

COMMITTEE REPORT

SENATE

FURTHER:

1/22/86

Date 5/1/86

Mr. President

The Committee on FINANCE considered SB 355
relating to a court facility in Fairbanks; efd.

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

- do pass
- do pass with attached amendment(s)
- replace with/or adopt CS for SB 355 (Fin)
- new title
- same title and recommends _____
- and attached a "LETTER OF INTENT" NEW FISCAL NOTE
Cost System
- reports it back without recommendation
- recommends referral to _____ Committee

MEMBERS SIGNING
DO PASS

[Signature]
[Signature]

MEMBERS HAVING
OTHER RECOMMENDATIONS

[Signature] Do not pass
[Signature] no rec

[Signature]
Chairman
No Rec
Chairman recommendation

Original sponsor: Bennett

1 IN THE SENATE

BY THE FINANCE COMMITTEE

2 CS FOR SENATE BILL NO. 355 (Finance)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FOURTEENTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to a court facility in Fairbanks;
7 and providing for an effective date."

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

9 * Section 1. The legislature finds that a need exists for a new court
10 facility in Fairbanks and that the needed facility must be acquired in as
11 economical manner as possible. In acquiring the necessary court facility
12 the supreme court should

13 (1) investigate the feasibility of using state land in the
14 Fairbanks area as a site for a court facility;

15 (2) investigate the feasibility of contracting with the Alaska
16 State Housing Authority or with a local government utilizing municipal
17 revenue bonds to provide the space necessary for a Fairbanks court facili-
18 ty; and

19 (3) coordinate space acquisition in Fairbanks with other state
20 agencies.

21 * Sec. 2. The supreme court may enter into a lease-purchase agreement
22 not to exceed a cost of \$29,900,000 for construction ^{and all other related costs} of a court facility in
23 Fairbanks. ^{INSERT}

24 * Sec. 3. This Act takes effect immediately in accordance with AS 01.-
25 10.070(c).
26
27
28
29

STATE OF ALASKA 1986 LEGISLATIVE SESSION
FISCAL NOTE

Revision Date : _____

REQUEST

Bill/Resolution No. : _____
 Title : AN ACT MAKING A SPECIAL
APPROPRIATION FOR THE CONSTRUCTION
OF A NEW COURT FACILITY IN FAIRBANKS.
 Sponsor : _____
 Requestor : _____
 Date of Request : _____

FISCAL DETAIL

Agency Affected : ALASKA COURT SYSTEM
 BRU : TRIAL COURTS
 Components : _____

EXPENDITURES/REVENUES : (Thousands of Dollars)

OPERATING	FY 86	FY 87	FY 88	FY 89	FY 90	FY 91
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						3,701.0
TOTAL OPERATING	-0-	-0-	-0-	-0-	-0-	3,701.0

CAPITAL						
---------	--	--	--	--	--	--

REVENUE						
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FUNDING : (Thousands of Dollars)

GENERAL FUND						3,701.0
FEDERAL FUNDS						
OTHER						
TOTAL	-0-	-0-	-0-	-0-	-0-	3,701.0

POSITIONS :

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS : Attach a separate page if necessary

SEE ATTACHED SUMMARY

Prepared by : ROBERT G. FISHER Phone : 264-8215
 Division : ALASKA COURT SYSTEM Date : 4/2/86

Approved by Commissioner : _____ Date : 4/2/86
 Agency : ALASKA COURT SYSTEM

Distribution (by Agency preparing fiscal note) :

- Legislative Finance
- Legislative Sponsor
- Requestor
- Office of Management and Budget
- Impacted Agency(ies)

ALASKA COURT SYSTEM
NEW FAIRBANKS COURT FACILITY
CAPITAL BUDGET REQUEST

ASSUMPTIONS: Project planning and design work to commence 7/1/86 and to finish 6/30/88. Building construction and remodeling of existing facility to commence 7/1/88 and to finish 6/30/91.

PROJECT COSTS:

Site acquisition and development, architectural and engineering fees. Remodeling of existing facility. Miscellaneous costs, permits, and fees. Building and parking construction. Construction management, furniture, fixtures and equipment, and other project costs. \$27,465,000
=====

PROJECT FINANCING:

Bond issue (89, 25 year) \$28,610,000
Underwriter costs (\$40 per \$1,000) 1,145,000

Net proceeds \$27,465,000
=====

Total debt service (see attached debt service schedule) \$62,535,000
=====

Operating and maintenance costs are responsibility of Department of Transportation.

ALASKA COURT SYSTEM
NEW FAIRBANKS COURT FACILITY
DEBT SERVICE SCHEDULE

DATE	OUTSTANDING	CONSTRUCTION PERIOD NET INTEREST	INTEREST	SINKING FUND PAYMENT	TOTAL DEBT SERVICE
Jul-86	\$28,610,000	\$0	\$0	\$0	\$0
Jan-87	28,610,000	84,286	0	0	84,286
Jul-87	28,610,000	122,773	0	0	122,773
Jan-88	28,610,000	161,259	0	0	161,259
Jul-88	28,610,000	199,746	0	0	199,746
Jan-89	28,610,000	367,685	0	0	367,685
Jul-89	28,610,000	497,137	0	0	497,137
Jan-90	28,610,000	626,590	0	0	626,590
Jul-90	28,610,000	756,042	0	0	756,042
Jan-91	28,610,000	885,495	0	0	885,495
Jul-91	28,610,000	1,014,947	0	0	1,014,947
Jan-92	28,610,000	0	1,144,400	301,077	1,445,477
Jul-92	28,610,000	0	1,144,400	301,077	1,445,477
Jan-93	28,610,000	0	1,144,400	301,077	1,445,477
Jul-93	28,610,000	0	1,144,400	301,077	1,445,477
Jan-94	28,610,000	0	1,144,400	301,077	1,445,477
Jul-94	28,610,000	0	1,144,400	301,077	1,445,477
Jan-95	28,610,000	0	1,144,400	301,077	1,445,477
Jul-95	28,610,000	0	1,144,400	301,077	1,445,477
Jan-96	28,610,000	0	1,144,400	301,077	1,445,477
Jul-96	28,610,000	0	1,144,400	301,077	1,445,477
Jan-97	28,610,000	0	1,144,400	301,077	1,445,477
Jul-97	28,610,000	0	1,144,400	301,077	1,445,477
Jan-98	28,610,000	0	1,144,400	301,077	1,445,477
Jul-98	28,610,000	0	1,144,400	301,077	1,445,477
Jan-99	28,610,000	0	1,144,400	301,077	1,445,477
Jul-99	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2000	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2000	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2001	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2001	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2002	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2002	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2003	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2003	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2004	28,610,000	0	1,144,400	301,077	1,445,477
Jun-2004	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2005	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2005	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2006	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2006	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2007	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2007	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2008	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2008	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2009	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2009	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2010	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2010	28,610,000	0	1,144,400	301,077	1,445,477
Jan-2011	28,610,000	0	1,144,400	301,077	1,445,477
Jul-2011	28,610,000	0	1,144,400	301,077	1,445,477
TOTAL		\$4,715,960	\$45,776,000	\$12,043,080	\$62,535,040

ALASKA COURT SYSTEM
 NEW FAIRBANKS COURT FACILITY
 SURPLUS FUNDS INVESTMENT SCHEDULE

DATE	SITE & PLANNING DRAWS	CONSTRUCT- ION DRAWS	TOTAL DRAWS	BALANCE	INTEREST INCOME
Jul-86	ORIGINAL ISSUE	\$0	\$0	\$27,465,000	\$0
Jul-86	962,160	0	962,160	26,502,840	0
Jan-87	962,160	0	962,160	25,540,680	1,060,114
Jul-87	962,160	0	962,160	24,578,520	1,021,627
Jan-88	962,160	0	962,160	23,616,360	983,141
Jul-88	962,160	3,236,314	4,198,474	19,417,886	944,654
Jan-89	0	3,236,314	3,236,314	16,181,572	776,715
Jul-89	0	3,236,314	3,236,314	12,945,258	647,263
Jan-90	0	3,236,314	3,236,314	9,708,944	517,810
Jul-90	0	3,236,314	3,236,314	6,472,630	388,358
Jan-91	0	3,236,314	3,236,314	3,236,316	258,905
Jul-91	0	3,236,314	3,236,314	2	129,453
	\$4,810,800	\$22,654,198	\$27,464,998		\$6,728,040

Introduced: 1/22/86
Referred: Finance

1 IN THE SENATE

BY BENNETT

2

SENATE BILL NO. 355

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

FOURTEENTH LEGISLATURE - SECOND SESSION

5

A BILL

6 For an Act entitled: "An Act relating to a court facility in Fairbanks;

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and providing for an effective date."

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

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* Section 1. The supreme court may enter into a lease-purchase agree-
10 ment for construction of a court facility in Fairbanks.

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* Sec. 2. This Act takes effect immediately in accordance with AS 01.-

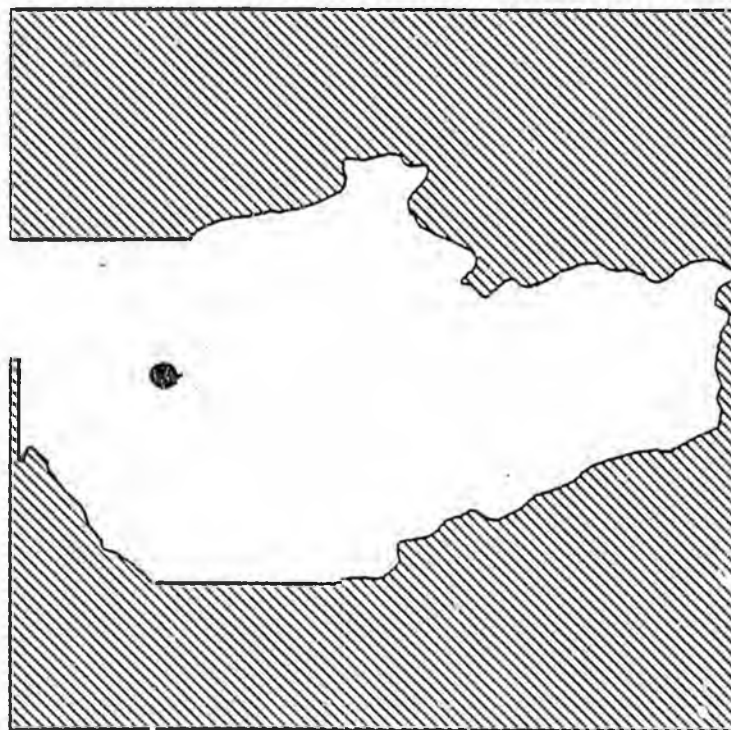
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10.070(c).

EXECUTIVE REPORT

**FAIRBANKS JUDICIAL
COMPLEX PROJECT**

**ALASKA
COURT SYSTEM**



**SPACE
MANAGEMENT
CONSULTANTS, INC.**



SPACE MANAGEMENT CONSULTANTS, INC.

F. MICHAEL WONG Ph.D. (Arch. SC.), B. Arch. (Hons.), Dip T.C.P., FRAIA, AIA, ARIBA, MRAPI, NCARB PRESIDENT

January 20, 1986

Honorable Arthur H. Snowden, II
Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501

Dear Mr. Snowden:

At your request, we have completed the following Executive Report for the proposed Fairbanks Judicial Complex Project. This report was prepared with the primary purpose of providing a basis for court and legislative review. The contents of this report include the following:

- Existing Space Use Analysis
- Historic Growth and Projections
- Program Summary
- Alternate Site Analyses
- Building Concept Analysis
- Parking Analysis
- Preliminary Budgetary Cost Estimates
- Project Financing
- Implementation Schedule
- Summary of Recommendations

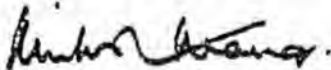
As presented in this report, SMC is recommending to the Alaska Court System the construction of a three-story court building using the most comprehensive option of the program summaries outlined. The site recommended for development is Block 76, adjacent to the existing court building; with maximized on-site parking and additional parking limited to a portion of Block 77. This development recommendation has a preliminary budgetary cost estimate of approximately \$26.8 million. As with all cost estimates contained in this executive report, the figures presented are estimates for budgetary purposes only.

We trust that this Executive Report will adequately serve the Alaska Court System in obtaining funding and financing approval.

Honorable Arthur H. Snowden, II
January 20, 1986
Page Two

The detailed tabular products of our analyses, which lead to the summary recommendations presented in this report, will be provided at a later date. If we can be of further assistance while awaiting legislative approval, please do not hesitate to contact us.

Cordially,
SPACE MANAGEMENT CONSULTANTS, INC.

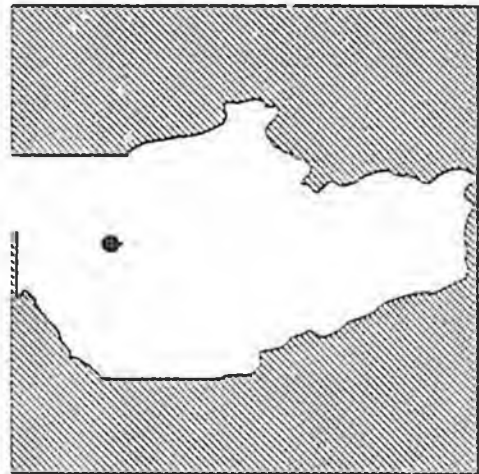


Dr. F. Michael Wong,
President

Enclosures

EXECUTIVE REPORT

**FAIRBANKS JUDICIAL
COMPLEX PROJECT
ALASKA
COURT SYSTEM**



**SPACE
MANAGEMENT
CONSULTANTS, INC.**

INTRODUCTION, BACKGROUND & CONTENTS

In October of 1985, the Alaska Court System requested an analysis and preliminary executive planning report for the proposed Fairbanks Court Complex Project. The report was to include site recommendations and a preliminary cost estimate for the proposed facility. This executive report presents the analysis and recommendations of Space Management Consultants, Inc. (SMC). The information outlined was prepared with the primary purpose of providing a basis for court and legislative review. The report is deliberately concise, and focuses specifically on those issues anticipated to be of special interest to judicial administrators and legislators.

The contents are grouped and include the following:

- Existing Space Use Analysis
- Historic Growth and Projections
- Program Summary
- Alternate Site Analyses
- Building Concept Analysis
- Parking Analysis
- Preliminary Budgetary Cost Estimates
- Project Financing
- Implementation Schedule
- Summary of Recommendations

EXISTING SPACE USE ANALYSIS

The principal court facilities for the Fairbanks North Star Borough are located in the Fairbanks Court and Office Building in downtown Fairbanks, Alaska. This facility includes three of the four levels of state courts, their ancillary and support functions and selected associated departments. A severe shortage of space within the existing facility has forced several related departments to be housed outside the court building.

The problems and deficiencies of the four-story structure have been well documented. These problems are fundamental and occur in addition to the acute space shortage. These deficiencies can be grouped into the following classifications:

- Circulation - Internal circulation throughout the building, both public, private and secure is inadequate; especially poor are the Traffic Court, Superior Court and prisoner transport arterials.
- Security - The facility lacks adequate prisoner holding and transport systems, public access control, secure sallyport for prisoner transport, emergency back-up systems and key control.
- Access - The number and location of public entrances create monitoring and control problems. Agencies with heavy public usage are located on upper floors, creating high demands on vertical circulation systems.

- Public Space - While there is a relatively large amount of public space, it is poorly designed and lacks sufficient public waiting and seating areas, especially outside courtrooms. There is an insufficient number of attorney/client conference rooms.
- Parking - The lack of adequate parking (65 spaces are provided on-site, of which 24 are permanently assigned) causes significant inconvenience to trial participants as well as delays and disruptions of court proceedings.
- Building Systems - Poor exterior shell insulation, multiple ad hoc modifications of the ventilation systems due to repeated interior space alterations, and the lack of adequate environmental zoning capabilities require an enormous expenditure of energy to heat and cool, while providing a less than adequate working environment.

Table 1 summarizes information regarding the courts, agencies and departments that currently occupy space within the existing facility. Department areas and locations are based on tabulations and analysis conducted on site in January of 1985. Areas detailed are approximate gross square footages.

Table 1
Existing Space Use

FLOOR	DEPARTMENT	AREA
Fourth	Supreme Court	2,325
	Superior Court	10,958
	Intake Office	372
	Other Space (Mech., Circ., Etc.)	4,273
	SUBTOTAL	18,428
Third	District Court	8,275
	Clerk of Court	5,684
	Pre-Trial Services	250
	Other Space	4,219
SUBTOTAL	18,428	
Second	Superior Court	2,450
	District Court	1,172
	Area Court Administrator	591
	Comptroller/Public Administrator	1,127
	District Attorney	4,777
	Calendering	650
	Grand Jury	850
	Probate	898
	Juvenile Services	843
	Other Space (Mech., Circ., Etc.)	5,058
SUBTOTAL	18,428	
First	District Court	3,110
	Clerk of Court	537
	Transcript	1,144
	Judicial Services	1,651
	Bailiff/Supplies Coordinator	179
	Law Library	5,471
	Jury Assembly	2,106
	Other Space (Mech., Circ., Etc.)	4,230
SUBTOTAL	18,428	
TOTAL AREA	73,712	

HISTORIC GROWTH & FORECASTS

The 1984 population census estimate by the Fairbanks North Star Borough Community Research Center was 69,633. This represents an increase of 21 percent since 1980. Judicial caseloads reflect a similar increase over the same period; from 16,960 to 24,160 in Superior and District Court cases

which represents a 43 percent increase (Table 2). The impact of these increases is an expanding justice system, one which has expanding facility needs.

Table 2
Fairbanks North Star Borough Population Growth and Fourth Judicial District Filings

	1965	1970	1975	1980	1985	1990	1995	2000
Population	45,052	45,864	52,355	57,432	75,079	90,575	104,276	119,917
Case Filings	1,563	-	16,153	18,518	26,069	32,235	37,998	44,314

PROGRAM SUMMARY

A comprehensive facility program containing projections of the anticipated growth in personnel and spatial requirements for each of the courts, departments and agencies was developed for this report. This information was a composite of research, analysis, space standards and guidelines developed by SMC for each common space type required by the various courts and departments to be housed within the proposed judicial complex.

A facility program table summarizing the investigation of spatial requirements for each of three design options has been included as Table 3, to present the total projected programmatic requirements of the proposed Fairbanks Court Facility Complex. These options vary only in the distribution of certain court support and administrative functions within each option; Table 3 illustrates the distribution of functions and floor areas for each of the three design options.

Table 3
FACILITY PROGRAM SUMMARY

COURT/DEPARTMENT	TOTAL PROGRAMMED AREA					
	OPTION 1		OPTION 2		OPTION 3	
	NET SQ. FT.	GROSS SQ. FT.	NET SQ. FT.	GROSS SQ. FT.	NET SQ. FT.	GROSS SQ. FT.
NEW COURT BUILDING						
Supreme Court	3,770	5,386	3,770	5,386	3,770	5,386
Superior Court	22,830	32,514	22,830	32,514	22,830	32,514
District Court	24,199	34,570	24,199	34,570	24,199	34,570
Area Court Administrator	1,265	1,807	1,265	1,807	1,265	1,807
Clerk of Court	10,193	14,561	10,193	14,561	10,193	14,561
Calendaring	1,237	1,767	1,237	1,767	1,237	1,767
Pre-Trial Services	369	566	369	566	369	566
Judicial Services	3,952	5,646	3,952	5,646	3,952	5,646
Other Space	1,560	2,229	1,560	2,229	1,560	2,229
Jury Assembly*	3,067	4,381	3,067	4,381	-	-
Transcript Office*	1,591	2,273	-	-	1,591	2,273
Bailiff/Supplies Coordinator*	1,936	2,766	1,936	2,766	-	-
SUBTOTAL	75,969	108,566	74,378	106,293	69,375	99,146
EXISTING COURTS BUILDING						
Jury Assembly*	-	-	-	-	3,067	4,381
Transcript Office*	-	-	1,591	2,273	1,591	2,273
Bailiff/Supplies Coordinator*	-	-	-	-	1,936	2,766
Grand Jury	1,255	1,793	1,255	1,793	1,255	1,793
Probate	1,950	2,786	1,950	2,786	1,950	2,786
Coroner/Public Administrator	4,800	6,857	4,800	6,857	4,800	6,857
Law Library	6,556	9,366	6,556	9,366	6,556	9,366
Public Defender	4,401	6,287	4,401	6,287	4,401	6,287
Attorney General	5,611	8,016	5,611	8,016	5,611	8,016
District Attorney	7,629	10,899	7,629	10,899	7,629	10,899
Office of the Public Advocate	3,889	5,556	3,889	5,556	3,889	5,556
Other Space	4,100	5,856	4,100	5,856	4,100	5,856
SUBTOTAL	40,191	57,417	41,782	59,690	46,785	56,837
TOTAL	116,160	165,983	116,160	165,983	116,160	165,983

*Note: Departments which fluctuate between the new court building and the existing court building depending on the program option used.

The various potential occupants of the complex have been divided into two groups: the first group, containing those departments programmed for the New Courts Building; and the second group comprising agencies identified for tenancy within the existing courts building. The data listed in the table are anticipated gross area estimates for the proposed courts complex, and are to be used for planning and budgetary purposes only.

The total programmed areas of the three program options vary from 99,146 to 108,566 square feet, a difference of approximately 9,500 square feet. In SMC's opinion the cost of providing the additional 9,500 square feet will be more than compensated for by the functional advantages and flexibility of providing space for all of the departments indicated.

ALTERNATIVE SITE ANALYSES

In considering an appropriate location for the New Courts Building, a variety of sites both in close proximity to the existing court building and locations farther removed were identified and evaluated. In the process of evaluating functional and characteristic requirements, six sites were identified for more detailed investigation: five sites adjacent or in close proximity to the existing court building; and one farther removed, along the Chena River in downtown Fairbanks. These six sites are:

- Site A: Block 95, lots 1A-10B; bordered by Seventh and Eighth Avenues and Barnette and Perry Streets.
- Site B: Block 85; bordered by Sixth and Seventh Avenues, and Barnette and Perry Streets.
- Site C: Block 76; bordered by Fifth and Sixth Avenues, Barnette and Wickersham Streets.
- Site D: Block 77; bordered by Fifth and Sixth Avenues, and Wickersham and Cowles Streets.
- Site E: Block 66; bordered by Fourth and Fifth Avenues, and Cushman and Barnette Streets.
- Site F: Block 1; bordered by the Chena River and the Wendell Street Bridge, and Dunkel and the Hall Streets.

Various evaluation criteria were employed to allow rational consideration of the appropriateness and physical characteristics of the six sites. The criteria included site adequacy for building and parking; impact on surrounding neighborhood; proximity to existing facilities; future growth of the facility; vehicular traffic patterns; access; site acquisition costs; and development costs.

Site A borders the existing court building on the south across Seventh Avenue. While its proximity to the existing facility is good, the narrowness of the site could limit design flexibility.



Diagram 1
Site Location Map

EX CT: Existing Courthouse Facility

The existing courts building is located on lots 1A-6 of Site B. Siting the new facility on the remaining lots of this block would require the demolition of a church and the relocation of its congregation. It is the second most expensive site considered.

Site C borders the existing court building on the north, across Sixth Avenue. Its proximity to the existing facility, city parking garage and orientation to the business district is positive. There is a favorable possibility that the section of Sixth Avenue that separates the existing building from Site C could be modified to restrict vehicular traffic and to allow for additional parking and service access.

The lots which comprise Block 77 (Site D), are all zoned R2. This zoning classification is the most restrictive of the four classifications encountered in this site investigation. Construction on this site would require redevelopment of the entire residential block. While the proximity to the existing facility is not as good as that of either Site A, B or C, it is the least expensive of the four.

Title to Site E would be transferred free and clear to the Alaska Court System by the City of Fairbanks as a co-participant in the project, the condition imposed by the city being that the court provide additional parking to replace that lost by redevelopment of the site. Preliminary budget estimates indicate the cost of providing additional parking would more than offset the elimination of acquisition costs for Site E, creating the most expensive development option.

All of the sites pose individual challenges. While Site F, the Chena River site, may provide additional design and engineering challenges, the distance from the existing court facility would create functional and operational problems. The shape of the lots would inhibit development and design options. The existing building is too far away from this site to be of functional use to accommodate court related agencies. Three of the five remaining sites (Sites B, D, and E) were ultimately rejected for reasons of functional inadequacy, development constraints and cost. Site C offers the greatest design flexibility and is recommended over Site A.

Table 4
Site Block Analysis

BLOCK	ZONING DESIGNATION	AREA (SQ. FT.)	SET BACK AREA (SQ. FT.)	USABLE AREA (SQ. FT.)	ALLOWABLE LOT COVERAGE FACTOR	ALLOWABLE LOT COVERAGE (SQ. FT.)	ACTUAL BUILDABLE AREA (SQ. FT.)	ALLOWABLE STORIES
95	R2	36,446	10,970	25,476	40%	14,578*	14,578	3
95	R4	36,452	9,760	26,692	65%	23,694*	23,694	4
95	R2	59,884	18,890	40,994*	90%	33,896	40,994 *	3
TOTAL		132,782	39,520	112,262	-	72,168	79,266 *	-
76	R2	47,274	14,340	32,934*	90%	42,547	32,934	3
76	R3	7,261	0	7,261*	100%	7,261	7,261	unlimited
TOTAL		54,535	14,340	40,195	-	49,808	40,195 *	-
77								
Lots 1-7B	R2	41,166	11,680	29,486	40%	16,470*	16,470	3
TOTAL		41,166	11,680	29,486	-	16,470*	16,470	-
66 A	3-3	52,939	0	52,939	100%	52,939	52,939 *	unlimited
TOTAL		52,939	0	52,939	-	52,939	52,939 *	-
86	R2	29,191	10,150	19,041	40%	11,676*	11,676	3
86	R4	44,122	10,530	33,592	55%	28,679*	28,679	4
TOTAL		73,313	20,680	52,633	-	40,355	40,355 *	-

*Note: Governing Area.

*Note: Area capable of accommodating 3-story building concept.

BUILDING CONCEPT ANALYSIS

After careful examination of the site constraints; preliminary budget requirements; a study of each court and department, including organization, operations and functions; the integration of the various courts and departments; and an understanding of specific security, spatial relationships, access and circulation patterns; SMC developed design options for a single, two, three and four story courts building.

During the development and analysis process, three of the four design concepts were ultimately rejected. Both the single- and two-story concepts were rejected because, with a gross programmed area of from 99,146 to 108,566 square feet, (depending on which Facility Program Summary Option is utilized) this building would fit none of the identified potential sites when lot size, zoning requirements and budgetary constraints were considered. A four-story concept was rejected because, if it is assumed that each of the four floors would be approximately equal in area, the concept would require arbitrary division of the various courts and departments; these functions, splintered and dispersed over two or more floors, would require duplication of certain facilities and the imposition of operational changes to alleviate the effects of such fragmentation.

A three-story courts building concept reduces site coverage and offers the greatest range of locational options among the potential sites identified for consideration. This building concept recognizes the various courts' intrinsic hierarchy, while responding to specific spatial relationships, accessibility, circulation and security concerns. For these reasons, SMC

adopted a three-story building concept. During the detailed analysis of this concept, three alternative configurations, or design options, were evolved; these design options differ in the distribution of functions and spaces over the first and second floors.

Table 5
3-Story Building Option Summary

FLOOR	DEPARTMENTS	TOTAL PROGRAMMED GSF		
		OPTION 1	OPTION 2	OPTION 3
Third	Supreme Court	5,386	5,386	5,386
	Superior Court	32,614	32,614	32,614
	Other Space	743	743	743
	SUBTOTAL	38,743	38,743	38,743
Second	District Court	30,434	30,434	30,434
	Other Space	743	743	743
	Area Court Admin.*	-	-	1,807
	Bailiff/Supplies Coord.*	-	2,766	-
	Jury Assembly*	4,381	4,381	-
	Pre-Trial*	-	566	566
	Calendaring*	-	-	1,767
	SUBTOTAL	35,558	38,890	35,317
First	District Court	4,136	4,136	4,136
	Clerk of Court	14,561	14,561	14,561
	Judicial Services	5,646	5,646	5,646
	Other Space	743	743	743
	Area Court Admin.*	1,807	1,807	-
	Bailiff/Supplies Coord.*	2,766	-	-
	Jury Assembly*	-	-	-
	Pre-Trial*	566	-	-
	Calendaring*	1,767	1,767	-
	Transcripts*	2,273	-	-
	SUBTOTAL	34,265	28,660	25,086
TOTAL	108,556	106,293	99,146	

*Note: Departments which fluctuate between the new and existing court buildings and the various floors depending on which option used.

Option 1 of the three-story concept summary is recommended for implementation because of the efficient functional relationships generated by the equal distribution of the various departments among the three floors of the New Courts Building. The following diagram sectionally illustrates this option and its relationship to the modified existing structure. The Supreme

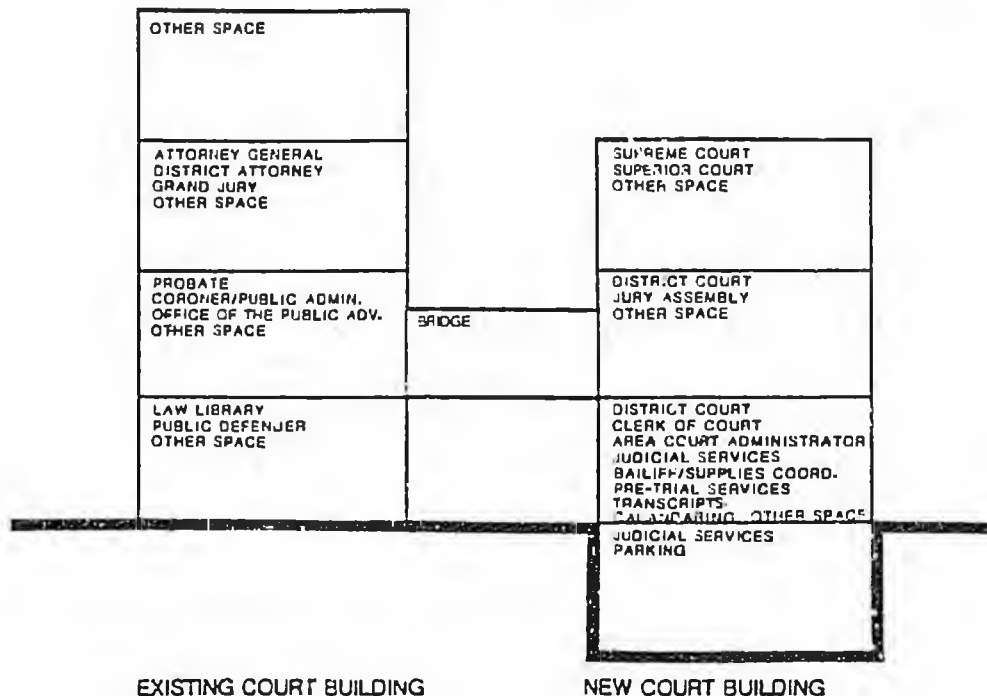


Diagram 2
Fairbanks Court Complex Section Diagram

and Superior Courts, their ancillary and support facilities, would occupy the third floor. The second floor would consist of most of the District Court and its support facilities and various combinations of administrative and limited public-user functions. The Traffic/Arraignment operation of the District Court, the Clerk of the Court and various combinations of administrative functions and departments requiring convenient public access would be located on the ground floor.

PARKING PROGRAM OPTIONS

It is essential to plan for a certain amount of vehicular parking space when planning a new courthouse complex. While it would be too costly to provide everyone utilizing the court facility with a parking space, a certain proportion of users should have convenient, protected parking. Two alternate parking options (Table 6) have been identified: a minimum and a maximum.

In projecting parking, SMC has concentrated on meeting court requirements for the year 2000. In both options, projected parking is 90 percent of projected staffing levels plus a factor for jurors and the general parking. Where a department has less than ten staff members, an equal amount of parking stalls and staff has been programmed. The options differ as a function of the number of departments being provided assigned parking. Option 1 provides 90 percent of the projected requirement for every court, department and agency that is to be housed in both the existing building and the New Courts Building; Option 2 provides 90 percent of the projected parking requirement for only those functions under consideration for inclusion in the New Courts Building. Both options provide the same number of parking stalls for jurors and the general public. Option 2 provides no parking for private attorneys.

Table 6
Parking Option Summary

DEPARTMENT:	Staff		Parking		
	Existing	Projected	Existing	Projected	
	1985	2000	1985	Option 1 2000	Option 2 2000
Supreme Court	9	10	1	9	9
Superior Court	23	30	5	27	27
District Court	17	23	7	21	21
Area Ct. Adm.	2	3	1	3	3
Clerk of Court	42	49	1	45	45
Calendarig	4	7	-	7	7
Pre-Trie	2	4	-	4	4
Jury Assembly	2	4	-	4	-
Grand Jury	-	-	-	-	-
Transcript	2.5	4	-	4	4
Probate	3	5	1	5	-
Coroner/Pub. Adm.	5	12	1	11	-
Judicial Services	14	20	5	18	18
Bailiff/Supplies Coord.	13	19	-	18	18
Law Library	1.75	3	1	3	3
District Attorney	16	22	1	20	-
Attorney General	24	32	1	29	-
Public Defender	31	45	-	41	-
Public Advocate	5	17	-	16	-
SUBTOTAL	206.25	309	24	285	163
Jurors			96-100*	125	125
Attorneys (private)				20	-
Public				75	75
SUBTOTAL				220	200
TOTAL				505	363
City Provided Parking				(96)	(96)
Existing Courthouse Parking				(65)	(41)
ADJ. TOTAL				344	226

*Note: Depending on weather conditions.

It is assumed that the parking spaces provided for the courts in the existing State Parking Garage will continue to be set aside at current levels. These 96 spaces (100 under summer conditions) have been deducted from the projected parking requirement totals.

For parking Option 1, the total number of on-site parking spaces surrounding the existing building is deducted from the projected parking requirements. For Option 2, only those spaces that are currently unassigned are deducted: by projecting parking requirements for only those departments to be included in the New Courts Building, it is anticipated that the reserved stalls currently associated with the existing facility would be reserved for users assigned to that building.

In analyzing parking program requirements, various methods for housing the projected number of parking spaces were investigated. These concepts include surface parking, with a portion of the requirement incorporated into the basement of the New Courts Building; a separate parking garage; and a combination of the two. The concept of all surface parking was rejected, due to the large amount of area involved. Site access, circulation, physical parking constraints and applicable codes were recognized in developing these concepts. Both surface lot and garage dimensions are based on preliminary layouts of conventional parking structures and systems imposed on the various site options.

The preliminary cost estimate for construction of a parking garage varies from \$3 to \$6.75 million, depending on the parking option used; these figures exclude site acquisition and development costs. While current zoning regulations would permit the construction of such a structure on any of the potential sites identified, it is SMC's opinion that the dollars would be better utilized in providing additional court and ancillary support spaces.

By maximizing surface and basement parking on the site selected for building construction, and expanding basement or below-grade parking to the edge of the site, the need for additional surface parking could be kept to a minimum. Site C, the site recommended for building construction, could accommodate an approximate maximum of 163 parking stalls: approximately 127 in the basement of the new facility and approximately 36 along the modified portion of Sixth Avenue between the existing and proposed court facilities. Additional surface parking would be limited to a requirement of 63 spaces, to be located on lots 1-9B of Block 77. Lots 1-9B could accommodate up to 84 stalls, leaving a surplus of 21 over the minimum requirement.

PRELIMINARY BUDGETARY COST ESTIMATES

SMC has developed a series of preliminary cost estimates for the purpose of providing the Alaska Court System with a basis for its budgeting process in regards to this project. As with all cost estimates contained in this executive report, the figures presented are for budgetary purposes only. More accurate construction and project cost estimates should be prepared at the completion of schematic design and design development phases of this project, as the variables affecting the determination of such costs become more closely defined.

The Site Acquisition Table (Table 7) details the assessed value of the lots which comprise Block 76, the site SMC has recommended for the location of the New Courts Building. It is unreasonable to assume that individual title

holders will relinquish ownership of a particular piece of property at current assessed value. A recognized standard markup of 10 percent is added to the assessed value as just compensation and additional incentive to sell.

Table 7
COST ESTIMATE - SITE ACQUISITION

BLOCK	ZONE	AREA	ASSESSED VALUE	11% F.M.V. MARKUP	ADMIN. COSTS 10%	PURCHASE PRICE	UNIT \$ AVERAGE
95	32	36,446	\$ 417,956	\$ 41,796	\$ 41,796	\$ 501,547	\$ 13.77
75	34	38,452	528,050	52,805	52,805	633,660	17.29
95	32	59,884	996,341	99,635	99,635	1,195,611	19.97
TOTAL	-	132,782	1,942,346	194,236	194,236	2,330,818	17.05
85	32	29,191	171,663	17,167	17,167	205,997	7.06
85	34	44,122	928,280	92,828	92,828	1,114,056	25.25
TOTAL	-	73,313	1,100,043	110,005	110,005	1,320,053	18.01
77, Lots 1-3B	32	41,166	377,323	37,783	37,783	453,289	11.02
TOTAL	-	41,166	377,323	37,783	37,783	453,289	11.02
76	32	47,274	863,043	86,305	86,305	1,035,653	21.91
76	33	7,261	132,370	13,237	13,237	159,564	21.98
TOTAL	-	54,535	996,013	99,602	99,602	1,195,217	21.32
66 A	31	52,339	1,348,756	134,876	134,876	1,618,508	30.58
TOTAL	-	52,339	1,348,756	134,876	134,876	1,618,508	30.58

Whenever a title is transferred, additional administrative costs and expenses are incurred: legal fees, title searches, processing fees and the additional costs of acquiring land through condemnation. An additional 10 percent of the assessed value is added to cover these administrative costs. Using these factors, the total purchase price for Block 76 would be approximately \$1,195,220, or approximately \$21.95 per square foot.

Construction cost estimates have been derived as the product of the gross programmed areas and several different categories of unit (square foot) construction costs. The unit costs have been determined based on SMC's familiarity with local construction costs for similar building types and are detailed below:

Courtroom/Support	\$ 160/GSF
Office	\$ 135/GSF
Storage/Other	\$ 120/GSF
Garage Parking	\$ 45/GSF
Surface Parking	\$ 4/GSF

For the purpose of completing a building/project cost estimate, the recommended three-story building concept is being utilized. The cost estimate option corresponds to the three-story building option illustrated in the Building Concept Analysis section of this report, and forms the body of the cost estimate table. Along with the construction cost estimate, the table delineates estimated project cost, including factors to cover architectural/engineering fees; construction management fees; escalation due to inflation; contingencies; furniture, fixtures and equipment; art in public places; and miscellaneous fees.

Project escalation costs are tied to current and projected rates of inflation to the estimated midpoint of the construction process. With a current rate of approximately 3.5 percent, and the prospects for continued strong economic performance and low inflation, a rate of 4 percent per year for two years is used, for a total of approximately 8 percent.

Table B
Preliminary Project Cost Estimate

CLASSIFICATION		AREAS (SQ. FT.)/ PERCENTAGES	\$ UNIT COST	COST ESTIMATE	TOTALS
BUILDING					
Third	DEPARTMENTS				
	Supreme Court	5,386	\$160.00	\$ 861,760	
	Superior Court	32,614	160.00	5,218,240	
	Other Space	743	120.00	89,160	
SUBTOTAL		38,743		6,169,160	
Second	District Court	30,434	160.00	4,869,440	
	Jury Assembly	4,381	135.00	591,440	
	Other Space	743	120.00	89,160	
SUBTOTAL		35,558		5,550,040	
First	District Court	4,136	160.00	661,760	
	Clerk of Court	14,561	135.00	1,965,740	
	Judicial Services	5,646	135.00	762,210	
	Area Ct. Administrator	1,807	135.00	243,950	
	Calendarng	1,767	135.00	238,550	
	Pre-Trial	566	135.00	76,410	
	Transcripts	2,273	135.00	306,860	
	Bailiff/Supplies Coord.	2,766	135.00	373,410	
	Other Space	743	120.00	89,160	
	SUBTOTAL		34,265		4,718,050
BUILDING CONSTRUCTION SUBTOTAL:		108,556		\$16,437,250	\$16,437,250
Architectural/Engineering Fee		2.0%		1,150,610	
Construction Management Fee		2.5%		410,940	
Escalation (2 yrs. @ 4.0% per yr.)		8.0%		1,314,980	
Contingencies		10.0%		1,643,730	
FF & E Costs		7.0%		1,150,610	
Art		1.0%		164,380	
Misc. (taxes, permits, etc.)		1.0%		164,380	
BUILDING PROJECT COSTS SUBTOTAL				\$5,999,630	\$5,999,630
PARKING					
Surface (Block 77, lots 1-98)		29,475	4.00	118,980	
Basement (Block 76)		40,000	45.00	1,800,000	
PARKING CONSTRUCTION SUBTOTAL		69,475		1,918,980	1,918,980
Architectural/Engineering Fee		4.0%		76,760	
Construction Management Fee		2.5%		47,980	
Escalation (2 yrs. @ 4.0% per yr.)		8.0%		153,520	
Contingencies		5.0%		95,950	
FF & E Costs		1.0%		19,190	
Art		1.0%		19,190	
Misc. (taxes, permits, etc.)		1.0%		19,190	
PARKING PROJECT COSTS SUBTOTAL				431,780	431,780
SITE ACQUISITION & DEVELOPMENT					
Acquisition					
Block 76 (Building & Basement Parking)				1,195,220	
Block 77, Lots 1-98 (Surface Parking)				453,390	
SUBTOTAL				1,648,610	
Development					
Block 76				298,610	
Block 77, Lots 1-98				113,150	
SUBTOTAL				412,160	
SITE ACQUISITION & DEV. SUBTOTAL				\$2,060,770	\$2,060,770
TOTAL PROJECT COST					\$26,848,430

Contingencies are used as a means of allowing for uncertainty regarding the final configuration of the project. In the preliminary planning phase of a project, it is usual to employ a contingency amount of 10 percent of construction costs. This figure gradually declines as the design of the project becomes more closely defined, finally reaching a level of 3 to 4 percent when the project goes to bid.

Alaska's art-in-public-places regulations will require reservation of an amount equal to 1 percent of the construction budget for acquisition and installation of art objects for this complex.

In developing a preliminary budgetary project cost summary for the proposed new Fairbanks Court Facility Complex, SMC investigated a number of possible scenarios to compare project development costs. The projected costs varied from approximately \$26 million to over \$32 million depending on the site identified and the parking concept utilized:

- Scenario A: Placing the New Courts Building on Block 76 (Site C) adjacent to the existing courthouse. Block 77 (Site D) to be purchased and completely developed for surface parking. This option has a preliminary cost estimate of approximately \$26 million.
- Scenario B: Locating the New Courts Building on Block 76 (Site C) adjacent to the existing courthouse. Maximizing on-site and basement parking to keep additional surface parking to a minimum. Additional surface parking to be located on lots 1-9B of Block 77 (Site D). This option has a preliminary cost estimate of approximately \$26.8 million.
- Scenario C: Developing Block 66A (Site E) for the New Courts Building. This option proposed building the court facility on top of a three-story garage; with a preliminary cost estimate of approximately \$29.6 million.
- Scenario D: Placing the facility on lots 1-10B of Block 95 (Site A) adjacent to the existing courthouse. Even with a portion of the programmed parking requirement located in the basement of the building, a garage structure would be necessary to accommodate minimum parking requirements in this option. The remaining lots in Block 95 would be purchased to accommodate the garage. This option has a preliminary cost estimate of approximately \$30.2 million.
- Scenario E: Same as Scenario D, with the maximum parking requirement substituted for the minimum requirement. This option has a preliminary cost estimate of approximately \$31.4 million.
- Scenario F: Locating the facility on lots 7A-14B of Block 85 (Site B), the church site. Block 77 would be purchased and completely developed for surface parking. This option has a preliminary cost estimate of approximately \$26.1 million excluding relocation costs.

In all scenarios, the building construction cost estimate used represents the most comprehensive of the program summary options (Option 1). These figures do not include funds for the upgrading and renovation of the existing court building.

PROJECT FINANCING

Based on previous experience with funding and financing of court facilities in the State of Alaska, it is probable that the Fairbanks Judicial Complex would be funded or financed through one of three methods:

1. Direct Appropriation. While it is likely that the state legislature will fund site acquisition and A/E design fees through direct appropriation, it is not as likely that the legislature will

From planning and programming initiation to relocation, the entire process is estimated at three years and seven months. With the appropriation of initial funding in January of 1986, the New Fairbanks Courts Complex could be operational by August of 1989.

SUMMARY OF RECOMMENDATIONS

SMC's recommendation to the Alaska Court System is to construct a three-story courts building using Program Summary Option 1 on Site C, adjacent to the existing courts building (Scenario B described on page 12). It is further recommended that the minimum parking option be utilized when programming parking. By maximizing surface and below-grade parking on Site C, the provision of additional surface parking on Site D can be kept to a minimum.

PROJECT IDENTIFICATION SHEET

SMC Project ID: AK/FAI 8501-I
Date of Completion: January 15, 1985

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WANG Document No's: 0073A Program Tables
0074A Site Block Analysis & Tables
0079A Executive Report Cover Letter
0085A Building Concept & Tables
0087A Parking Analysis & Tables
0090A Surface Parking Analysis & Tables
0094A Analysis Text
0095A Project Summary Costs
0096A Labels
0097A Executive Report