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AMENDMENT

OFFERED IN THE HOUSE:

By: Szymanski

To: SS HOUSE BILL No. 448

SENATE BILL No. _____

PAGE: _____

LINE: _____

Page 1, line 7, amend the title to delete [building] and add complex.

Page 1, line 17, delete [transportation and public facilities] and add the Department of Administration

Page 1, line 19, delete [building] and add complex

Page 1, line 21, delete [transportation and public facilities] and add the Department of Administration

Page 1, line 29, delete [building] and add complex

Page 2, line 11, delete [building] and add complex

390,000

90,500

175

||||

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- ④ Page 1, line 21, delete [transportation and public facilities] and add the Department of Administration
- ⑤ Page 1, line 29, delete [building] and add complex
- ⑥ Page 2, line 11, delete [building] and add complex

AMENDMENT

FILE COPY

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By: _____

To: _____ HOUSE BILL No. 448

SENATE BILL No. _____

PAGE: _____

LINE: _____



- ① Page 1, line 7, amend the title to delete [building] and add complex. *(ALSO: AMEND THE title. "Complex")*
- ② Page 1, line 17, delete [transportation and public facilities] and add the Department of Administration
- ③ Page 1, line 19, delete [building] and add complex
- ④ Page 1, line 21, delete [transportation and public facilities] and add the Department of Administration
- ⑤ Page 1, line 23, delete [building] and add complex
- ⑥ Page 2, line 1, delete [building] and add complex

Position Paper

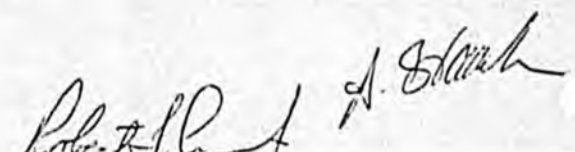
HB 448

This bill would cause the Department of Administration to increase the size of the Anchorage Office Complex by 175,000 square feet in order to accommodate legislative activity. The stated intention is that the space be available for other use when not used by the legislature. If this were the case, there would be minimal or no savings since executive branch activities cannot maintain continuous efficient service if required to move every 6 months.

The Department of Administration is opposed to this bill. Considering the significant fiscal impact caused for duplicating space which already exists for such purposes, the passage of the bill would be a costly set aside of space for limited use.

If the Bill is to be passed it should incorporate the following changes:

Line 17 [TRANSPORTATION AND PUBLIC FACILITIES] The Department of Administration
Line 18 directed to [ALLOCATE] lease approximately
Line 19 Office [BUILDING] complex
Line 21 [TRANSPORTATION AND PUBLIC FACILITIES] The Department of Administration



Robert W. Link
Director
Division of General Services & Supply

2/3/84

Date



Commissioner Lisa Rudd
Department of Administration

2/3/84

Date

STATE OF ALASKA 1984 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date: _____
Page 1 of 2

REQUEST

Bill/Resolution No.: HB 448
 Title: Use by Legislature of space in Anchorage and session location.
 Sponsor: Szymanski
 Requestor: _____
 Date of Request: _____

FISCAL DETAIL

Agency Affected: Administration
 Program Category Affected: General Services and Supply
 BRU, Program of Subprogram(s) Affected: Leasing and Facilities

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 84	FY 85	FY 86	FY 87	FY 88	FY 89
OPERATING						
100 PERSONAL SERVICES						
200 TRAVEL						
300 CONTRACTUAL	0	0	0	3,150.0	6,615.0	6,945.8
400 SUPPLIES						
500 EQUIPMENT						
600 LAND & STRUCTURES						
700 GRANTS, CLAIMS, ETC						
800 MISCELLANEOUS						
TOTAL OPERATING	0	0	0	3,150.0	6,615.0	6,945.8
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND	0	0	0	3,150.0	6,615.0	6,945.8
FEDERAL FUNDS						
OTHER						
TOTAL	0	0	0	3,150.0	6,615.0	6,945.8

POSITIONS:

	0	0	0	0	0	0
FULL-TIME						
PART-TIME						
TEMPORARY						

SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

ANALYSIS: Attach a separate page for any Analysis.

Prepared By: Robert Link *Robert Link*
 Division: General Services & Supply

Phone: 465-2250
 Date: February 3, 1984

Approver by Commissioner: Lisa Rudd *Lisa Rudd*
 Agency: DEPARTMENT OF ADMINISTRATION

Date: 2/3/84

Distribution (by Agency preparing fiscal note):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

House Bill 448
Fiscal Note Analysis
Prepared by Division of General Services & Supply
Department of Administration
February 3, 1984

This bill would cause the Department of Administration to increase the size of the Anchorage Office Complex by 175,000 square feet in order to accommodate legislative activity.

Assumptions: Occupancy would begin January 1, 1987. (The addition of 175,000 square feet is expected to delay occupancy of all tenants by six months at least.)

Lease cost would start at \$3.00 per square foot per month and escalate 5% per year.

The Legislature would bear all costs for furnishings, moving, phone and other special equipment.

There would be no significant savings made by having the space available for other use 6 months a year.

Calculation FY 87: $\$3.00 \times 175,000 \times 6$ (months) = \$3,150.0 (Thousands)

Calculation FY 88 and beyond: previous year rental x 1.05.

Introduced: 1/13/84
Referred: State Affairs
and Finance

BY SZYMANSKI, BETTISWORTH, SHULTZ,
FURNACE, HURLBERT, HERRMANN, WARD,
LACHER AND LARSON

1 IN THE HOUSE

2 SPONSOR SUBSTITUTE FOR HOUSE BILL NO. 448

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 THIRTEENTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to the use by the legislature of
7 space within the state office ~~building~~ in Anchorage
8 and to the location of legislative sessions; and
9 providing for an effective date."

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

11 * Section 1. PURPOSE. The purpose of this Act is to relocate the
12 legislature and the legislative process to Anchorage and thereby provide
13 the vast majority of Alaskan people with access to the legislature. The
14 relocation of the legislature will facilitate and encourage greater public
15 participation in the legislative process and thereby achieve a truly
16 representative government as mandated by the Alaskan constitution.

17 * Sec. 2. The commissioner of ~~transportation and public facilities~~ is
18 directed to allocate approximately ^{90,000} 175,000 square feet within the state
19 office ~~building~~ constructed in Anchorage for the use by the legislature as
20 a meeting hall and for office and support space. The commissioner of
21 transportation and public facilities is directed to design the space
22 allocated to the legislature so that it may be used by other agencies of
23 the state when the space is not required for legislative use. The
24 legislature intends that space used by it and facilities established for
25 its use be shared with other agencies of the state to the maximum extent
26 possible and not allocated exclusively to the legislature.

27 * Sec. 3. AS 24.05.090 is amended to read:

28 Sec. 24.05.090. REGULAR SESSIONS. The legislature shall convene
29 at the state office building in Anchorage [CAPITAL] each year on the

1 second Monday in January at 10:00 a.m. [PACIFIC STANDARD TIME]; how-
2 ever, following a gubernatorial election year the legislature shall
3 convene on the third Monday in January at 10:00 a.m. [PACIFIC STANDARD
4 TIME]. Except as provided in this section, each legislature shall
5 have a duration of two years and shall consist of a "First Regular
6 Session" which shall meet in the odd-numbered years and a "Second
7 Regular Session" which shall meet in the even-numbered years and any
8 special session or sessions which the governor or legislature may find
9 necessary to call.

10 * Sec. 4. AS 44.06.010 is amended by adding a new subsection to read:

11 (b) The legislature shall convene at the state office building
12 in Anchorage.

13 * Sec. 5. Section 2 of this Act takes effect immediately in accordance
14 with AS 01.10.070(c).

15 * Sec. 6. Sections 3 and 4 of this Act take effect January 1, 1987.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION
and PUBLIC FACILITIES

DEPUTY COMMISSIONER - CENTRAL REGION

Bill Sheffield, Governor

4111 AVIATION AVENUE, POUCH 6900
ANCHORAGE 99502 (TELEX 25-185)
PHONE: 266-1441

August 25, 1983

The Honorable Mitchell E. Abood,
4504 Spenard Road
Anchorage, Alaska 99503

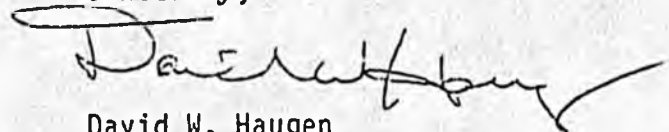
Dear Representative Abood:

RE. Legislative Building in Anchorage

The enclosed Fiscal Note and analysis for HB 448 are forwarded in response to your verbal request.

I trust the information included will satisfy your needs. However, if I can be of further assistance please let me know.

Sincerely,



David W. Haugen
Deputy Commissioner
Central Region

cc: Daniel A. Casey, Commissioner, DOT&PF

I. REQUEST
 Bill/Resolution No.: HB #448
 Title: Legislative Building in Anchorage
 Sponsor: Szymanski, Bettisworth, et al
 Requestor: Rep. Abood

II. FISCAL DETAIL
 Agency Affected: DOT&PF
 Program Category Affected: Public Facilities
 BRU, Program of Subprogram(s) Affected: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
100 PERSONAL SERVICES					Unknown	Unknown
200 TRAVEL					Unknown	Unknown
300 CONTRACTUAL					Unknown	Unknown
400 COMMODITIES					Unknown	Unknown
500 EQUIPMENT					Unknown	Unknown
600 LAND & STRUCTURES					Unknown	Unknown
700 GRANTS, CLAIMS, ETC.					Unknown	Unknown
TOTAL OPERATING					Unknown	Unknown
CAPITAL					Unknown	Unknown
REVENUE					Unknown	Unknown

FUNDING: (Thousands of Dollars)

	Design	Construction
GENERAL FUND	\$3,500*	\$32,300**
FEDERAL FUNDS		
OTHER (Specify Source)		

POSITIONS:

FULL TIME				Unknown	Unknown
PART TIME				Unknown	Unknown
TEMPORARY				Unknown	Unknown

III. SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

*Unknown funds for land acquisition would also be required in FY 85.
 **Balance of appropriation would be required from the 1985 legislative session for site preparation and construction.

IV. ANALYSIS: Attach a separate page for any Analysis

Prepared by: William R. Snell, Director *WRS* Phone: 266-1440
 Division: Planning & Programming *WRS* Date: 8/15/83
 Approved by Commissioner: David W. Haugen *DWH* Date: 8/25/83
 Department: Deputy Commissioner, Central Region

Distribution:

- Original to Legislative Finance
- Copy to Office of Management and Budget (for Legislature introduced bills)
- Copy to Department (for Governor introduced bills)
- Copy to Sponsor
- Copy to Requestor (if different from Sponsor)

3/8/83

Analysis of the Fiscal Note for HB 448

Representatives Szymanski, Bettisworth, Shultz, Furnace, Hurlbert, and Herrmann introduced legislation which would move the Legislature to Anchorage. As part of the move, a new Legislative Hall would be built in Anchorage to provide space for the legislature, its staff, and the Governor's office. The Department of Transportation and Public Facilities (DOT&PF) prepared the fiscal note for the cost of constructing a Legislative Hall in Anchorage.

HB 448 calls for 25 acres in the Campbell airstrip area or other area within the Municipality of Anchorage deemed suitable by the Municipality for those purposes. Whether or not the Municipality would donate land is questionable since land is at a premium in the Anchorage Bowl. If the Municipality would identify and sell land to the State or if it were necessary to purchase private land, the State could expect to pay at least \$1,000,000 per acre. Most State-owned parcels within the Municipality of Anchorage have already been identified for a particular use. However, DNR can provide information regarding State-owned parcels.

The fiscal note only includes the cost of design and construction of the new building. The bill calls for the land on which to build the new hall to be donated. However, the site preparation costs are not included, but will be an expense. The \$170.00 per square foot construction cost estimate used in the fiscal note is the standard DOT&PF construction cost estimate for work to be done in FY 86. The cost estimate does not include provision for any special use space such as assembly chambers or legislative lounges, etc. There is no definite scope established for a combined Legislative/Governor's Office building. (However, Steinman and Associates is currently doing a study to determine space requirements for a Juneau legislative facility.) The sample for this analysis includes 150,000 sq. ft. for the Legislature, 50,000 sq. ft. for the Governor's Office, and parking for up to 400 vehicles. Also included are costs per square foot which could be applied to future refinements of the actual requirements. None of the estimates include costs of land acquisition or site preparation (utilities, roads, site improvements, etc.).

Other factors, which will involve major additional costs to the State in moving the Legislature to Anchorage include travel expense, productivity and follow on renovation costs. Most of the commissioners and key staff personnel involved in the legislative process are located in Juneau. Considerable time and support is provided to the Legislature by State agencies during the Legislative session. If the State had to pay the travel and per diem costs for Juneau agency personnel to conduct legislative business in Anchorage, the costs would be considerable. Also, if the Governor were located in Anchorage year-round, the Juneau based commissioners would have to travel to Anchorage for the Cabinet meetings. Moving the Legislature to Anchorage would also involve considerable one-time costs such as moving expenses for the Juneau based legislative staff, cost to renovate the State Capitol Building for other use and the expense of moving the State agencies into the renovated space. These items are only discussed in general terms because determining the costs for the expenses involved would require considerable time and effort.

Legislative Offices

150,000 sq. ft. @ \$170/sq. ft. = \$25,500,000 *

* Does not include land or site preparation costs.

Governor's Offices

50,000 sq. ft. @ \$170/sq. ft. = \$8,500,000 *

* Does not include land or site preparation costs.

Parking

The total parking capacity needed for this facility is estimated to be 400 vehicles. This capacity should accommodate 226 legislative employees, legislators, the Governor and his staff, lobbyists and visitors. The surface area required would be 3.67 acres or 160,000 sq. ft.

Parking lot: @ \$ 1.50/sq. ft. for 3.67A = \$ 240,000 *

Parking garage: @ \$40.00/sq. ft. for 160,000 sq. ft. = \$6,400,000 *

* Does not include land or site preparation costs.

State Office Building

Another option is to add the needs for this space to the Anchorage State Office Building now being planned. Costs per square foot would remain about the same. Additional height would undoubtedly be required. Parking capacity would have to be expanded which could, in turn, add height to the building. The total added height may or may not be feasible for the seismic condition of the site. Such an engineering analysis is beyond the scope of this analysis. Site acquisition and preparation costs already necessary for the State Office Building should not be appreciably affected by adding this space.

Required Completion Date

Section 8 of HB 448 establishes January 1, 1987 as the date the building is to be ready for occupancy. Completion of design and construction is dependent upon:

1. Legislative authorization and funding.
2. Planning and programming being complete.
3. Site being selected and owned by the State.

Assuming completion of the above items:

Design will take 8 - 12 months.

Construction will take 18 - 24 months, depending on the site and soil conditions.

If the building is to be ready January 1, 1987, the design phase should begin as early as July 1, 1984.

Summary

Land costs: at least \$ 1,000,000 per acre if not donated
 Office space: \$ 170/sq. ft.
 Parking garage: \$ 40/sq. ft.
 Parking lot: \$ 1.50/sq. ft. for surface work

Minimum land requirements vary depending on the number of floors to be built and if a parking lot, a parking garage or a combination is desired. Additional land for landscaping and beautification has not been addressed.

Variations for a 200,000 sq. ft
 Legislative/Governor's Office Building
 in Anchorage

No. of Office Stories	400-Vehicle Capacity Parking -		Minimum Acres Required*	Remarks
	Garage	Lot		
1	No	Yes	8.3	* Does not include land for landscaping or beautification.
	1-level	Not Required	4.6	
2	No	Yes	6.0	
	1-level	Yes	3.7	
	2-level	Not Required	2.3	
3	No	Yes	5.2	
	1-level	Yes	3.7	
	2-level	Yes	2.2	
	3-level	Not Required	1.6	
4	No	Yes	4.9	
	1-level	Yes	3.7	
	2-level	Yes	2.6	
	3-level	Yes	1.4	
	4-level	Not Required	1.2	

Cost Estimate Samples:

a. 4-story office building with 2-level parking garage

- 1) Parking garage (100,000 sq. ft.) - \$ 4,000,000
- 2) Office space (200,000 sq. ft.) - \$34,000,000
- 3) Parking lot surface (1.4 acres) - \$ 90,000

Funds available \$55,000,000
 1) Less estimate - 38,090,000

2) Remainder for land acquisition and site preparation costs \$16,910,000

b.	3-story office building without a parking garage	
	1) Office space (200,000 sq. ft.)	- \$34,000,000
	2) Parking lot surface (160,000 sq. ft.)	- \$ 240,000
	Funds available	\$55,000,000
	1) Less estimate	- <u>34,240,000</u>
	2) Remainder for land acquisition and site preparation costs	\$20,760,000

NOTE: Land acquisition and site preparation costs will dictate how much land can be purchased within the \$55,000,000 limit.

POSITION PAPER

SSHB 448, relating to the relocation of the Legislature

SSHB 448 proposes to permanently relocate the Legislature to Anchorage. It is not intended, and should not be construed, as a capital move bill. Nowhere in the bill is it suggested that the permanent seat of the executive branch should be moved from Juneau.

The sole intent of SSHB 448 is to facilitate greater public participation in the legislative process and thereby achieve the representative government that is mandated by the Alaska Constitution. It is my belief that the best way to encourage public involvement in the legislative process is to ensure that the Legislature be accessible to the citizens it serves.

At the heart of the democratic system is the expression of the will of the majority. If that will is stifled in any manner, the democratic process breaks down. It follows that for a government to be truly representative, its citizens must have access to their elected representatives.

It is undeniable that the city of Juneau is not reasonably accessible to the vast majority of Alaskans. Located more than 800 miles from the State's population centers, without connecting road or railways, it is indeed isolated. During session, face-to-face interaction between the people and their representatives is possible only at great expense to the individual. As a result, most Alaskans are essentially denied their right to inter-personal participation in the decision making process that shapes Alaska's future. Legislators are also denied the valuable insights that often can only be provided by informed constituents.

HB 448 will make the legislative process readily accessible to the more than 80% of the Alaskan population who live along the rail corridor and in rural Alaska.

However, the advantages of the move will not be noticed merely in terms of better government. In real dollar terms, moving the Legislature to Anchorage will save the State millions of dollars.

First, the bill requires that the Legislature be housed in the new State Office Building planned for Anchorage. According to DOT/PF estimates, the additional required space could be added to the new building at a cost of approximately \$30 million. That figure is significantly lower (\$30 million) than the latest estimates of over \$60 million for a new legislative hall in Juneau. Further, if the Anchorage building were constructed by private enterprise and leased to the State under a lease/purchase agreement, no legislative appropriation would be required, and the State would save the entire \$60 million to be spent on the Juneau hall.

Additional annual savings to the State would also be realized in the form of reductions in:

- a. Legislator and staff travel expenses (over \$1 million-Figure provided by Legislative Affairs. Does not include travel charged to committee or leadership accounts);
- b. Legislative support staff travel (over \$200.0 - includes travel for House Research Agency, Leg. Affairs, and Legislative Budget & Audit);
- c. Long distance telephone charges (\$270.0-includes all instate long distance charges);
- d. Legislative office space rental fees (over \$500.0-rental fees paid in FY 82-83)

for a total annual savings of around \$2 million. Thus, a relocation of the Legislature would not only be advantageous politically but also fiscally.

Some have argued that it is not feasible to separate the Legislature from the Executive Branch. I disagree. The Legislature is autonomous from the Executive Branch and functions independently. While it is true that consultation between the two branches is often required, it is also true that the majority of such consultation could be accomplished by utilizing the State's advanced telecommunications network. In this sophisticated age of instantaneous communications and multi-national corporations, there is no reason why Alaska's separate branches of government need to be physically located together in order to function properly.

Also, the total cost of any required Executive Branch travel to Anchorage to testify or meet with legislators would be much less than the current cost of all legislative travel to and from Juneau.

In conclusion, there are many good reasons for relocating the Legislature to Anchorage. There is no doubt that a centrally located, accessible legislative process would encourage greater public awareness of and participation in the legislative process. It would also render the prospect of legislative service more desirable to many qualified individuals who cannot afford the personal/professional sacrifices that distant legislative office demands. And rather than costing the State money, relocating the Legislature to Anchorage would result in initial savings in the tens of millions of dollars and additional millions in annual savings during a period of declining revenues.

But the best argument for relocating the Legislature to a place readily accessible to the people can be found in our State's constitution; for, it was the stated intention of the designers of that document that the Alaskan Legislature should represent foremost the interest of the people of Alaska. I am convinced that a Legislature which operates in an environment of seclusion and

secrecy, inaccessible to all but a few, cannot possibly fulfill that mandate.

Representative Mike Szymanski