estimated at \$35,304,000, excluding land.

- Estimated cost per net square foot \$2.38 - less \$1.75 average cost of current leases by FY84 = Additional cost for lease space \$.63
- \$.63 x 175,000 net square foot x 6 months. (Assumes occupancy January 1, 1984) = \$662,000

Assume 3.5% Increase Annually

Calculated for 6 months for FY84 and 12 months thereafter.

Telephones

- (3) Lease purchase of telephone system (purchase price \$2,000.0) \$400,00 per year - 6 months = \$200,000

Calculated for 6 months FY84 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 FY84 and 12 months thereafter.

THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

I. REQUEST

Bill/Resolution No. Committee Substitute for Senate Bill No. 124
 Title State Office Complex at Anchorage
 Requested by Fischer, Bradley, Colletta, Dankworth, Kelly, Rodey, Stimson, and Sturgulewski Date February 18, 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)

GENERAL FUND	100.0	850.0	700.0	3,350.0	6,157.5	6,320.5
FEDERAL FUNDS						
OTHER (Specify Fund Source)						

POSITIONS

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	4,657.5	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

* Funds are needed as soon as possible to continue planning efforts for this facility. Usually funds associated with fiscal notes are appropriated late in the session with the General Appropriations Act. This may delay additional analysis of this project until Fiscal Year 82. We would request early consideration and inclusion of the appropriation.

IV. DATE February 18, 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) Fischer

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.

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	4,657.5	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 Eløe *GE*
 AGENCY Administration *RJ*
 Original: Legislative Finance PHONE 465-2250
 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.

FISCAL NOTE

I. REQUEST
 Bill/Resolution No. SB-368 & SB/369
 Title Local Service Roads and Trails
 Requested by (Senators Gilman & Kertulla) Date 4-1-81

II. FISCAL DETAIL
 Agency Affected Department of Transportation & Public Facilities
 Program Category Affected _____
 BRU, Program, or Subprogram(s) Affected _____
 (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	FY82	FY83	FY84	FY 85	FY 86
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		150,000				

FUNDING (Thousands of Dollars)

GENERAL FUND	150,000				
FEDERAL FUNDS					
OTHER (Specify Fund Source)					

POSITIONS

FULL TIME					
PART TIME					
TEMPORARY					

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

SB 368 will transfer the cost of right-of-way (ROW) for LSR & T projects from local governments with road powers to the LSR & T program (state funded). R-O-W costs under existing LSR & T law are about 15% of the annual programmed project dollars of about \$4,600,000. Since local governments with road powers represent about 35% of the annual programmed project dollars, the total R-O-W related costs would be about: $\frac{100-35}{15} = 23\%$ of the total \$4,600,000 or \$1,080,000.

Hence, this bill would increase the amount of costs to the LSR & T program for R-O-W by about \$390,000, based on the annual \$4,600,000 program.

IV. DATE April 17, 1981 PREPARED BY Jon Scribner, Asst. Deputy Comm.
 AGENCY Dept. Transportation & Public Fac.
 PHONE 465-3905
 Original: Legislative Finance
 cc: Budget and Management
 Prime Sponsor (First Legislator Named)



Alaska State Legislature

Senate

Committee on State Affairs

Pouch V
State Capitol
Juneau, Alaska 99811

Official Business

FEB. 16, 1981

SENATE STATE AFFAIRS COMMITTEE REPORT

ON

CSSB 124 ENTITLED "AN ACT RELATING TO
A STATE OFFICE COMPLEX AT ANCHORAGE;
AND PROVIDING FOR AN EFFECTIVE DATE."

BILL SUMMARY

Committee Substitute SB 124 provides for the following:

- 1) The Department of Administration shall plan, design, and acquire by lease or lease-purchase a state office complex in the Municipality of Anchorage;
- 2) The Commissioner of Administration shall analyze potential sites and acquire one or more sites in the central core area which is convenient to the public and other federal and municipal offices, served by mass transportation and has adequate parking facilities;
- 3) Requires the Commissioner of Administration to request proposals from parties interested in providing office space to the state and to provide interested parties with the details of the proposals;
- 4) Gives the Commissioner of Administration the authority to enter into lease agreements if specific standards are met; and
- 5) The completion date for the complex shall be three years from the date the lease agreements are signed.

BACKGROUND

In Anchorage, locations for state offices have been chosen on the basis of the lowest bid, regardless of the inconvenience of the location. Currently, there are 63 leases, 80 different locations, and 1000 to 1500 employees accounting for 350,000 square feet of office space. The distance between locations varies from blocks to miles. These existing factors promote inefficiency of government and inconvenience to the general public.

In 1979 the Department of Administration conducted an in-house study to poll the needs of the various departments doing business in Anchorage. The outcome of the study showed the need for consolidated office space. Findings were reported to the Governor and the Legislature in February, 1980.

The Department of Administration then conferred with the Municipality of Anchorage's Assembly and planning department and the Downtown Business Association. Each group endorsed the idea and expressed the desire that this state complex be tied in with downtown area development.

Bid proposals were then solicited to plan the details. The RFP was awarded to CCC Architects and Planners, a local Anchorage firm. A report will be released in May, 1981, giving detailed recommendations in the following areas:

- 1) Alternatives include choice of a site and a decision on whether to build one large multi-story structure or to build and/or acquire smaller interconnecting modules. Consideration will be given for accessibility to the public, parking, mass transportation and greenspace;
- 2) Cost variables comparing the downtown area with other locations; and
- 3) Evaluation of any potential economic impact on existing private office space in Anchorage.

The final step is to award contracts to build the complex. The target date to commence construction is August 15, 1981.

PURPOSE OF COMMITTEE SUBSTITUTE 124

CSSB 124 is designed to consolidate the state offices currently in Anchorage to achieve more efficient operation of government and convenience to the general public. This bill should not affect the capital move either directly or indirectly. The state office complex is to house only offices now located in Anchorage. These offices are in that city because it was deemed their logical location, and they need not be located in the state capital.

A complex of this type would be a "first for Alaska" because it would be a privately designed building built to customer specifications, and leased to the state with an option to purchase. Acquiring the state office complex by lease or lease purchase will stimulate development in the private sector and maintain taxes in the community. Furthermore, the complex can be built more economically and speedily by the private sector.

The location of the state office complex is to be within the central core area which is defined as the area from Gambell Street west to the Bluff and from Ninth Street north to the Bluff. Other factors to be considered in acquiring a site are convenience to the public, accessibility to other federal and municipal offices and service by mass transportation. Parking areas should complement the parking needs of Project 80's. It is essential that the site be determined before building bids are solicited in order to assure that the complex ties in with downtown area development.

Committee concerns dealt with the effect of a new state office complex on the Anchorage rental market. The Commissioner of Administration stated that only a portion of state employees in the region would be housed in the complex. Timing of construction will take into account existing lease terms and market conditions. Part of current analyses and site investigations deals with utilization of existing private office structures as part of the new complex.

Provision of funds for site acquisition and the financial costs and benefits of state office complex construction and operation were left to further review by the Finance Committee, the committee of next referral.

Emphasis was given to the need for joint state-municipal planning to meet transit needs and for adequate parking for the public.

SECTION ANALYSIS

- Section 1. Specifies the Findings and Purpose.
- Section 2. Gives the Department of Administration the authority to plan, design and acquire by lease or lease purchase a state office complex in the Municipality of Anchorage with sufficient office space for agencies of the executive branch currently located in Anchorage. This section further delineates the factors to be considered in site selection and the standards to be used in awarding bid proposals. The completion date for the complex shall be three years from the date the lease agreements are signed.
- Section 3. Provides for the effective date of the Act to be at 12:01 a.m., Pacific Standard Time, on the day after it is signed by the governor or on the day after the governor's veto is overridden or on the day after the expiration of the period allowed for gubernatorial action.

Senate State Affairs Committee
Report on CSSB 124
Page Four

SENATOR VIC FISCHER, CHAIR

SENATOR BRAD BRADLEY

SENATOR MIKE COLLETTA

SENATOR DICK ELIASON

SENATOR TERRY STIMSON

STATE OF ALASKA

THE LEGISLATURE
BUDGET AND AUDIT COMMITTEE

AUDIT DIVISION
POUCH W—ALASKA OFFICE BUILDING

FINANCE DIVISION
POUCH WF—STATE CAPITOL
JUNEAU, ALASKA 99811

MEMORANDUM

TO: Senate Bill 124 File
FROM: Steven Rieger, Special Assistant
DATE: April 23, 1981
SUBJECT: Senate Finance Subcommittee Hearing

On March 21, 1981, the Senate Finance Subcommittee held a public hearing in Anchorage regarding Senate Bill 124. Representatives of the Anchorage Assembly, Anchorage Community Council, various senior citizens groups, realtors, the Anchorage Development Company, the Department of Administration, and Senator Vic Fischer were invited to the hearing. Approximately thirty people attended.

The Department of Administration, together with a task force of other members of the Administration, the Municipality of Anchorage, and the Anchorage Development Company commissioned a study by CCC Architects regarding the optimum location for an Anchorage state office complex. The interim report of the study shows the Core Business District to be the best location, based on 18 criteria. Generally, this area is between "L" Street and Gambell, and between 1st and 9th avenues. The exact location will probably be one of four two-block locations in this district, but the final location is not yet determined.

The Core Business District location is the reason for the attached fiscal note, which shows the higher incremental cost of building a state office complex downtown. The most notable cost is the land: because of the limited selection of suitable downtown sites, the state will have to purchase the land, as very few developers are in a position to provide both land and a building downtown. The land purchase is estimated at \$14 million. Further, the incremental lease cost of the facility over present lease costs, shown in the fiscal note as Contractual Services, is estimated at \$.63 per square foot.

According to the Department of Administration, a new state office building could be built with a zero fiscal note. In this case, the building would be away from the downtown area and would be very basic. The cost of leasing the building would be offset by reductions in present leases elsewhere.

Memorandum
To: Senate Bill 124 File

-2-

April 23, 1981

There will be some cost savings from the consolidation of offices in Anchorage, which are not reflected in the fiscal note. The Department of Administration estimates that we are paying for an extra 100 man-years annually because of the inefficiency. At a conservative estimate of \$20,000 for salary and fringe costs per person, this amounts to \$2 million per year.

Other testimony at the public hearing included the following points: The downtown location fits the trend of Federal and municipal office locations and provides an opportunity to share parking facilities with other civic and business developments. Other issues raised were the need for good planning, conformity with Municipal zoning requirements, compatibility with Municipal mass transit service, aesthetics, and general downtown improvement. Concern was raised by one developer over higher costs of locating downtown.

Attachment

*To Steve
for file*

1326 K Street
Anchorage, Alaska
99501

April 9, 1981

William R. Hudson, Commissioner
Dept. of Administration
State of Alaska
State Office Building
Pouch C
Juneau, AK 99811

Dear Commissioner Hudson:

The Downtown Community Council is supportive of your plan to locate the state office building in a downtown core location. We have an ongoing interest in the implementation of this plan.

Recently the Council discussed the matter of employee parking in connection with the state office building. It is our recommendation that you consider satisfying a substantial part of the employee requirements for such a building by providing a separate parking lot outside the central downtown core, but located where it would be served by frequent bus shuttle service. The municipality is considering a shuttle bus zone in the downtown with scheduling to allow frequent pickup. A state parking lot located on this route should be convenient for employees. We would further recommend that state employees be encouraged to use the outlying lot by free parking rights at that location.

Separating a substantial part of the all-day employee parking from the main structure should reduce downtown land requirements for the building and give you more economic latitude to choose a close in location where employees could easily walk to the municipal and Federal buildings or go out, for lunch without driving their cars.

Using the the "park and ride" system would have a larger benefit for the downtown because it would allow core space to be used for structures and intensive uses rather than all-day parking which creates a dead area in the flow of activity downtown.

William R. Hudson, Commissioner

2

The Council has contacted the municipality and State Senator Victor Fischer regarding funding to institute a downtown bus shuttle with heated waiting shelters. We would be glad to provide you with our further support in this regard.

We look forward to hearing your thoughts on our recommendation.

Sincerely,

Janet McCabe
Co-Chairman Downtown
Community Council

cc:

Senator Victor Fischer

Senator Arliss Sturgulewski

4555

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPARTMENT OF ADMINISTRATION

OFFICE OF THE COMMISSIONER

POUCH C

JUNEAU, ALASKA 99811

465-2200

April 1, 1981

Honorable Arliss Sturgulewski
Alaska State Legislature
Pouch V
Juneau, Alaska 99811

Dear Senator Sturgulewski:

Re: Site Selection Method

During the site selection phase of this study, the consultants screened the Anchorage Bowl and identified five general areas within which a Consolidated State Office facility could be sited. The selection of these five alternative areas resulted from:

- * Discussions with the State concerning the goals of the study.
- * A review of past planning studies and efforts, especially the Alaska Facility Needs and Recommended Plan-of-Action Study and the Site Evaluation Study for a Government Center.
- * Professional judgment by the consultant as relates to adjacent compatible land use and vehicular access of each area.

The locations of these areas are shown in Figure T.

The alternative areas were then analyzed and screened using evaluation criteria which reflected developmental concerns, State needs, costs, and project goals. A total of eighteen different criteria were developed for this analysis. Other criteria were considered but eliminated since they did not produce significant differences among the alternatives, therefore, did not assist in the screen process. Table A illustrates the screening process and the resultant ranking of each alternative area.

Honorable Arliss Sturgulewski
Page 2

April 1, 1981

The Central Business District (Area A), ranking number one, was chosen as the prime area to be analyzed further in the next phase of the site selection process. This area best fulfills the locational needs of a Consolidated State Office facility. Even though it is not located at the demographic center of Anchorage, the Central Business District is easily accessible from all sections within the municipality, including Eagle River and the Matanuska-Susitna Borough. The CBD is also adjacent to the lower and middle income neighborhoods where a number of user/clients live. The transit system radiates out from the CBD making it the most accessible part of town. The federal complex, municipal office, many business offices and much of the banking activity are located in the Central Business District. Additionally, this area has the highest concentration of hotels and restaurants and offers a great deal of retail activity. It is the only pedestrian oriented section of town. To locate this Consolidated State Office facility in the CBD would enhance the downtown further emphasizing it as being the "hub" of the city. A new office complex of this size will also encourage further development in the area. The major drawbacks of locating in the CBD are the high cost of land and the probable need for upgrading certain utilities. We feel, however, that the positive aspects offered in the CBD far outweigh the additional costs involved.

Respectfully,



W. R. Hudson
Commissioner

WRH/mjc

cc: Division of General Services and
Supply

Enclosures

INITIAL AREA SCREEN - TABLE A

EVALUATION CRITERIA

AREA ALTERNATIVES

	Recommended Weight	A		B		C		D		E	
		Rating	Score	Rating	Score	Rating	Score	Rating	Score	Rating	Score
1. Site Cost	4	1	4	3	12	3	12	5	20	4	16
2. Speed for Assembling Site	2	1	2	4	8	4	8	5	10	4	8
3. Mixed Use Potential	3	5	15	1	3	1	3	1	3	1	3
4. Proximity to Population Centroid	2	3	6	2	6	5	10	1	2	3	6
5. Accessible to Low-Mobility Client	4	5	20	2	8	2	8	1	4	1	4
6. Transit Accessibility	4	5	20	1	4	2	8	1	4	1	4
7. Easy Traffic/Road Access	4	4	16	3	12	5	20	2	8	2	8
8. Proximity to Federal/City Office	3	5	15	3	9	3	9	1	3	1	3
9. Proximity to Public Amenities (Hotels/Food)	3	5	15	1	3	2	6	1	3	1	3
10. Proximity to Business Facilities	3	5	15	2	6	4	12	1	3	1	3
11. Proximity to State Agencies Not in Survey	0	2	0	1	0	4	0	3	0	1	0
12. Compatible with Existing Zoning	3	5	15	3	9	5	15	3	9	3	9
13. Seismic Stability	3	2	6	3	9	2	6	3	9	3	9
14. Soils	3	4	12	3	9	3	9	2	6	2	6
15. Utility Capacity	3	3	9	3	9	5	15	5	15	4	12
16. Economic Impact on Existing	3	5	15	3	9	4	12	1	3	1	3
17. Long-Term Flexibility Expansion	4	2	8	4	16	4	16	5	20	4	16
18. Compatible with Comprehensive Plan	3	3	15	1	3	4	12	1	3	1	3
TOTAL UNWEIGHTED RATING			67		43		62		42		38
TOTAL WEIGHTED SCORE			208		135		181		125		116
AREA RANKING			1		3		2		4		5

RATING:
 1 = Poor
 2 = Fair
 3 = Medium
 4 = Good
 5 = Excellent

RESOLUTION

BE IT RESOLVED BY THE ANCHORAGE CHAMBER OF COMMERCE

WHEREAS, the consolidation of the many state offices located in the Anchorage bowl area will improve efficiency of operation, improve communications between state agencies, and provide substantial improved service to the public; and

WHEREAS, initial screening has been completed which favors the location of such a state complex in the general area bounded by Ingra and L Streets and Third and Ninth Avenues; and

WHEREAS, the current space needs coupled with projections through 1985 will require a building between 200,000 and 400,000 square feet; and

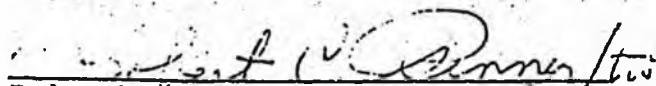
WHEREAS, a downtown location in close proximity to major streets, transit routes, hotel, retail core, municipal and federal buildings, parking, and new civic facilities is desirable; and

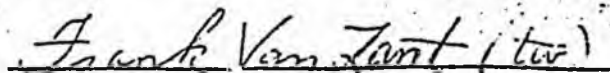
WHEREAS, any complex should provide open space, be compatible with its surroundings, minimize business displacement, and provide positive impact on surrounding business.

NOW, THEREFORE,

Be it resolved that the Anchorage Chamber of Commerce support the location of a state office complex in downtown Anchorage to be tied into and coordinated with the existing city and federal buildings, commercial development in place and planned, and current and planned public facilities.

Approved this 3rd Day of April, 1981.


Robert C. Penney, President


Frank Van Zant
Executive Vice President

State office in Anchorage gains support

By JOHN LINDBACK
Daily News reporter

Support for a central state office building in downtown Anchorage was voiced Saturday by a wide spectrum of civic groups and public officials.

The speakers — including representatives of the Sullivan administration, the Anchorage Planning and Zoning Commission, the Anchorage Assembly, Anchorage Development Corp., and the Downtown Community Council — aired their views before Sen. Arliss Sturgulewski, who was serving as a subcommittee of one to the Senate Finance Committee.

At issue Saturday was a bill introduced by several state senators calling for construction of a single building that would consolidate state offices now located throughout the municipality.

Commissioner of Administration Bill Hudson said legislative permission isn't necessary to construct the building, but he thought it would be a wise course of action.

"I thought the scope of it was way beyond reason to do this independently," Hudson said.

State officials have zeroed in on four sites in the downtown area, but Hudson declined to name them.

"We simply want to assure the integrity of the competitive system" so state residents get the largest piece of land for the smallest amount of money, he said, explaining the secrecy.

A minimum of two city blocks is needed for the building, which would accommodate approximately 1,160 employees from 10 state departments, Hudson said.

The commissioner said state officials are working closely with both the municipality's Project 80s plans and private developers plans for the downtown area.

The office building is expected to be located on state land and built by a private developer. The state would lease space in the building.

Cost estimates are pegged at about \$50 million.

The lone voice of dissent was from local developer Chuck Blomfield, who argued that the cost of locating the building downtown in comparison with other areas should be closely examined. He said land and lease costs in other parts of town may be cheaper.

"Let's put a number behind these things and try and make a value judgment on it," Blomfield said.

The plan is vigorously supported by City Hall, said Chuck Becker, the municipality's director of economic development. He also said that the fears of some who say the building is proposed to mitigate pressure for moving the capital are unfounded.

"We don't believe this to be the intent of the authors," Becker said.

Persons Wishing To Speak

Chuck Becker Municipality

Gil Kuschnitz Business properties of AK 2601 Blueberry
Margaret Green 2605 Fairbanks

Kenneth D Maynard 800 F St. Anchorage 99501

James E Fisher 1036 W 27th Ave, Anch 99501

CARY Malovich 6046 DONCASTER DR. 99501
P&Z Commission

Jane Anzick

RUTH EDMONDSON - 1022 'N' 99501

Margaret Vance - 1010 Hollywood Dr. Anch 99501

JOE ISACON - SRA. B. 2066E 99507

Introduced: 1/30/81
Referred: State Affairs and
Finance

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

1 IN THE SENATE

2 SENATE BILL NO. 124

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 a state office complex at
7 Anchorage; and 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 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 a state office complex
25 in the Municipality of Anchorage which meets the standards of (c) of this
26 section. The complex shall provide sufficient office space for agencies of
27 the executive branch of the state government presently located in the
28 Municipality of Anchorage whose consolidation is considered to be in the
29 best interest of the state.

1 (b) In the development of an office complex under (a) of this section,
2 the commissioner of administration shall request proposals from parties
3 interested in providing office space to the state in Anchorage under lease
4 agreement or lease-purchase agreement. The requests for proposals shall
5 advise interested parties of the standards for evaluating proposals which
6 may be received.

7 (c) The commissioner of administration shall evaluate all proposals
8 which he receives. He may enter into lease agreements with one or more
9 parties who propose to furnish necessary office space for state purposes if
10 the state office space complex

11 (1) conforms to building standards applicable to public buildings
12 constructed by the state for its use;

13 (2) meets standards of energy conservation applicable to state
14 buildings;

15 (3) provides access for the handicapped, aged, and infirm in
16 accordance with AS 35.10.015;

17 (4) is located within the Municipality of Anchorage at a downtown
18 site which is convenient to the public, which is readily accessible to and
19 served by public mass transportation facilities, and which is close to
20 federal and municipal offices and public hearing and public meeting facili-
21 ties; and

22 (5) is designed in a manner which may reasonably be expected to
23 earn national recognition of the aesthetic qualities of the complex.

24 (d) The state office complex to be designed and constructed under this
25 section shall be completed and certified for occupancy not later than three
26 years after the commissioner of administration accepts a proposal under (c)
27 of this section.

28 * Sec. 3. This Act takes effect immediately in accordance with AS 01.10.-
29 070(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)

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 a state office complex at
7 Anchorage; and providing for an effective date."

7

8

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18 ing easy access to all state agencies by the general public.

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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.

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 transportation
7 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 he requests proposals
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 which he receives. He may enter into lease agreements with one or more
22 parties who propose to furnish necessary office space for state purposes if
23 the state office space complex

- 24 (1) conforms to the specifications and requirements of the per-
25 formance documents furnished by him 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

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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)
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10 070(c).

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THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

I. REQUEST

Bill/Resolution No. House CS for CS for Senate Bill No. 124
 Title State Office Complex at Anchorage
 Requested by Fischer Date June 12, 1981

II. FISCAL DETAIL

Agency Affected Department of Administration - All 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		47.7	52.5	57.7	63.5	69.9
200 TRAVEL		5.0	5.0	5.0	5.0	5.0
300 CONTRACTUAL		2,200.0	3,268.8	4,387.1	7,580.4	6,066.6
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		252.7	3,371.3	4,449.8	7,648.9	6,141.5
		** 2,000.0				

FUNDING (Thousands of Dollars)

GENERAL FUND		252.7	3371.3	4449.8	7648.9	6141.5
FEDERAL FUNDS						
OTHER (Specify Fund Source)						
** SEE NOTE		2,000.0				

POSITIONS

FULL TIME		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 June 12, 1981 PREPARED BY George Elgee
 AGENCY Administration - General Services
 PHONE 465-2250

Original: Legislative Finance
 cc: Budget and Management
 Prime Sponsor (First Legislator Named) Sen. Vic Fischer
 Office of the Governor. Keith Speckling

HOUSE CS FOR CS FOR SENATE BILL NO. 124

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	\$ 400.0	\$ 350.0	\$ 300.0	\$ 350.0
Anchorage	426,000 sq. ft.			1,625.4	3,250.8	3,250.8
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		
Kctzebue	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>760,200 sq. ft.</u>	<u>\$2,200.0</u>	<u>\$1,700.8</u>	<u>\$2,155.1</u>	<u>\$4,274.4</u>	<u>\$3,801.6</u>
MOVING COSTS			84.0	66.0	70.0	14.2
PHONES			84.0	466.0	870.0	814.2
FURNITURE			1,400.0	1,700.0	2,366.0	1,436.6
TOTAL		<u>\$2,200.0</u>	<u>\$3,268.8</u>	<u>\$4,387.1</u>	<u>\$7,580.4</u>	<u>\$6,066.6</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.

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		JUSTIFICATION:				
	1	2	3							
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	<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>					
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 1001		47.7						
19		I-A RCPTS. 1005								
20		PGM RCPTS 1028								
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 1 of 1

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: 22-2
REQUEST: 1,100.0
FUNDING: GF
BEGIN: 7/81
COMPLETE: 12/81
DISTRICT: 13
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:

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. House CS for CS for Senate Bill 124
Title State Office Facilities
Requested by State Affairs Date 6/16/81

II. FISCAL DETAIL

Agency Affected Department of Administration - All Agencies
Program Category Affected General Services
BRU, Program, Or Subprogram(s) Affected Leasing and Facilities
(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 82	FY 83	FY 84	FY 85	FY 86	FY 87
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL						
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL	0	0	0	0	0	0

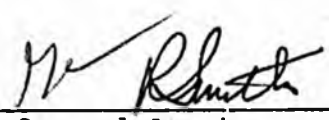
FUNDING (Thousands of Dollars)

	0	0	0	0	0	0
GENERAL FUND						
FEDERAL FUNDS						
OTHER (Specify Source)						

POSITIONS

FULL TIME						
PART TIME						
TEMPORARY						

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

IV. DATE February 19, 1982 PREPARED BY George Elgee 
Original: Legislative Finance AGENCY Administration - General Services
cc: Budget and Management PHONE 465-2250
Prime Sponsor (First Legislator Named) Fischer
33-001 (Rev. 12/81)

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	4,657.5	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.

7/1/82
Received
11/1/81

THE LEGISLATURE OF THE STATE OF ALASKA
TWELFTH LEGISLATURE

FISCAL NOTE

I. REQUEST

Bill/Resolution No. House CS for CS for Senate Bill No. 124
 Title State Office Facilities
 Requested by State Affairs Date 6/16/81

II. FISCAL DETAIL

Agency Affected Department of Administration - All Agencies
 Program Category Affected General Services and Supply
 BRU, Program, Or Subprogram(s) Affected Leasing and Facilities Manager
 (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 82	FY 83	FY 84	FY 85	FY 86	FY 87
100 PERSONAL SERVICES		52.5	57.7	63.5	69.9	76.9
200 TRAVEL		5.0	5.0	5.0	5.0	6.0
300 CONTRACTUAL		3,175.0	3,192.4	11,420.0	4,864.0	1,000.0
400 COMMODITIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC.						
TOTAL		3,232.5	3,255.1	11,488.5	4,936.9	1,082.9

FUNDING (Thousands of Dollars)

GENERAL FUND		3,232.5	3,255.1	11,488.5	4,936.9	1,082.9
FEDERAL FUNDS						
OTHER (Specify Source)						

POSITIONS

FULL TIME		1	1	1	1	1
PART TIME						
TEMPORARY						

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

See attached.

IV. DATE January 15, 1982 PREPARED BY George Elgee *GE*
 AGENCY Administration - General Services
 Original: Legislative Finance PHONE 465-2250
 cc: Budget and Management
 Prime Sponsor (First Legislator Named) Fischer
 33-001 (Rev. 12/81)

House CS for CS for Senate Bill No. 124

Location:	Estimated Square Footage Needed	Fiscal Impact				
		<u>FY 83</u>	<u>FY 84</u>	<u>FY 85</u>	<u>FY 86</u>	<u>FY 87</u>
Planning & Design		500.0	1,000.0	1,000.0	1,000.0	1,000.0
Anchorage -Land	426,000	2,675.0		10,000.0		
Barrow	4,200		176.4			
Bethel	10,000		420.0			
Juneau	70,000*					
Fairbanks	60,000				2,520.0	
Kenai/Soldotna	20,000		840.0			
Ketchikan	10,000			420.0		
Kodiak	14,000		588.0			
Kotzebue	4,000		168.0			
Nome	5,000**					
Palmer	13,000				546.0	
Sitka	9,000				378.0	
Wasilla	10,000				420.0	
Totals	<u>760,000SF</u>	<u>3,175.0</u>	<u>3,192.4</u>	<u>11,420.0</u>	<u>4,864.0</u>	<u>1,000.0</u>

* 55,000 sq. ft. was obtained in FY 82

** An Invitation to Bid has just been released for this space.

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

6 For an Act entitled: "An Act relating to a state office complex at
7 Anchorage; and 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 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.

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 transportation
7 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 which are received by the department. The commissioner may enter into lease
22 or lease-purchase 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 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 01.10.-
10 070(c).

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Original sponsors: Fischer, Bradley,
Colletta, et al

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).

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