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COMMITTEE REPORT

HOUSE

((7))

FURTHER: FINANCE

1/3/84

Date: January 25, 1984

Mr. Speaker:

The Committee on HEALTH, EDUCATION AND SOCIAL SERVICES has had HB 459

"An Act making a special appropriation to the Department of Health and Social Services to construct a prison in Whittier; 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
- and recommends _____ new title
- AND attaches a "Letter of Intent" New Fiscal Note
- reports it back without recommendation
- referred to the _____ Committee

MEMBERS SIGNING
DO PASS

Rich Deft

MEMBERS HAVING
OTHER RECOMMENDATIONS:

M.W. Miller No Not Pass

CHAIRMAN

STATE OF ALASKA

CHAIRMAN,
HOUSE LABOR AND
COMMERCE



POUCH V
JUNEAU, ALASKA 99811
(907) 465-3892

P.O. BOX 1542
ANCHORAGE, ALASKA 99510
(907) 333-2616

REPRESENTATIVE WALT FURNACE

To: Representative Mae Tischer, Chairman
House Health and Social Services Committee

RE: HB 463, Whittier Prison

Date: January 24, 1983

In addition to this memo, attached please find select documents for your file.

As you know, at the present time there is a statewide search underway for a reasonable site for a state prison at an reasonable price. HB 463 proposes the establishment of a state prison in Whittier for a price tag of \$25 million. (Attached please find several estimates for remodeling and conversion of the current structure into a turnkey operation which will clearly show that the Buckner Building can be renovated and converted for the cost indicated -- despite the estimate of the State of Alaska, Department of Transportation and Public Facilities.)

Further, allow me state that Whittier should be favorably considered because it is close enough to Anchorage to encourage guards and other prison personnel to reside in Anchorage yet far enough to be considered isolated. And, the establishment of a prison in Whittier will encourage other critical development in the Whittier area such as a port facility as well as additional usage of the Alaska Railroad.

Thank you for your consideration of HB 463.

BUILDERS & CONTRACTORS SERVICE

2124 Hillcrest Place
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(907) 276-4618

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March 9, 1983

Olympic Inc.
171 Muldoon Road
Anchorage, Alaska

ATTENTION: Mr. Pete Zamarello

REFERENCE: Buckner Building - Whittier, AK

SUBJECT: Preliminary Project Review - Cost Estimate

Gentlemen:

At your request, per the commission given us, we have made a complete review, on a preliminary basis, of the above reference structure.

Our commission, as we understand it, is to provide you with cost figures in two parts, as follow:

1. Remodeling and conversion of the existing building, to be used as a correctional facility.
2. A remodeling of the existing facility, including new ventilation and heating systems and electrical systems. In addition, new elevators, new roofing, new flooring, new ceiling systems and a number of new partitions. Additionally,, per your instructions, we have included costs for restoration of the building exterior, as well as, additions for a six lane bowling alley and bakery, a sixteen bed hospital and a new dining area/kitchen facility.

Our review anticipates that any and all work which would be done would meet existing state and local codes.

The figures we have arrived at, are based upon the preliminary sketches, pictures and numerous meetings with your company.

Due to the fact that we did not have definitive, exact drawings from which to work, our price must be considered preliminary and in this regard, we are providing you a cost range for each item. Our estimates are as follows:

1. For remodel and conversion to a correctional facility, our cost estimate range is \$23,725,000 to \$25,100,000.

2. For remodeling and additions as noted above, our cost estimate range is \$18,650,000 to \$19,800,000.

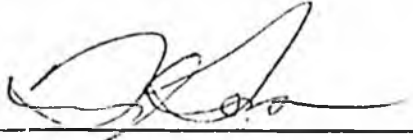
If we can be of further assistance or should you wish a more exact cost estimate after development of drawings, we would be pleased to provide them for you.

Attached is our billing, which we forward with this report, for payment.

Thank you for using our services.

Very truly yours,

BUILDERS AND CONTRACTORS SERVICE

A handwritten signature in dark ink, appearing to read 'Terry Gorsuch', is written over a horizontal line.

Terry Gorsuch

TG:jw

Enc.

STATE OF ALASKA

BILL SHEFFIELD, GOVERNOR

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
Deputy Commissioner - Standard and Statewide Programs

Pouch Z
Juneau, Alaska 99811
(907)465-3900

March 21, 1983.

The Honorable Walt Furnace
Representative
Alaska State Legislature
Pouch V
Juneau, Alaska 99811

Dear Representative Furnace:

A request from Steve Levi, of your office, was received asking the Department of Transportation and Public Facilities (DOT/PF) information about converting the Buchner Building in Whittier to a corrections facility.

The following information is provided:

Background

The Buchner Building is a multi-story reinforced concrete structure which was built by the military in the early 1950's as a composite facility for up to approximately 2500 enlisted men. There are few individual rooms in the facility and mostly large dormitory areas as well as a large area that was used as a dining hall.

The facilities have been left abandoned since 1965--open to both weather and extreme vandalism.

The concrete structure is intact; however, all the finishes and systems would have to be replaced and complete security added to make it suitable for a prison facility. Most partitioning is wood-frame and not adequate for prison security, nor building code standards.

Prior to a final decision on remodeling the existing facility, consideration should be given to demolition and a complete new building

Assumptions/Basis of Estimate

- Conversion would be for a long-term, maximum security prison to house approximately 300 prisoners.
- Estimate is based on available information. No funds have been provided for a detailed on-site survey by DOT/PF.

- Operational costs are excluded.
- Land costs are excluded.
- No earthquake damage has been sustained.
- 273,660 square feet is the gross square footage.
- 1983 construction dollars.
- All mechanical, communication, security, electrical, and fire/life safety systems and elevators would have to be added or replaced. (Note: In many cases extensive demolition would be required where original systems were imbedded in the reinforced concrete structure).
- All finishes, windows, walls, and roof would need replacement and/or repair.
- Corridors meet current code requirements.
- Interior partitions must be Type II (Fireproof) construction.
- The building would be upgraded to meet both the current code and barrier free requirements as well as those of the American Correctional Association.

Estimated Costs

Square Footage	273,660
Cost/square foot for Rehabilitation	\$228
Estimated cost to reconstruct for correctional facility use (1)	\$62,394,480

- (1) Department of Health and Social Services functional facility needs versus physical/transportation/locational constraints as well as socio-economic factors have not been addressed at this time. More detailed analysis will require a comprehensive study.

Sincerely


Fred J. Seeger
Deputy Commissioner

cc: John C. Bates
Wayne Weeks
Emil Notti
Office of the Governor

STATE OF ALASKA

BILL SHEFFIELD, GOVERNOR

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES
Deputy Commissioner - Standard and Statewide Programs

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Terry Gorsuch

TG: jw

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