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STATE OF ALASKA THE LEGISLATURE

POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
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May, 1988

Copies of minutes listed below were originally included in this file. The minutes are available on the STAIRS database CMPR. In order to save space copies of minutes have not been left in the files.

Mary Van Nimwegen

H. JUD.	5-8-88	1:30 p.m.
H. JUD.	5-7-88	1:30 p.m.
H. JUD.	5-6-88	1:30 p.m.
H. JUD	5-5-88	1:30 p.m.

go0608sN

Ford
5/8/88

Original sponsor: Rules/Governor

<u>Funding Information</u>	
General Fund	\$3,500,000
Other Funds	-0-
	<u>\$3,500,000</u>

1 IN THE SENATE BY THE JUDICIARY COMMITTEE

2 HOUSE CS FOR SENATE BILL NO. 415 (Judiciary)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FIFTEENTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act making a special appropriation to the Alaska
7 Court System; and providing for an effective date."

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

9 * Section 1. LEGISLATIVE INTENT. It is the intent of the legislature
10 that a committee composed of two senators, appointed by the senate presi-
11 dent, and two representatives, appointed by the speaker of the house, be
12 established to meet with representatives of the Alaska Court System for the
13 purpose of reviewing the size, cost, and method of financing of the court
14 facility in Anchorage.

15 * Sec. 2. The sum of \$3,500,000 is appropriated from the general fund
16 to the Alaska Court System for planning and designing an expanded court
17 facility in Anchorage.

18 * Sec. 3. Section 2 of this Act takes effect ^{30 days after} ~~on~~ the date the Alaska
19 Court System files a report with the Legislative Budget and Audit Committee
20 on the size, cost, and method of financing for a court facility in Anchor-
21 age that does not exceed 250,000 square feet.

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go0608sN ✓

Ford
5/8/88

DRAFT

Original sponsor: Rules/Governor

Funding Information

General Fund	\$3,900,000
Other Funds	-0-
	<u>\$3,900,000</u>

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BY THE JUDICIARY COMMITTEE

2 HOUSE CS FOR SENATE BILL NO. 415 (Judiciary)

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 FIFTEENTH LEGISLATURE - SECOND SESSION

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10 that a committee composed of two senators, appointed by the senate presi-
11 dent, and two representatives, appointed by the speaker of the house, be
12 established to meet with representatives of the Alaska Court System for the
13 purpose of reviewing the size, cost, and method of financing of the court
14 facility in Anchorage.

15 * Sec. 2. The sum of \$3,900,000 is appropriated from the general fund
16 to the Alaska Court System for planning and designing an expanded court
17 facility in Anchorage.

18 * Sec. 3. The appropriation made by this Act is for a capital project
19 and is subject to AS 37.25.020.

20 * Sec. 4. Section 2 of this Act takes effect 30 days after the date the
21 Alaska Court System and the committee established in sec. 1 of this Act
22 jointly file a report with the Legislative Budget and Audit Committee on
23 the size, cost, and method of financing for a court facility in Anchorage
24 that does not exceed 250,000 square feet.

DRAFT

Letter of Intent
HCS SB 415

It is the intent of the legislature that the committee established in section 1 of the House Committee Substitute for SB 415 report to Legislative Budget and Audit Committee by Aug 30th, 1988 with a preliminary plan for the court facility in Anchorage as described in section 3 of the bill.

It is further the intent of the legislature that the committee develop and submit alternative financing plans for approval during the first session of 16th Alaska State Legislature

Members participating on the committee established in this Act shall have their travel and per diem paid for out of existing appropriations for the legislature and the Alaska Court System.

Sec. 1 - No change

Sec. 2 - No change

Sec. 3 - No change

Sec. 4 - "Section 2 of this Act takes effect 30 days after the date the Alaska Court System files a report with the Legislative Budget and Audit Committee on the size, cost, and method of financing for a court facility in Anchorage. The report shall be filed on or before August 1, 1988. The report shall include a submission showing the size, cost, and method of financing a facility that does not exceed 250,000 square feet. At the request of the legislative committee described in Section 1, or any member thereof, the report shall be accompanied by an appendix containing the comments or observations of the legislative committee or individual members thereof."

Letter of Intent

"It is the intent of the legislature that the committee established in section 1 of the House Committee Substitute for SB 415 shall submit committee or, as the case may be, individual member comments, regarding the size, cost, and method of financing the court facility in Anchorage, which shall be presented to the Budget and Audit Committee in conjunction with the report to be made by the Court System. The committee or member comments should include any alternative financing plans for the consideration of the Court System and the Legislature. The report of the Court System should also include alternative financing plans.

"Members participating on the committee established in this Act shall have their travel and per diem paid for

out of existing appropriations for the legislature."

5-9-88

BOND SIZE SCHEDULE	B P	BONDCALC II
STATE OF ALASKA		Dated: 01-Apr-89
ANCHORAGE COUR? BUILDING		Last maturity: 01-Apr-2000
Cost to complete construction	85,637,060	
Prior costs to be repaid from bond proceeds	0	
Gross construction costs	85,637,000	
Less: Interest earned on Construction Fund: 5.00% compounded semi-annually	(5,402,962)	
Net deposit to Construction Fund		80,234,038
Gross capitalized interest	19,801,250	
Less: Interest earned on Capitalized Interest Funds: 5.00% compounded semi-annually	(1,402,611)	
Net deposit to Capitalized Interest Fund		18,398,639
Gross Debt Service Reserve Requirement	18,232,675	
Less: Interest earned on Debt Service Reserve Fund: 6.20% compounded semi-annually	(2,660,571)	
Net deposit to Debt Service Reserve Fund		15,572,104
Gross contingency fund requirement	4,244,350	
Less: Interest earned on Contingency Fund: 5.00% compounded semi-annually	(508,370)	
Net deposit to Contingency Fund		3,735,980
Less: Interest accrued from dated date		0
Underwriter spread: \$13.00 /1000		1,556,750
Bond Insurance		0
Other issuance costs		250,000
Rounding amount		2,489
Amount to be borrowed		119,750,000
Average interest cost (NIC)		5.94969
Effective interest cost (TIC)	B P	7.01474
Bond life (in years)		7.41674
Average annual debt service		16,356,118
Maximum annual debt service		18,232,675

Prepared by DEPARTMENT OF REVENUE

Date prepared: 27-Apr-88

SEMI-ANNUAL DEBT SERVICE SCHEDULE

10 P

BONDCALC 11

STATE OF ALASKA
ANCHORAGE COURT BUILDING

Dated: 01-Apr-89
Last maturity: 01-Apr-2000

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S. Reserve Applied Interest	D.S. Reserve Applied Principal	Net Annual Debt Service
	01-Oct-89			3,960,250			3,960,250	0		
1	01-Apr-90	5.350	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0
	01-Oct-90			3,960,250			3,960,250	0		
2	01-Apr-91	5.550	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0
	01-Oct-91			3,960,250			3,960,250	239,156		
3	01-Apr-92	5.750	10,310,000	3,960,250	18,230,500	109,440,000	0	239,156		13,791,939
	01-Oct-92			3,663,838				573,974		
4	01-Apr-93	6.000	10,905,000	3,663,838	18,232,675	98,535,000		573,974		17,084,728
	01-Oct-93			3,336,688				573,974		
5	01-Apr-94	6.200	11,555,000	3,336,688	18,228,375	86,980,000		573,974		17,080,428
	01-Oct-94			2,978,483				573,974		
6	01-Apr-95	6.400	12,275,000	2,978,483	18,231,965	74,705,000		573,974		17,084,018
	01-Oct-95			2,585,683				573,974		
7	01-Apr-96	6.550	13,060,000	2,585,683	18,231,365	61,645,000		573,974		17,083,418
	01-Oct-96			2,157,968				573,974		
8	01-Apr-97	6.750	13,915,000	2,157,968	18,230,935	47,730,000		573,974		17,082,988
	01-Oct-97			1,688,336				573,974		
9	01-Apr-98	6.900	14,855,000	1,688,336	18,231,673	32,875,000		573,974		17,083,725
	01-Oct-98			1,175,839				573,974		
10	01-Apr-99	7.050	15,880,000	1,175,839	18,231,678	16,995,000		573,974	1,085,162	15,998,568
	01-Oct-99			616,069				573,974		
11	01-Apr-2000	7.250	16,995,000	616,069	18,227,138	0		573,974	17,147,513	(0)
			119,750,000	60,167,303	179,917,303			9,661,891	18,232,675	132,289,809

Prepared by DEPARTMENT OF REVENUE

Date prepared: 27-Apr-88

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BOND SIZE SCHEDULE                    5 P                    BONDCALC II
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STATE OF ALASKA                        Dated: 01-Apr-89
ANCHORAGE COURT BUILDING              Last maturity: 01-Apr-2010
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Cost to complete construction          85,637,000
Prior costs to be repaid from bond proceeds      0
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Gross construction costs              85,637,000
Less: Interest earned on Construction Fund:
      5.00% compounded semi-annually          (5,402,962)
-----
Net deposit to Construction Fund                          80,234,038

Gross capitalized interest              21,586,838
Less: Interest earned on Capitalized Interest
      Funds:
      5.00% compounded semi-annually          (1,529,089)
-----
Net deposit to Capitalized Interest Fund                20,057,749

Gross Debt Service Reserve Requirement      11,786,168
Less: Interest earned on Debt Service
      Reserve Fund:
      6.20% compounded semi-annually          (1,719,876)
-----
Net deposit to Debt Service Reserve Fund                10,066,292

Gross contingency fund requirement         4,244,350
Less: Interest earned on Contingency Fund:
      5.00% compounded semi-annually          (508,370)
-----
Net deposit to Contingency Fund                          3,735,980
Less: Interest accrued from dated date      0
Underwriter spread: $13.00 /1000           1,506,115
Bond Insurance                                0
Other issuance costs                          250,000
Rounding amount                               4,326
-----
Amount to be borrowed                          115,855,000

Average interest cost (NIC)                7.78994
Effective interest cost (TIC)              5 P          7.81230
Bond life (in years)                       14.05093
Average annual debt service                11,483,762
Maximum annual debt service                11,786,168

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Prepared by DEPARTMENT OF REVENUE          Date prepared: 09-May-88
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SEMI-ANNUAL DEBT SERVICE SCHEDULE

10 P

BOND/CALC II

STATE OF ALASKA
ANCHORAGE COURT BUILDING

Dated: 01-Apr-89

Last maturity: 01-Apr-2010

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S. Reserve Applied Interest	D.S. Reserve Applied Principal	Net Annual Debt Service	
	01-Oct-89			4,317,368			4,317,368	0			
1	01-Apr-90	5.350	0	4,317,368	8,634,735	115,855,000	4,317,368	0		0	
	01-Oct-90			4,317,368			4,317,368	0			
2	01-Apr-91	5.550	0	4,317,368	8,634,735	115,855,000	4,317,368	0		0	
	01-Oct-91			4,317,368			4,317,368	154,598			
3	01-Apr-92	5.750	3,150,000	4,317,368	11,784,735	112,705,000	0	154,598		7,158,172	
	01-Oct-92			4,226,805				371,034			
4	01-Apr-93	6.000	3,330,000	4,226,805	11,783,610	109,375,000		371,034		11,041,541	
	01-Oct-93			4,126,905				371,034			
5	01-Apr-94	6.200	3,530,000	4,126,905	11,783,810	105,845,000		371,034		11,041,741	
	01-Oct-94			4,017,475				371,034			
6	01-Apr-95	6.400	3,750,000	4,017,475	11,784,950	102,095,000		371,034		11,042,881	
	01-Oct-95			3,897,475				371,034			
7	01-Apr-96	6.550	3,990,000	3,897,475	11,784,950	98,105,000		371,034		11,042,881	
	01-Oct-96			3,766,803				371,034			
8	01-Apr-97	6.750	4,250,000	3,766,803	11,783,605	93,855,000		371,034		11,041,536	
	01-Oct-97			3,623,365				371,034			
9	01-Apr-98	6.900	4,535,000	3,623,365	11,781,730	89,320,000		371,034		11,039,661	
	01-Oct-98			3,466,908				371,034			
10	01-Apr-99	7.050	4,850,000	3,466,908	11,783,815	84,470,000		371,034		11,041,746	
	01-Oct-99			3,295,945				371,034			
11	01-Apr-2000	7.250	5,190,000	3,295,945	11,781,890	79,280,000		371,034		11,039,821	
	01-Oct-2000			3,107,808				371,034			
12	01-Apr-2001	7.350	5,570,000	3,107,808	11,785,615	73,710,000		371,034		11,043,546	
	01-Oct-2001			2,903,110				371,034			
13	01-Apr-2002	7.450	5,975,000	2,903,110	11,781,220	67,735,000		371,034		11,039,151	
	01-Oct-2002			2,680,541				371,034			
14	01-Apr-2003	7.550	6,425,000	2,680,541	11,786,083	61,310,000		371,034		11,044,014	
	01-Oct-2003			2,437,998				371,034			
15	01-Apr-2004	7.650	6,910,000	2,437,998	11,785,995	54,400,000		371,034		11,043,926	
	01-Oct-2004			2,173,690				371,034			
16	01-Apr-2005	7.750	7,435,000	2,173,690	11,782,380	46,965,000		371,034		11,040,311	
	01-Oct-2005			1,885,584				371,034			
17	01-Apr-2006	7.850	8,015,000	1,885,584	11,786,168	38,950,000		371,034		11,044,099	
	01-Oct-2006			1,570,995				371,034			
18	01-Apr-2007	7.950	8,640,000	1,570,995	11,781,990	30,310,000		371,034		11,039,921	
	01-Oct-2007			1,227,555				371,034			
19	01-Apr-2008	8.100	9,330,000	1,227,555	11,785,110	20,980,000		371,034		11,043,041	
	01-Oct-2008			849,690				371,034			
20	01-Apr-2009	8.100	10,085,000	849,690	11,784,380	10,875,000		371,034	0	11,042,311	
	01-Oct-2009			441,248				371,034			
21	01-Apr-2010	8.100	10,895,000	441,248	11,777,495	0		371,034	11,786,168	(750,741)	
				115,855,000	125,304,000	241,159,000			13,666,435	11,786,168	194,119,560

Prepared by DEPARTMENT OF REVENUE

Date prepared: 09-May-88

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BOND SIZE SCHEDULE	S P	BONDCALC II
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STATE OF ALASKA	Dated: 01-Apr-89
ANCHORAGE COURT BUILDING	Last maturity: 01-Apr-2020

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Cost to complete construction	85,637,000	
Prior costs to be repaid from bond proceeds	0	
<hr style="border-top: 1px dashed black;"/>		
Gross construction costs	85,637,000	
Less: Interest earned on Construction Fund: 5.00% compounded semi-annually	(5,402,962)	
<hr style="border-top: 1px dashed black;"/>		
Net deposit to Construction Fund		80,234,038
Gross capitalized interest	24,472,663	
Less: Interest earned on Capitalized Interest Fund: 5.00% compounded semi-annually	(1,733,504)	
<hr style="border-top: 1px dashed black;"/>		
Net deposit to Capitalized Interest Fund		22,739,158
Gross Debt Service Reserve Requirement	11,063,450	
Less: Interest earned on Debt Service Reserve Fund: 6.20% compounded semi-annually	(1,614,415)	
<hr style="border-top: 1px dashed black;"/>		
Net deposit to Debt Service Reserve Fund		9,449,035
Gross contingency fund requirement	4,244,350	
Less: Interest earned on Contingency Fund: 5.00% compounded semi-annually	(508,370)	
<hr style="border-top: 1px dashed black;"/>		
Net deposit to Contingency Fund		3,735,980
Less: Interest accrued from dated date		0
Underwriter spread: \$13.00 /1000		1,533,285
Bond Insurance		0
Other issuance costs		250,000
Rounding amount		3,503
<hr style="border-top: 1px dashed black;"/>		
Amount to be borrowed		117,945,000
Average interest cost (NIC)		8.63941
Effective interest cost (TIC)	S P	8.51852
Bond life (in years)		21.97639
Average annual debt service		10,978,895
Maximum annual debt service		11,063,450

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Prepared by DEPARTMENT OF REVENUE	Date prepared: 09-May-88
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SEMI-ANNUAL DEBT SERVICE SCHEDULE

10 P

BONDCALC II

STATE OF ALASKA
ANCHORAGE COURT BUILDING

Dated: 01-Apr-89

Last maturity: 01-Apr-2020

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S. Reserve Applied Interest	D.S. Reserve Applied Principal	Net Annual Debt Service
	01-Oct-89			4,894,533			4,894,533	0		
1	01-Apr-90	5.350	0	4,894,533	9,789,065	117,945,000	4,894,533	0		0
	01-Oct-90			4,894,533			4,894,533	0		
2	01-Apr-91	5.550	0	4,894,533	9,789,065	117,945,000	4,894,533	0		0
	01-Oct-91			4,894,533			4,894,533	145,118		
3	01-Apr-92	5.750	1,270,000	4,894,533	11,059,065	116,675,000	0	145,118		5,874,297
	01-Oct-92			4,858,020				348,283		
4	01-Apr-93	6.000	1,345,000	4,858,020	11,061,040	115,330,000		348,283		10,364,474
	01-Oct-93			4,817,670				348,283		
5	01-Apr-94	6.200	1,425,000	4,817,670	11,060,340	113,905,000		348,283		10,363,774
	01-Oct-94			4,773,495				348,283		
6	01-Apr-95	6.400	1,515,000	4,773,495	11,061,990	112,390,000		348,283		10,365,424
	01-Oct-95			4,725,015				348,283		
7	01-Apr-96	6.550	1,610,000	4,725,015	11,060,030	110,780,000		348,283		10,363,464
	01-Oct-96			4,672,288				348,283		
8	01-Apr-97	6.750	1,715,000	4,672,288	11,059,575	109,065,000		348,283		10,363,009
	01-Oct-97			4,614,406				348,283		
9	01-Apr-98	6.900	1,830,000	4,614,406	11,058,813	107,235,000		348,283		10,362,247
	01-Oct-98			4,551,271				348,283		
10	01-Apr-99	7.050	1,960,000	4,551,271	11,062,543	105,275,000		348,283		10,365,977
	01-Oct-99			4,482,181				348,283		
11	01-Apr-2000	7.250	2,095,000	4,482,181	11,059,367	103,180,000		348,283		10,362,797
	01-Oct-2000			4,406,238				348,283		
12	01-Apr-2001	7.350	2,250,000	4,406,238	11,062,475	100,930,000		348,283		10,365,909
	01-Oct-2001			4,323,550				348,283		
13	01-Apr-2002	7.450	2,415,000	4,323,550	11,062,100	98,515,000		348,283		10,365,534
	01-Oct-2002			4,233,591				348,283		
14	01-Apr-2003	7.550	2,595,000	4,233,591	11,062,183	95,920,000		348,283		10,365,617
	01-Oct-2003			4,135,630				348,283		
15	01-Apr-2004	7.650	2,790,000	4,135,630	11,061,260	93,130,000		348,283		10,364,694
	01-Oct-2004			4,028,913				348,283		
16	01-Apr-2005	7.750	3,005,000	4,028,913	11,062,625	90,125,000		348,283		10,366,259
	01-Oct-2005			3,912,469				348,283		
17	01-Apr-2006	7.850	3,235,000	3,912,469	11,059,938	86,890,000		348,283		10,363,372
	01-Oct-2006			3,785,495				348,283		
18	01-Apr-2007	7.950	3,490,000	3,785,495	11,060,990	83,400,000		348,283		10,364,424
	01-Oct-2007			3,646,765				348,283		
19	01-Apr-2008	8.050	3,765,000	3,646,765	11,058,535	79,635,000		348,283		10,361,969
	01-Oct-2008			3,495,226				348,283		
20	01-Apr-2009	8.150	4,070,000	3,495,226	11,060,453	75,565,000		348,283		10,363,887
	01-Oct-2009			3,329,374				348,283		
21	01-Apr-2010	8.250	4,400,000	3,329,374	11,058,748	71,165,000		348,283		10,362,182
	01-Oct-2010			3,147,874				348,283		
22	01-Apr-2011	8.350	4,765,000	3,147,874	11,060,748	66,400,000		348,283		10,364,182
	01-Oct-2011			2,948,935				348,283		
23	01-Apr-2012	8.450	5,165,000	2,948,935	11,062,870	61,235,000		348,283		10,366,304
	01-Oct-2012			2,730,714				348,283		

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S.Reserve Applied Interest	D.S.Reserve Applied Principal	Net Annual Debt Service
24	01-Apr-2013	8.550	5,600,000	2,730,714	11,061,428	55,635,000		348,283		10,364,862
	01-Oct-2013			2,491,314				348,283		
25	01-Apr-2014	8.650	6,080,000	2,491,314	11,062,628	49,555,000		348,283		10,366,062
	01-Oct-2014			2,228,354				348,283		
26	01-Apr-2015	8.750	6,605,000	2,228,354	11,061,708	42,950,000		348,283		10,365,142
	01-Oct-2015			1,939,385				348,283		
27	01-Apr-2016	8.850	7,180,000	1,939,385	11,058,770	35,770,000		348,283		10,362,204
	01-Oct-2016			1,621,670				348,283		
28	01-Apr-2017	8.950	7,820,000	1,621,670	11,063,340	27,950,000		348,283		10,366,774
Right}*(Home	01-Oct-2017			1,271,725				348,283		
29	01-Apr-2018	9.100	8,520,000	1,271,725	11,063,450	19,430,000		348,283		10,366,884
	01-Oct-2018			884,065				348,283		
30	01-Apr-2019	9.100	9,295,000	884,065	11,063,130	10,135,000		348,283	661,107	9,705,457
	01-Oct-2019			461,143				348,283		
31	01-Apr-2020	9.100	10,135,000	461,143	11,057,285	0		348,283	10,402,343	0
			117,945,000	222,400,748	340,345,748			19,794,080	11,063,450	265,057,179

Prepared by DEPARTMENT OF REVENUE

Date prepared: 09-May-88

DRAFT

Letter of Intent
HCS SB 415

It is the intent of the legislature that the committee established in section 1 of the House Committee Substitute for SB 415 report to Legislative Budget and Audit Committee by Aug 30th, 1988 with a preliminary plan for the court facility in Anchorage as described in section 3 of the bill.

It is further the intent of the legislature that the committee develop and submit alternative financing plans for approval during the first session of 16th Alaska State Legislature ⊗

Members participating on the committee established in this Act shall have their travel and per diem paid for out of existing appropriations for the legislature and the Alaska Court System.

Consideration
IB

TO: John Lind

FROM: Joe Josephson

Re Letter of Intent:

I thought Letter of Intent ~~was~~ to say that it is the judiciary that reports to Budget & Audit - not the (legislative) committee. Draft letter appears to violate sep. of powers by causing the legislators to perform non-legislative management function.

Ditto para. 2 - the judiciary will develop alternative plans with committee participation & oversight.

In bill - do not insert, please "and the committee" in sec. 3.
See above.

Appreciate your consideration.

Joe Josephson.

ALASKA STATE SENATE

JOE P. JOSEPHSON
DISTRICT H ANCHORAGE
3111 C STREET, SUITE 550
ANCHORAGE, ALASKA 99503
(907)561-7611



WHILE IN JUNEAU
P.O. BOX V
JUNEAU, ALASKA 99811
(907) 465-4525

To: Representative John Sund, Chair
House Judiciary Committee

From: Senator Joe Josephson *Joe Josephson*

Re: Scheduling of Senate Bill 415, Anchorage Courthouse

Date: April 25, 1988

A

By this memo, I request that you schedule SB 415 for hearing as quickly as possible in your committee.

I can offer you and members of your committee numerous briefing papers to assist you in your deliberations on the need and scope of the Anchorage Courthouse. I would be happy to share all such information with you.

If you should have any specific questions, please do not hesitate to call upon myself or my staff assistant Dee Frankfourth.

I am confident that this project is in the public interest and one which should and can proceed on its merits. I stand ready on short notice to provide any assistance.

*John, there has been some profound
mischaracterization of this project,
in my judgment. I think the Senate
debate, which took hours, showed
that the Court system has acted
reasonably and responsibly. I'd be
glad to sit down with you and your staff
and do my best to respond to any questions
you may have, either privately or in a
hearing.*

Best regards,

J.P. J.

STATE OF ALASKA

DEPARTMENT OF REVENUE

TREASURY DIVISION

STEVE COWPER, GOVERNOR

ELEVENTH FLOOR
STATE OFFICE BUILDING
P.O. BOX SB
JUNEAU, ALASKA 99811-0400

To: Hugh Malone
Commissioner of Revenue

Date: May 7, 1988 (revised)

From: Milt Barker ^{MB}
Deputy Commissioner

Subject: Anchorage Court Building
Financing

The Court System has revised the construction cost estimate for the Anchorage Court Building from \$65 million to \$85 million as a result of design completion. The estimated amount of financing is thus increased from \$85 million to as much as \$120 million. Debt service (lease payments) to maturity, assuming 10 year maximum maturity, is currently estimated at approximately \$132 million. Annual debt service (lease payments) would be \$16.4 million.

Bond sizing and debt service schedules are attached. Also attached are schedules showing total debt service on all State-supported debt, with and without the project, and the corresponding ratios of debt service to unrestricted revenue.

SEMI-ANNUAL DEBT SERVICE SCHEDULE

10 P

BONDCALC II

STATE OF ALASKA
ANCHORAGE COURT BUILDING

Dated: 01-Apr-89

Last maturity: 01-Apr-2000

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S. Reserve Applied Interest	D.S. Reserve Applied Principal	Net Annual Debt Service	
	01-Oct-89			3,960,250			3,960,250	0			
1	01-Apr-90	5.350	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0	
	01-Oct-90			3,960,250			3,960,250	0			
2	01-Apr-91	5.550	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0	
	01-Oct-91			3,960,250			3,960,250	239,156			
3	01-Apr-92	5.750	10,310,000	3,960,250	18,230,500	109,440,000	0	239,156		13,791,939	
	01-Oct-92			3,663,838				573,974			
4	01-Apr-93	6.000	10,905,000	3,663,838	18,232,675	98,535,000		573,974		17,084,728	
	01-Oct-93			3,336,688				573,974			
5	01-Apr-94	6.200	11,555,000	3,336,688	18,228,375	86,980,000		573,974		17,080,428	
	01-Oct-94			2,978,483				573,974			
6	01-Apr-95	6.400	12,275,000	2,978,483	18,231,965	74,705,000		573,974		17,084,018	
	01-Oct-95			2,585,683				573,974			
7	01-Apr-96	6.550	13,060,000	2,585,683	18,231,365	61,645,000		573,974		17,083,418	
	01-Oct-96			2,157,968				573,974			
8	01-Apr-97	6.750	13,915,000	2,157,968	18,230,935	47,730,000		573,974		17,082,988	
	01-Oct-97			1,688,336				573,974			
9	01-Apr-98	6.900	14,855,000	1,688,336	18,231,673	32,875,000		573,974		17,083,725	
	01-Oct-98			1,175,839				573,974			
10	01-Apr-99	7.050	15,880,000	1,175,839	18,231,678	16,995,000		573,974	1,085,162	15,998,568	
	01-Oct-99			616,069				573,974			
11	01-Apr-2000	7.250	16,945,000	616,069	18,227,138	0		573,974	17,147,513	(0)	
				119,750,000	60,167,303	179,917,303			9,661,891	18,232,675	132,289,809

Prepared by DEPARTMENT OF REVENUE

Date prepared: 27-Apr-88

State Bond Committee does not participate in decision

↑
less

BOND SIZE SCHEDULE	B P	BONDCALC II
STATE OF ALASKA		Dated: 01-Apr-89
ANCHORAGE COURT BUILDING		Last maturity: 01-Apr-2000
Cost to complete construction	85,637,000	
Prior costs to be repaid from bond proceeds	0	
Gross construction costs	85,637,000	
Less: Interest earned on Construction Fund: 5.00% compounded semi-annually	(5,402,962)	
Net deposit to Construction Fund		80,234,038
Gross capitalized interest	19,801,250	
Less: Interest earned on Capitalized Interest Fund: 5.00% compounded semi-annually	(1,402,611)	
Net deposit to Capitalized Interest Fund		18,398,639
Gross Debt Service Reserve Requirement	18,232,675	
Less: Interest earned on Debt Service Reserve Fund: 6.20% compounded semi-annually	(2,660,571)	
Net deposit to Debt Service Reserve Fund		15,572,104
Gross contingency fund requirement	4,244,350	
Less: Interest earned on Contingency Fund: 5.00% compounded semi-annually	(508,370)	
Net deposit to Contingency Fund		3,735,980
Less: Interest accrued from dated date		0
Underwriter spread: \$13.00 /1000		1,556,750
Bond Insurance		0
Other issuance costs		250,000
Rounding amount		2,489
Amount to be borrowed		119,750,000
Average interest cost (NIC)		6.94969
Effective interest cost (TIC)	B P	7.01474
Bond life (in years)		7.41674
Average annual debt service		16,356,118
Maximum annual debt service		18,232,675
Prepared by DEPARTMENT OF REVENUE	Date prepared:	27-Apr-88

*may need to be
revised*

State of Alaska
Debt Service on State-Supported Debt
March 1988
(\$ Millions)

Fiscal Year	(1) State GCB's	(2) UA	(3) ASBA	(4) Lease-Purchase Obligations	(5) School Debt (Muni)	Total Debt Service
77	41.9	1.5	9.9	0	9.0	62.3
78	50.0	1.7	10.1	0	11.4	73.2
79	60.0	1.7	10.1	0	22.3	94.1
80	75.1	1.8	10.1	0	24.1	111.1
81	97.6	2.2	10.0	0	38.4	148.2
82	97.5	2.3	10.0	0	38.3	148.1
83	143.6	2.3	9.9	0	36.2	192.0
84	166.3	2.0	9.9	0	91.2	269.4
85	169.5	2.0	9.9	.8	92.8	275.0
86	163.2	1.8	9.9	.5	105.3	280.7
87	154.9	1.8	6.5	4.7	132.5	300.4
88	147.9	1.7	6.5	.7	118.1	274.9
89	135.5	1.8	6.5	5.2	115.8	264.8
90	120.3	1.7	6.5	5.5	110.2	244.2
91	95.5	1.7	6.5	5.5	102.9	212.1
92	68.2	1.7	6.5	5.5	100.9	182.8
93	59.7	1.7	5.9	5.5	98.9	171.7
94	33.9	1.5	3.1	5.5	89.1	133.1
95	23.1	1.5	1.5	5.5	78.6	110.2
96	21.5	1.5	0	5.5	69.5	98.0
97	16.7	1.5	0	5.5	42.1	65.8
98	14.4	1.5	0	5.5	41.1	62.5
99	9.0	1.5	0	5.5	39.2	55.2
00	2.6	1.5	0	4.7	28.6	37.4

- (1) State of Alaska general obligation bonds
 (2) University of Alaska bonds
 (3) Alaska State Building Authority lease revenue bonds
 (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, and Palmer Courthouse
 (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

*June 1988 → 490 m Principal outstanding G.O
 600-700m School Debt state share*

State of Alaska
Debt Service on State-Supported Debt
Includes ~~Proposed General Obligation and Lease-Purchase Debt~~
Anchorage (\$ Millions) *Court Building Financing*

Fiscal Year	(1) State GOB's	(2) UA	(3) ASBA	(4) Lease-Purchase Obligations	(5) School Debt (Muni)	Total Debt Service
77	41.9	1.5	9.9	0	9.0	62.3
78	50.0	1.7	10.1	0	11.4	73.2
79	60.0	1.7	10.1	0	22.3	94.1
80	75.1	1.8	10.1	0	24.1	111.1
81	97.6	2.2	10.0	0	38.4	148.2
82	97.5	2.3	10.0	0	38.3	148.1
83	143.6	2.3	9.9	0	36.2	192.0
84	166.3	2.0	9.9	0	91.2	269.4
95	169.5	2.0	9.9	.8	92.8	275.0
86	163.2	1.8	9.9	.5	105.3	280.7
87	154.9	1.8	6.5	4.7	132.5	300.4
88	147.9	1.7	6.5	.7	118.1	274.9
89	135.5 137.4	1.8	6.5	5.2	115.8	266.7 264.8
90	120.3 129.0	1.7	6.5	5.5	110.2	252.9 244.2
91	95.5 104.2	1.7	6.5	5.5	102.9	220.8 212.1
92	68.2 76.9	1.7	6.5	19.3	100.9	205.3 196.6
93	59.7 68.3	1.7	5.9	22.6	98.9	197.4 188.8
94	33.9 42.5	1.5	3.1	22.6	89.1	158.8 150.2
95	23.1 31.7	1.5	1.5	22.6	78.6	185.9 127.3
96	21.5 30.1	1.5	0	22.6	69.5	123.7 115.1
97	16.7 25.3	1.5	0	22.6	42.1	91.5 82.9
98	14.4 22.9	1.5	0	22.6	41.1	88.1 79.6
99	9.0 17.5	1.5	0	21.5	39.2	79.7 71.2
00	2.6 12.6	1.5	0	4.7	28.6	37.4 37.4

- (1) State of Alaska general obligation bonds ~~includes proposed issuance of \$64,000,000 on 12/31/88~~
- (2) University of Alaska bonds
- (3) Alaska State Building Authority lease revenue bonds
- (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, Palmer Courthouse, and proposed issuance of \$119,750,000 for Anchorage Courthouse on 4/1/89
- (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

State maintains AA rating

State of Alaska
 Ratio of Debt Service to Unrestricted Revenues
 Department of Revenue Revenue Estimates
 March 1988

Fiscal Year	Unrestricted Revenue			(1) State GOB's			(2) UA			(3) ASBA			(4) Lease-Purchase Obligations			(5) School Debt (Muni)			Total Debt Service		
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
	\$ Millions			Percent			Percent			Percent			Percent			Percent			Percent		
77	874.3	874.3	874.3	4.8	4.8	4.8	.2	.2	.2	1.1	1.1	1.1	0	0	0	1.0	1.0	1.0	7.1	7.1	7.1
78	764.9	764.9	764.9	6.5	6.5	6.5	.2	.2	.2	1.3	1.3	1.3	0	0	0	1.5	1.5	1.5	9.6	9.6	9.6
79	1133.0	1133.0	1133.0	5.3	5.3	5.3	.2	.2	.2	.9	.9	.9	0	0	0	2.0	2.0	2.0	8.3	8.3	8.3
80	2501.2	2501.2	2501.2	3.0	3.0	3.0	.1	.1	.1	.4	.4	.4	0	0	0	1.0	1.0	1.0	4.4	4.4	4.4
81	3718.2	3718.2	3718.2	2.6	2.6	2.6	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	4.0	4.0	4.0
82	4108.4	4108.4	4108.4	2.4	2.4	2.4	.1	.1	.1	.2	.2	.2	0	0	0	.9	.9	.9	3.6	3.6	3.6
83	3631.0	3631.0	3631.0	4.0	4.0	4.0	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	5.3	5.3	5.3
84	3390.1	3390.1	3390.1	4.9	4.9	4.9	.1	.1	.1	.3	.3	.3	0	0	0	2.7	2.7	2.7	7.9	7.9	7.9
85	3260.0	3260.0	3260.0	5.2	5.2	5.2	.1	.1	.1	.3	.3	.3	0	0	0	2.8	2.8	2.8	8.4	8.4	8.4
86	3075.3	3075.3	3075.3	5.3	5.3	5.3	.1	.1	.1	.3	.3	.3	0	0	0	3.4	3.4	3.4	9.1	9.1	9.1
87	1798.9	1798.9	1798.9	8.6	8.6	8.6	.1	.1	.1	.4	.4	.4	.3	.3	.3	7.4	7.4	7.4	16.7	16.7	16.7
88	2085.0	2111.8	2156.3	7.1	7.0	6.9	.1	.1	.1	.3	.3	.3	0	0	0	5.7	5.6	5.5	13.2	13.0	12.7
89	1337.5	1772.4	2316.7	10.1	7.6	5.8	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.7	6.5	5.0	19.8	14.9	11.4
90	1285.0	1825.8	2424.8	9.4	6.6	5.0	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.6	6.0	4.5	19.0	13.4	10.1
91	1160.6	1756.4	2327.0	8.2	5.4	4.1	.1	.1	.1	.6	.4	.3	.5	.3	.2	8.9	5.9	4.4	18.3	12.1	9.1
92	1075.2	1652.1	2269.8	6.3	4.1	3.0	.2	.1	.1	.6	.4	.3	.5	.3	.2	9.4	6.1	4.4	17.0	11.1	8.1
93	994.7	1536.9	2330.1	6.0	3.9	2.6	.2	.1	.1	.6	.4	.3	.6	.4	.2	9.9	6.4	4.2	17.3	11.2	7.4
94	924.1	1431.5	2395.5	3.7	2.4	1.4	.2	.1	.1	.3	.2	.1	.6	.4	.2	9.6	6.2	3.7	14.4	9.3	5.6
95	874.4	1336.7	2460.0	2.6	1.7	.9	.2	.1	.1	.2	.1	.1	.6	.4	.2	9.0	5.9	3.2	12.6	8.2	4.5
96	791.0	1185.0	2424.9	2.7	1.8	.9	.2	.1	.1	0	0	0	.7	.5	.2	8.8	5.9	2.9	12.4	8.3	4.0
97	792.0	1187.0	2647.4	2.1	1.4	.6	.1	.1	.1	0	0	0	.7	.5	.2	5.3	3.5	1.6	8.3	5.5	2.5
98	762.5	1132.5	2622.2	1.9	1.3	.5	.2	.1	.1	0	0	0	.7	.5	.2	5.4	3.6	1.6	8.2	5.5	2.4
99	701.7	1049.4	2543.8	1.3	.9	.4	.2	.1	.1	0	0	0	.8	.5	.2	5.6	3.7	1.5	7.9	5.3	2.2
00	687.0	1018.4	2514.7	.4	.3	.1	.2	.1	.1	0	0	0	.7	.5	.2	4.2	2.8	1.1	5.4	3.7	1.5

(1) State of Alaska general obligation bonds

(2) University of Alaska bonds

(3) Alaska State Building Authority lease revenue bonds

(4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, and Palmer Courthouse

(5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

State of Alaska
 Ratio of Debt Service to Unrestricted Revenues
 Includes ~~Proposed General Obligation and Lease-Purchase Debt~~ *Anchorage Court Building Financing*
 Department of Revenue Revenue Estimates
 March 1988

Fiscal Year	Unrestricted Revenue			(1) State GOB's			(2) UA			(3) ASBA			(4) Lease-Purchase Obligations			(5) School Debt (Muni)			Total Debt Service		
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
	\$ Millions			Percent			Percent			Percent			Percent			Percent			Percent		
77	874.3	874.3	874.3	4.8	4.8	4.8	.2	.2	.2	1.1	1.1	1.1	0	0	0	1.0	1.0	1.0	7.1	7.1	7.1
78	764.9	764.9	764.9	6.5	6.5	6.5	.2	.2	.2	1.3	1.3	1.3	0	0	0	1.5	1.5	1.5		9.6	9.6
79	1133.0	1133.0	1133.0	5.3	5.3	5.3	.2	.2	.2	.9	.9	.9	0	0	0	2.0	2.0	2.0		8.3	8.3
80	2501.2	2501.2	2501.2	3.0	3.0	3.0	.1	.1	.1	.4	.4	.4	0	0	0	1.0	1.0	1.0	4.4	4.4	4.4
81	3718.2	3718.2	3718.2	2.6	2.6	2.6	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	4.0	4.0	4.0
82	4108.4	4108.4	4108.4	2.4	2.4	2.4	.1	.1	.1	.2	.2	.2	0	0	0	.9	.9	.9	3.6	3.6	3.6
83	3631.0	3631.0	3631.0	4.0	4.0	4.0	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	5.3	5.3	5.3
84	3390.1	3390.1	3390.1	4.9	4.9	4.9	.1	.1	.1	.3	.3	.3	0	0	0	2.7	2.7	2.7	7.9	7.9	7.9
85	3260.0	3260.0	3260.0	5.2	5.2	5.2	.1	.1	.1	.3	.3	.3	0	0	0	2.8	2.8	2.8	8.4	8.4	8.4
86	3075.3	3075.3	3075.3	5.3	5.3	5.3	.1	.1	.1	.3	.3	.3	0	0	0	3.4	3.4	3.4	9.1	9.1	9.1
87	1798.9	1798.9	1798.9	8.6	8.6	8.6	.1	.1	.1	.4	.4	.4	.3	.3	.3	7.4	7.4	7.4	16.7	16.7	16.7
88	2085.0	2111.8	2156.3	7.1	7.0	6.9	.1	.1	.1	.3	.3	.3	0	0	0	5.7	5.6	5.5	13.2	13.0	12.7
89	1337.5	1772.4	2316.7	10.1	7.6	5.8	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.7	6.5	5.0	19.2	15.0	11.7
90	1285.0	1825.8	2424.8	9.4	6.6	5.0	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.6	6.0	4.5	19.7	13.9	10.4
91	1160.6	1756.4	2327.0	8.2	5.4	4.1	.1	.1	.1	.6	.4	.3	.5	.3	.2	8.9	5.9	4.4	19.0	12.6	9.5
92	1075.2	1652.1	2269.8	6.3	4.1	3.0	.2	.1	.1	.6	.4	.3	1.8	1.2	.9	9.4	6.1	4.4	19.1	12.4	9.0
93	994.7	1526.9	2330.1	6.0	3.9	2.6	.2	.1	.1	.6	.4	.3	2.3	1.5	1.0	9.9	6.4	4.2	19.8	12.8	8.5
94	924.1	1431.5	2395.5	3.7	2.4	1.4	.2	.1	.1	.3	.2	.1	2.4	1.6	.9	9.6	6.2	3.7	17.2	11.1	6.6
95	874.4	1336.7	2460.0	2.6	1.7	.9	.2	.1	.1	.2	.1	.1	2.6	1.7	.9	9.0	5.9	3.2	15.5	10.2	5.5
96	791.0	1185.0	2424.9	2.7	1.8	.9	.2	.1	.1	0	0	0	2.9	1.9	.9	8.8	5.9	2.9	15.6	10.4	5.1
97	792.0	1187.0	2647.4	2.1	1.4	.6	.1	.1	.1	0	0	0	2.9	1.9	.9	5.3	3.5	1.6	11.6	7.7	3.5
98	762.5	1132.5	2622.2	1.9	1.3	.5	.2	.1	.1	0	0	0	3.0	2.0	.9	5.4	3.6	1.6	12.6	7.8	3.4
99	701.7	1049.4	2543.8	1.3	.9	.4	.2	.1	.1	0	0	0	3.1	2.0	.8	5.6	3.7	1.5	11.4	7.6	3.1
00	687.0	1018.4	2514.7	.4	.3	.1	.2	.1	.1	0	0	0	.7	.5	.2	4.2	2.8	1.1	5.4	3.7	1.5

- (1) State of Alaska general obligation bonds ~~with proposed issuance of \$64,000,000 on 12/31/88~~
- (2) University of Alaska bonds
- (3) Alaska State Building Authority lease revenue bonds
- (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, Palmer Courthouse, and proposed issuance of \$119,750,000 for Anchorage Courthouse on 4/1/89
- (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987



LAWS OF ALASKA

1984

Source

Chapter No.

CSHB 653(Fin)

78

AN ACT

Relating to court facilities; and providing for an effective date.

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

THE ACT FOLLOWS ON PAGE 1, LINE 9

UNDERLINED MATERIAL INDICATES TEXT THAT IS BEING ADDED TO THE LAW AND BRACKETED MATERIAL IN CAPITAL LETTERS INDICATES DELETIONS FROM THE LAW; COMPLETELY NEW TEXT OR MATERIAL REPEALED AND RE-DRAFTED IS IDENTIFIED IN THE INTRODUCTORY LINE OF EACH BILL SECTION.

Approved by the Governor: June 1, 1984
Actual Effective Date: June 2, 1984

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AN ACT

Relating to court facilities; and providing for an effective date.

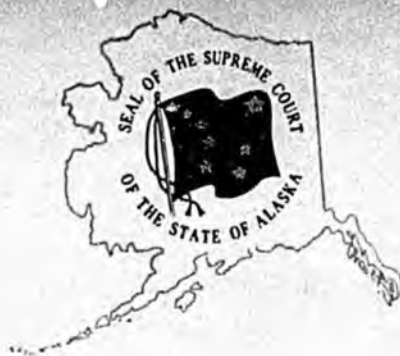
* Section 1. AS 22.05.025(a) is amended to read:

(a) The supreme court has authority over all matters relating to the planning, design, construction, maintenance, occupancy, leasing, and operation of all court facilities and shall cooperate and coordinate with the Department of Transportation and Public Facilities so that court facility construction projects are carried out in accordance with the statutes and regulations applicable to state public works projects.

* Sec. 2. The supreme court may enter into a lease-purchase agreement for construction of a court facility in Anchorage.

* Sec. 3. Section 3, ch. 160, SLA 1980, as amended by sec. 2, ch. 70, SLA 1982, is repealed.

* Sec. 4. This Act takes effect immediately in accordance with AS 01.-10.070(c).



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

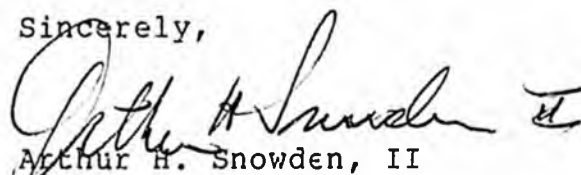
Representative John Sund
Chairman, Judiciary Committee
Room 120 Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Attached is a letter from Riley Snell, Regional Director of the Department of Transportation and Public Facilities, which states that the estimated yearly maintenance for the courthouse expansion will be \$1.6 million.

Subtracting the yearly cost for maintenance of the district court building, the actual estimated annual increase to the operating budget for maintenance and operation will be about \$1.3 million.

Sincerely,



Arthur H. Snowden, II


c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor

MEMORANDUM

State of Alaska

Department of Transportation & Public Facilities
Central Region

TO: Kit Duke
Alaska Court System



FROM: William R. Snell
Regional Director
Central Region

DATE: May 5, 1988

FILE NO:

TELEPHONE NO: 266-1440

SUBJECT: Annual Maintenance
for the Expanded
Anchorage Courthouse

In response to your request I have reviewed the maintenance activities to be performed for the expanded courthouse in Anchorage, and developed a budgetary estimate for future maintenance requirements.

Tenant spaces for the expanded building will total about 300,000 square feet (this excludes the garage parking area). Annual maintenance for such spaces has totalled \$5.00 per square foot in similar structures. Garage maintenance is estimated at \$1.20 per square foot annually. I expect these annual unit costs will apply to the completed courthouse structure. As a consequence, the yearly maintenance budget is estimated to be \$1.6 million.

Included in the maintenance figure are the following: heating, lighting, janitorial service (window washing, carpet cleaning, trash collection), snow removal, HVAC system maintenance, fire protection system maintenance, elevator maintenance, wall surface maintenance interior and exterior, repair of broken or damaged components, and roof maintenance and care.

Not included are specialized maintenance of detention areas and security hardware, telephone maintenance, telephone service charges, or modifications necessary to adapt the structure to changes in program.

WRS/JBG/bjf



Alaska Court System

State of Alaska

OFFICE OF ADMINISTRATIVE DIRECTOR

303 K Street
Anchorage, Alaska 99501

KIT DUKE
Project Manager

(907) 264-8238

May 5, 1988

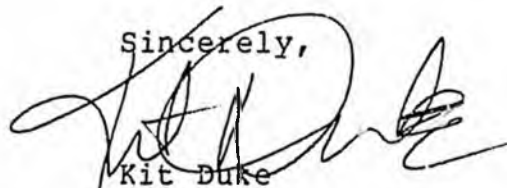
Representative John Sund
Chairman, Judiciary Committee
Room 120, Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Thank you for giving the Alaska Court System a hearing on its request for SB 415. For your information, we are enclosing the following materials: the history of this project, legal opinion by Legislative counsel regarding lease-purchase financing, and information about the district court building. (I have provided copies of the project floor plans to John Hartle to include in your committee packets.)

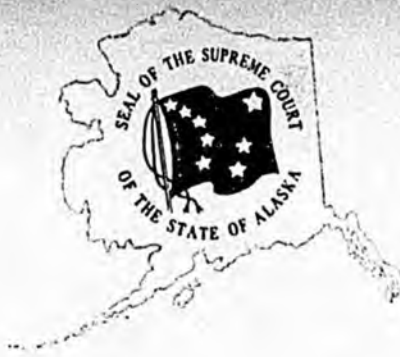
In the packet of materials you received from the Senate, there are several factual errors that have been made. Mr. Snowden and I will be happy to testify at tomorrow's hearing about these materials as well as the materials you have received from the Senate.

Sincerely,



Kit Duke
Project Manager

c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

Representative John Sund
Chairman, Judiciary Committee
Room 120, Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Below is a list of home phone numbers in case you would like to contact some of the people who could discuss the need for additional space in the new court facility.

Honorable Douglas J. Serdahely Superior Court Judge Immediate Past Presiding Judge	346-1985
Zora Morgan Jury Clerk	338-5896
LeEllen Baker Clerk of Court	345-4175
Carole Frost Small Claims Manager	279-6189
Al Szal Area Court Administrator	344-3465
Jo Hall Head, Records Division	337-7247

Sincerely,

Arthur H. Snowden, II

c: House Judiciary Committee Members

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

MARCH 16, 1988

**Office of the Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501
(907) 264-0547**

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

I. INTRODUCTION

In FY 1982, the Alaska State Legislature appropriated funds to the Alaska Court System for land acquisition, planning and design of new court facilities in Anchorage. The expanded facilities would extend the existing court facilities in Anchorage across I street and onto the block east of the existing facilities. The new facility was planned to provide an additional 350,000 square feet of space, in order to meet the court's projected needs to the year 2005.

A brief project history is included in the "Project Overview" included as Appendix A.

Under the current project time line, construction would begin in September 1988. However, maintenance of the time line is predicated on the issuance of request for construction bids in May and June. Any variance from the time line will prevent the commencement of the construction phase for at least one season.

This document discusses the space needs of the Anchorage court and presents information relevant to the size of the building.

II. CURRENT SPACE DEFICIT

A. The Anchorage court is not currently in a position where it comfortably fills the existing courthouse facility, or even where it is now pushing against the limits of the facility. Rather, the Anchorage court has so outgrown its existing space that some court offices have been forced out of the courthouse and into adjacent commercial rental space, and inefficiencies have been created by the forced splitting and relocations of departmental units. The result is a cramped facility which does not adequately serve the public's needs.

As part of a project to examine Anchorage court space needs which was undertaken by the supreme court in February 1988 (discussed more fully in section II, infra), the court examined the Anchorage court's needs as they exist at the present, as well as what they may be in future years. Looking at the known deficiencies in the current facility and applying established space standards to the existing staffing structure, it was concluded that the Anchorage court is currently operating in a facility which is 115,000 square feet smaller than it should be to accommodate present needs. Some of the problems associated with the current facility and this existing deficit are discussed below.

1. Jury Assembly

The current jury assembly area in the Anchorage courthouse is located in a windowless area of the courthouse basement. The court has received numerous complaints from jurors, and there have been several letters to the editors of local newspapers, noting that the jury area is crowded, depressing and makes potential jurors feel more like prisoners than citizens who are appreciated for performing their civic duties. Citizens are generally subject to personal hardship when they are called for jury service, and they are given only a nominal payment for their services. Current conditions are unpleasant and unacceptable and only add to the level of discomfort a juror may already have encountered by virtue of being called to serve.

Based on current standards for jury management, an additional 5,440 square feet of space would be needed to provide well planned, sufficient space for jury assembly for today's needs.

The jury assembly area in the expanded facility will allow for a more humane treatment of citizens called for jury duty. The new assembly area is appropriately sized to the number of jurors who can be expected to be called on most days. The jury area will contain some quiet working areas for those jurors who are called for jury service but who wish to read or work while waiting to be called to a courtroom. The area has been carefully designed to abut on the court's training and conference area to allow for temporary expansion of the jury area on days when an unusually high number of jurors must be called. The dual use of the training area allows the court to avoid the creation of an oversized jury area to accommodate for the unusual day, but which would be overly-expansive for the average day.

2. Judicial Services/Security Corridors and Access/Prisoner Circulation

During the past several years, there have been several escapes of prisoners from the Anchorage courthouse. These escapes have ranged from an incident of a juvenile accomplishing an escape by crawling up into the air circulation system after removing a ceiling panel, to a recent incident involving a prisoner removing his handcuffs and bolting while being escorted through a public area of the court. There can be no doubt that such escape possibilities create a significant danger to court personnel and the public. There can also be no doubt that escape attempts, when even temporarily successful, are extremely costly: a recent escape precipitated an area-wide mobilization of APD officers and the cordoning off of an entire neighborhood.

The current court facility in Anchorage is not designed in a manner which permits adequate isolation of prisoners from members of the public and court staff. Prisoners must be transported across open parking lots and through public and

private court areas to be taken to courtrooms for their court hearings.

The new court building has been carefully designed, through the use of private and prisoner circulation corridors, to eliminate contacts between prisoners and members of the public and court staff, and to minimize opportunities for escape. From the time that prisoners are delivered, via a closed sallyport, to the court complex, they are isolated and transported in secured areas. The new complex devotes approximately 28,815 square feet to judicial services, including holding cells and prisoner circulation. The design was developed with the cooperation and help of representatives from the Alaska State Troopers and the Anchorage Police Department, to insure that law enforcement needs were met.

The need for secured prisoner circulation in court buildings and the need for court building design that maximizes prisoner security has been documented in a myriad of sources. See, for example: Space Management and the Courts Design Handbook by F. Michael Wong, U.S. Department of Justice, LEAA, 1972 (Ch 5: Courthouse Security); Court Security - A Manual of Guidelines and Procedures, National Sheriffs' Association 1978 (Ch 7: Security Implications in Architecture, and Appendix A, Court Security Issues, Building Structure); "Courthouse Security", paper by Sue Johnson and Prakash Yerawadekar for New York Office of Court Administration, 1980; Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

3. Clerks' Office

The operation of the clerks' office has been profoundly affected by the existing space deficit, which amounts to 680 square feet. Components of the clerk's office are scattered around the facility, wherever space could be found to house them, with the result that operations which should logically be adjacent to one another are separated, and functions are fragmented. Some examples of the effects are:

- a. The records department has two public counters for accessing records, located on separate floors, and members of the public often try to access the wrong counter first, or must go to both counters, to get the files or information they need.
- b. Records are stored in a number of locations, since there is no room for a centralized storage area. Retrieval of files and other records is thus very difficult and inefficient.
- c. Inadequate facilities exist for safeguarding of exhibits. Only one small vault is available, which is used to store criminal exhibits. Other exhibits are stored in rooms around the court facility.
- d. The small claims department is located on a mezzanine level which can only be accessed by a staircase. Therefore,

handicapped individuals cannot access this department like other citizens, and court staff must leave the department and walk downstairs to help handicapped persons on small claims matters.

4. Law Library

The Anchorage Law Library is the administrative headquarters for the court system library system and houses the state's only major legal research collection. Besides serving the judiciary and legal practitioners, the library is an important resource for state and federal agency personnel, businesses, students, pro se litigants and the general public. While other states generally have several libraries with substantial legal collections, Alaska has no law school and no legal collection of any substance in any of its libraries other than the court system libraries.

Due to current space constraints, the Anchorage Law Library must keep a large portion of its collection in a storage area with very limited accessibility. With an estimated deficit of 6,800 square feet, the law library has no space for future expansion.

The new courthouse would provide the law library with the space necessary to improve access to current collections, to provide for the continuing growth of certain collections, and to acquire additional materials as needed. The expansion of the law library would also allow for the retention of materials in the more usable hardcopy format and would reduce the amounts of money spent on the costly conversion of collections to microfiche.

5. Courtrooms

The most obvious central focus of a courthouse is its courtrooms. Although much occurs beyond the courtroom walls, it is the courtroom which is the main arena for court proceedings, and it is the courtroom which is the most obvious symbol of the justice system in the eyes of the public.

Courtrooms are very specialized areas which require a number of technical modifications. Courtrooms must be acoustically sound to insure that an adequate record of all proceedings is obtained. Courtrooms must be designed to accommodate the many participants in court proceedings, which can include twelve or more jurors, the judge, the in-court clerk, law enforcement representatives, attorneys, litigants, witnesses and members of the public and press. Courtrooms must be carefully designed to reinforce respect for the dignity and impartiality of the courts. Standards adopted by the American Bar Association indicate that courtroom design should create "...an atmosphere of sobriety, tranquility and security." ^{1/}

^{1/} Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

Because an insufficient number of courtrooms exist in the current Anchorage facility to accommodate all court proceedings which must be scheduled (the current trial court courtroom deficit amounts to 9,400 square feet), court proceedings are now being held in rooms which have been remodeled into temporary courtrooms and hearing rooms. These rooms do not provide for adequate access and egress by the judge, prisoners and members of the public, and their use creates significant security problems. For example, domestic violence matters are routinely heard in a small hearing room which allows for little separation between the parties, and between the parties and the judge. These types of proceedings are well-recognized as having the potential for violent interactions, and yet the restricted room available limits the ability of the court to protect itself and the litigants in these situations.

In the expanded facility, adequate numbers of appropriate courtrooms will be available. These courtrooms will be sized and modeled following established space standards, which will promote the goals of the justice system and incorporate reasonable security safeguards.

6. Administrative Offices

Since 1980, the administrative offices for the court system have been located outside of the court building in Anchorage. These offices currently occupy 12,240 square feet of rental space away from the court building. The administrative offices were removed when space constraints within the court building became so severe that administrative office space had to be reallocated to other judicial functions.

The separation of the administrative offices from the court building has resulted in a number of inefficiencies. Departments now located away from the court building include the personnel department, the departments responsible for recording equipment and computer equipment support, the department responsible for building maintenance, the accounting department and the purchasing department.

Because of the close functional relationship between the administrative offices and the Anchorage court, there is a constant flow of personnel and equipment between the two buildings. Many employees make several trips between the two facilities on any given day. The physical separation has resulted in the expenditure of personnel time and in confusion for court employees and the public. For example, electronics engineering staff must respond immediately to calls from courtrooms about defective recording equipment, which necessitates many trips between the facilities. Immediate attention to these problems is mandated because without properly functioning equipment, court proceedings must be delayed and there is a danger that an adequate court record cannot be produced. These employees are often required to transport delicate pieces of electronic equipment during these trips.

The expanded facility will provide for a reconsolidation of the administrative offices with the Anchorage court. This reconsolidation will restore the close working relationship between the now-separated court components and will eliminate commuting problems.

- B. The suggestion that the court expand into currently existing, unoccupied commercial space fails to take into consideration the many and varied special requirements of court facilities. Commercial buildings do not have space appropriate for courtrooms. Courtrooms must meet special acoustical and soundproofing specifications to allow for proper recording of court proceedings. Courtrooms have special requirements for egress and ingress to maximize the separation of judge, jury and defendant. Juror access to courtrooms located outside the court building would entail marching jurors in mass from the court building to the designated courtroom on a regular basis.

Transporting prisoners to court facilities that might be located in commercial buildings would be unnecessarily dangerous. In most commercial buildings, police would have to use public lobbies and elevators. Commercial buildings are not equipped with secure holding cells or sufficiently separate circulation patterns. Risk to the general public would be unacceptable.

Even of an expansion into available commercial space were limited to non-courtroom functions, it would be unacceptable. Functions of the court are tied together and tied to the courtroom. Moving departments or parts of departments out of the court building would fragment functions and gravely decrease efficient operation.

Movement of files from the court building to court offices several blocks away would seriously compromise the integrity of the court system's files and could result in loss or damage to critical court documents. The already difficult job of filing documents and locating files would become monumental.

Finally, the fragmentation of court services would be a source of confusion and frustration to the public.

III. SIZING AND NEEDS

A. Determination of Space Needs

In order to develop a plan for the expansion of the Anchorage court facility, the Alaska Court System hired an internationally recognized judicial space planning firm to prepare a program document, using space standards and design guidelines specifically developed for the Alaska Court System in a report published in 1976 entitled "Judicial Facility Standards and Design Guidelines." These standards were developed to provide guidelines to be used both in renovation of existing court facilities and construction of new court buildings. The information in the report was derived from the following sources:

1. Reference books and journals in the field of judicial space management, including "The American Courthouse" and "Space Management and the Courts - Design Handbook."
2. Interviews with persons functioning at various levels in courts, court-related departments and law enforcement agencies to verify functions, work relationships within departments and interrelationships with other agencies and departments, and spatial and environmental requirements.

The planning consultants retained have been heavily involved in the planning and designing of court facilities nationwide, on both the state and federal levels. The standards developed for the Alaska Court System correspond to space management concepts used across the country. These general space standards were applied to the information gathered about the Anchorage project, and a program document was produced detailing both existing space and projected space needs. This program document was the starting point for the architect's design work.

B. Reaffirmation of Sizing/Concerns Created by Changes in Alaska's Economic Conditions

The initial determination of needs and sizing for the courthouse expansion was accomplished in 1982. Since 1982, the State of Alaska has experienced significant changes due to a severe depression of economic conditions. In light of these changes, the supreme court reassessed the need for the courthouse expansion project in February 1988. (Detailed information concerning that reassessment process is contained within the "Project Overview" document attached as Appendix A. This "Project Overview" was provided to the Senate Finance Committee on February 22.)

One of the factors the supreme court considered was the current space deficit in the Anchorage courthouse. The existing space deficit was discussed earlier in this report. The Anchorage courthouse facility currently is experiencing a space deficit of 115,000 square feet. This figure represents space needed to accommodate existing needs. The lack of this space within the court complex has resulted in inefficiencies and problems for the public, as discussed earlier, as well as serious security problems for court staff and the public due to inadequate prisoner controls.

The court also examined economic and population data obtained from the Institute of Economic and Social Research's Alaska Economy and Housing Market Report dated October 1987. This data was used to formulate predictions about the court's future caseload, and the probable rate of growth which will be experienced by the court through the year 2003. (The process that the court followed in this regard is outlined in the aforementioned "Project Overview.") Based on the information available, and the reasonable predictions which could be made based upon that information, the court concluded that the new facility was still needed to meet the court's projected needs.

Although the court's growth has lessened during the last two years, the court's workload, as reflected by court filings, has shown a significant increase since FY 1981, when this project was first envisioned. The following chart summarizes the growth in trial court filings from FY 1981 until FY 1987.

ANCHORAGE COURT COMPLEX

TRIAL COURT ACTIVITY
Fiscal Years '81 - '87

Court Level	FY 1981	FY 1987	Percent Change FY81-FY87
SUPERIOR COURT			
Felony	413	957	131.7
Domestic Relations	3,737	4,608	23.3
Probate	777	1,280	64.7
General Civil	2,156	2,898	34.4
Children's Matters	445	679	52.6
Superior Court Filings:	<u>7,528</u>	<u>10,422</u>	<u>38.4</u>
DISTRICT COURT			
Misdemeanor	7,289	8,995	23.4
General Civil	2,929	6,734	129.9
Small Claims	4,393	7,333	66.9
District Court Filings:	<u>14,611</u>	<u>23,062</u>	<u>57.8</u>
=====	=====	=====	=====
TOTAL TRIAL COURT NON-TRAFFIC FILINGS	22,139	33,484	51.2

Source: Alaska Court System - FY 1981 & FY 1987 Annual Reports

ALASKA COURT SYSTEM

Analysis of Space in Anchorage Court Facility
(in square feet)

Total Space Available		557,755
Comprised of:		
Existing Boney Court Building	149,670	
Existing District Court Building	58,085	
	<u> </u>	
Total Space in Existing Buildings	207,755	
Proposed Addition	350,000	
	<u> </u>	
Total Space Available	557,755	<u> </u>
	<u> </u>	
Less Non-Court Space Assignments:		
Parking	51,670	
Commercial	7,500	
District Attorney/Office of Special Prosecutions	24,550	
Municipality of Anchorage Warrants Section	4,635	
Department of Transportation/Public Facilities Maintenance Section	3,735	
State Troopers Judicial Services Section (including sallyport, holding cells, & prisoner circulation)	25,815	117,905
	<u> </u>	<u> </u>
Space Available for Court System Use		439,850
Estimated Court System Space Needs in 1991 (including the current 115,000 square foot space deficit and 11,600 square feet of courtrooms, not fully utilized until 2006)	1991	328,797
		<u> </u>
Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		111,053
Space Loss from Demolition of District Court Building		58,085
		<u> </u>
Net Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		52,968
		<u> </u>

ALASKA COURT SYSTEM
ANCHORAGE COURTHOUSE EXPANSION PROJECT

Project Budget

Construction Cost	\$67,570,000
Construction Contingency	6,652,000
Furnishings and Equipment	6,000,000
Construction Administration Costs, including permits, construction management fees, etc.	4,000,000
Art-in-Public-Places	<u>665,000</u>
Total Project Budget	<u>\$84,887,000</u>

Repayment of Public Facilities Planning Fund Loan \$ 750,000

Project Financing Options

30-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$229,600,000
Estimated Annual Debt Service (1991-2018)*	8,503,700
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.21

20-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$178,051,800
Estimated Annual Debt Service (1991-2008)*	10,473,600
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.03

10-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$122,363,700
Estimated Annual Debt Service (1991-1998)*	17,480,500
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$0.82

*Debt service is not paid during three year construction period.



Coffman Engineers, Inc.

March 8, 1988

Mrs. Kit Duke
Project Manager
Alaska Court System
310 "K" Street
Anchorage, Alaska 99501

Reference: EXISTING STATE COURTHOUSE IN ANCHORAGE

Dear Mrs. Duke:

The existing State Courthouse at the corner of Fourth Avenue and "K" Street in Anchorage was designed in 1962. The Courthouse as-built drawings indicate that the building was designed for seismic forces in accordance with Uniform Building Code (UBC) requirements that were in effect at that time.

Since 1962, major advancements have been made in the area of seismic design. The design force level for Anchorage buildings has greatly increased. Under the criteria established for the new Courthouse Expansion, the UBC seismic design forces are more than 100% greater than the code forces used to design the existing courthouse.

While it is theoretically possible to upgrade the building to current code levels, major structural modifications would be required. In addition, the modifications could adversely affect the functional space utilization of the building.

The design criteria for the new Courthouse Expansion includes site-specific criteria developed by Shah and Zsutty of Stanford University. The criteria for the Courthouse Expansion exceeds code requirements and includes design requirements for seismically-induced ground failures which are not addressed in the UBC. It is not possible to modify the existing courthouse structure to meet, or even approach, the criteria established for the new Courthouse Expansion.

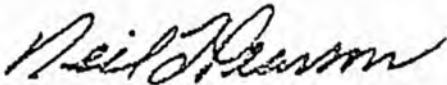
Alaska Court System
March 8, 1988
Page 2

In summary, the existing courthouse does not meet current code requirements by a factor of two and cannot be upgraded to meet existing standards. It is our opinion that renovation of the building to improve its seismic performance is not a practical alternative to new construction.

Please contact me if I can be of further assistance.

Sincerely,

COFFMAN ENGINEERS, INC.



Neil T. Person, P.E.
Project Manager

80308.1/L1/wp/t

c: 87118-60

RECEIVED
DEC 1 1987



ANCHORAGE COURTHOUSE EXPANSION PROJECT
FIELD REPORT
December 3, 1987

Office of Administrative Director
Alaska Court System

Site Visit to Original Courthouse Building
Joel Chamberlain, Architect

CODE RELATED ITEMS:

- A. **Exit Stairs:** Not True Enclosures. Southwest stair (main) is completely open from first floor corridor to second floor corridor. A pair of doors separates the stairs up from the second floor to the third floor. However, these doors are blocked open and the closers are in place with arms disconnected. A single 3'-0" door, top and bottom, with closers separates the basement from the first floor.

Other stairs are typically open at first floor with door and closer at second floor.

- B. **Corridors:** Building was constructed with hollow metal door frames and a mix of hollow metal and s.c. walnut doors, no closers and gaskets were originally specified. Approximately 80% of all doors which open to the corridor now have closers installed. All courtroom doors have some type of gasketing (mixed types), most appear to be sound gaskets. Most others had closer with no gaskets. Some doors have no closers.

- C. **Ceilings:** Typical suspended acoustic lay-in 2'x4' ceiling tile, suspension not for seismic, light fixtures and conduit not wired up.

We pulled acoustic tiles down in four or five places on the second floor and observed no indication of space above corridor being used as return air plenum. All walls either side went solidly to structure.

OTHER ITEMS ON BUILDING'S CONDITION:

The following information was either observed firsthand or was provided verbally to us from Tim the Building Maintenance individual.

- A. There are several places where the hollow metal frames are separating at the head from the jamb which has dropped down.
- B. We observed a buckled wall surface at door head/jamb intersection.
- C. In one courtroom at the second floor near where a frame was separating from the wall at it's head, the floor appears to be settling. The bottom of the rubber base is some 1/4" to 3/8" above the vat flooring.
- D. Maintenance man stated that after every light tremor he gets calls from office personnel complaining that their doors no longer close right or have suddenly started to close properly.

**Anchorage Courthouse
Field Report
Original Courthouse Building
December 3, 1987
Page 2 of 2**

- E.** The third floor open office floor has a noticeable sag with upturns near columns.
- F.** Main exhaust stack radiates excessive amounts of heat. At the first floor level corridor wall is nearly too hot to touch. One can still feel radiating heat as you walk past some areas on the upper floor.
- G.** Fire alarm system is antique and practically non-functional, maintenance man struggling to keep it working at all.

END OF REPORT

STATE OF ALASKA
THE LEGISLATURE

KIF/MTF
POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
907 465 3800

LEGISLATIVE AFFAIRS AGENCY

MEMORANDUM

April 20, 1988

SUBJECT: Public vote on lease-purchase agreements
TO: Senator Joe Josephson
FROM: Theresa L. Bannister *TB*
Legislative Counsel

You have asked whether a public vote is required for lease-purchase agreements. You have stated the factual situation as follows: a municipality or the Alaska State Housing (Building) Authority issues bonds to construct a building to be leased to, and eventually purchased by, the state, and the bond issuer will pay off the bonds from the state's lease payments. Therefore, the question is whether the bonding of the municipality or of ASHA is subject to a vote, and whether the state's leasing (and eventual purchase) is subject to a vote.

1. The lease-purchase by the state is subject to AS 36.30.-080. That section reads as follows:

Sec. 36.30.080. LEASES. (a) The department shall lease space for the use of the state or an agency whenever it is necessary and feasible, subject to compliance with the requirements of this chapter. A lease may not provide for a period of occupancy greater than 40 years. An agency requiring office, warehouse, or other space shall lease the space through the department.

(b) The department may enter into lease-financing agreements, including lease-purchase agreements and agreements related to the issuance of certificates of participation. A lease-financing agreement must

provide that lease payments are subject to annual appropriation.

(c) If the department intends to enter into a lease or lease-financing agreement with an annual rent to the state anticipated to exceed \$1,000,000, the department shall provide notice to the legislature. The notice must include the anticipated annual lease obligation amount and the anticipated total construction, acquisition, or other costs of the project. The department may not enter into an agreement under this subsection unless the project has been approved by the legislature by law. An appropriation for the project does not constitute approval of the project for purposes of this subsection.

AS 36.30.080(b) requires the lease-purchase to be subject to appropriation. Therefore, the obligation is not an obligation against the general credit of the state and would not be subject to the bonding vote requirements of art. IX, sec. 8 of the state constitution.

2. If the municipality's bonding is secured only by the rental payments and not by the general credit of the state, the bonds would probably be characterized as revenue bonds. AS 29.47.240(a) provides:

Sec. 29.47.240. REVENUE BONDS. (a) A municipality may issue negotiable or nonnegotiable revenue bonds for a public enterprise or public corporation of the municipality where the only security is the revenue of the public enterprise or corporation.

No election is required for the issuance and sale of revenue bonds. AS 29.47.250 provides:

Sec. 29.47.250. NO ELECTION REQUIRED. An election is not required to authorize the issuance and sale of revenue bonds, unless otherwise provided by ordinance.

Therefore, the municipality's bonds would qualify as revenue bonds and a vote would not be required.

3. With regard to ASBA bonding, bonding by ASBA does not obligate the general credit of the state, only that of ASBA. AS 18.55.160 provides:

Senator Joe Josephson
Page 3
April 20, 1988

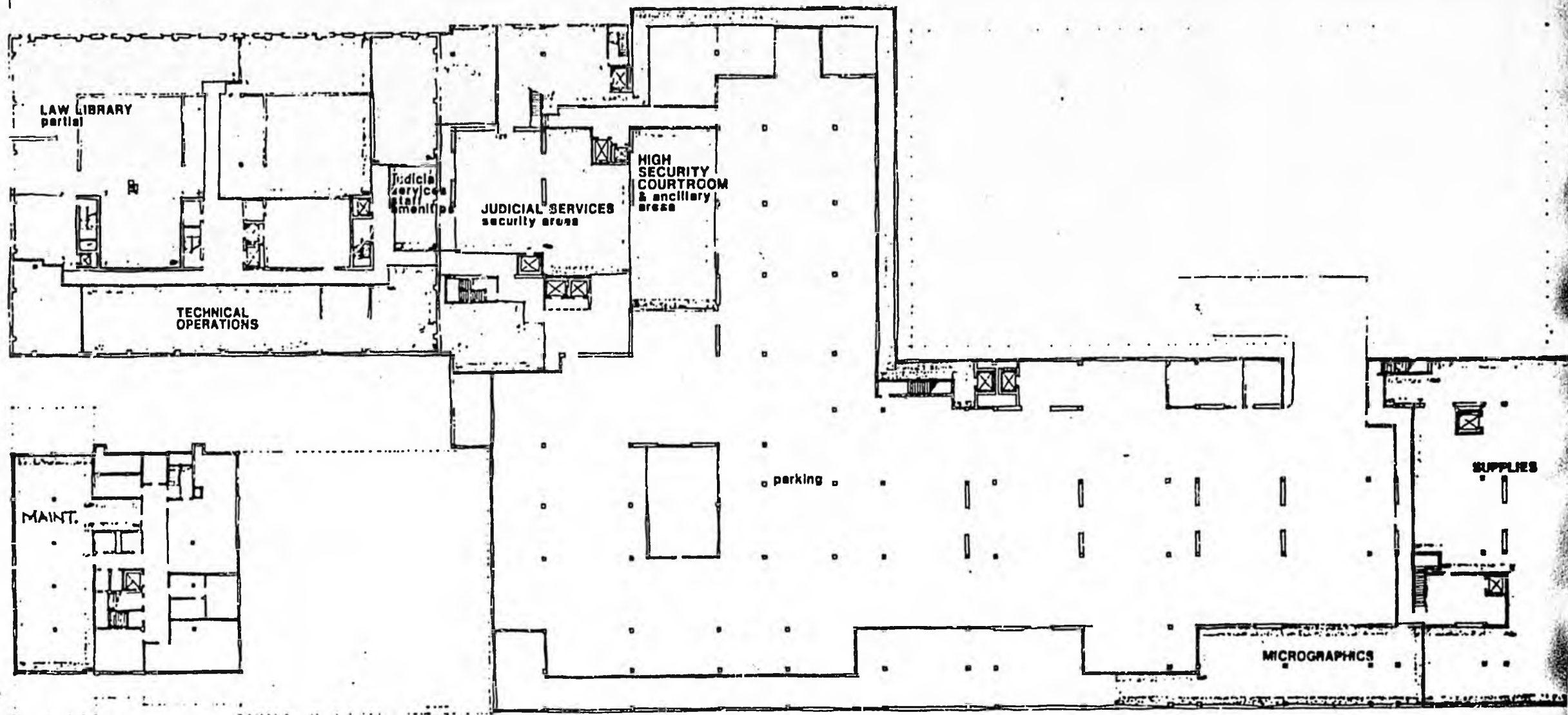
Sec. 18.55.160. LIMITATION OF LIABILITY ON BONDS. The members of the authority and any person executing the bonds are not liable personally on the bonds by reason of their issuance. The bonds of the authority are not a debt of the state or a political or municipal corporation or other subdivision of the state and each bond shall so state on its face. Neither the state nor a political or municipal corporation or other subdivision of the state other than the authority is liable on the bonds, nor are the bonds payable out of funds or properties other than those of the authority. The authority may not pledge the faith of the people of the state for a loan or obligation. Bonds of the authority are not a debt, indebtedness or the borrowing of money within the meaning of any limitation or restriction on the issuance of bonds contained in the constitution or laws of the state.

Therefore, the bonds of ASBA are not subject to the state bonding vote requirements of art. IX, sec. 8 of the state constitution. (See DeArmond v. Alaska State Dev. Corp., 376 P.2d 717 (1962), and Walker v. Alaska State Mtg. Ass'n., 416 P.2d 245 (1966))

If I may be of further assistance, please advise.

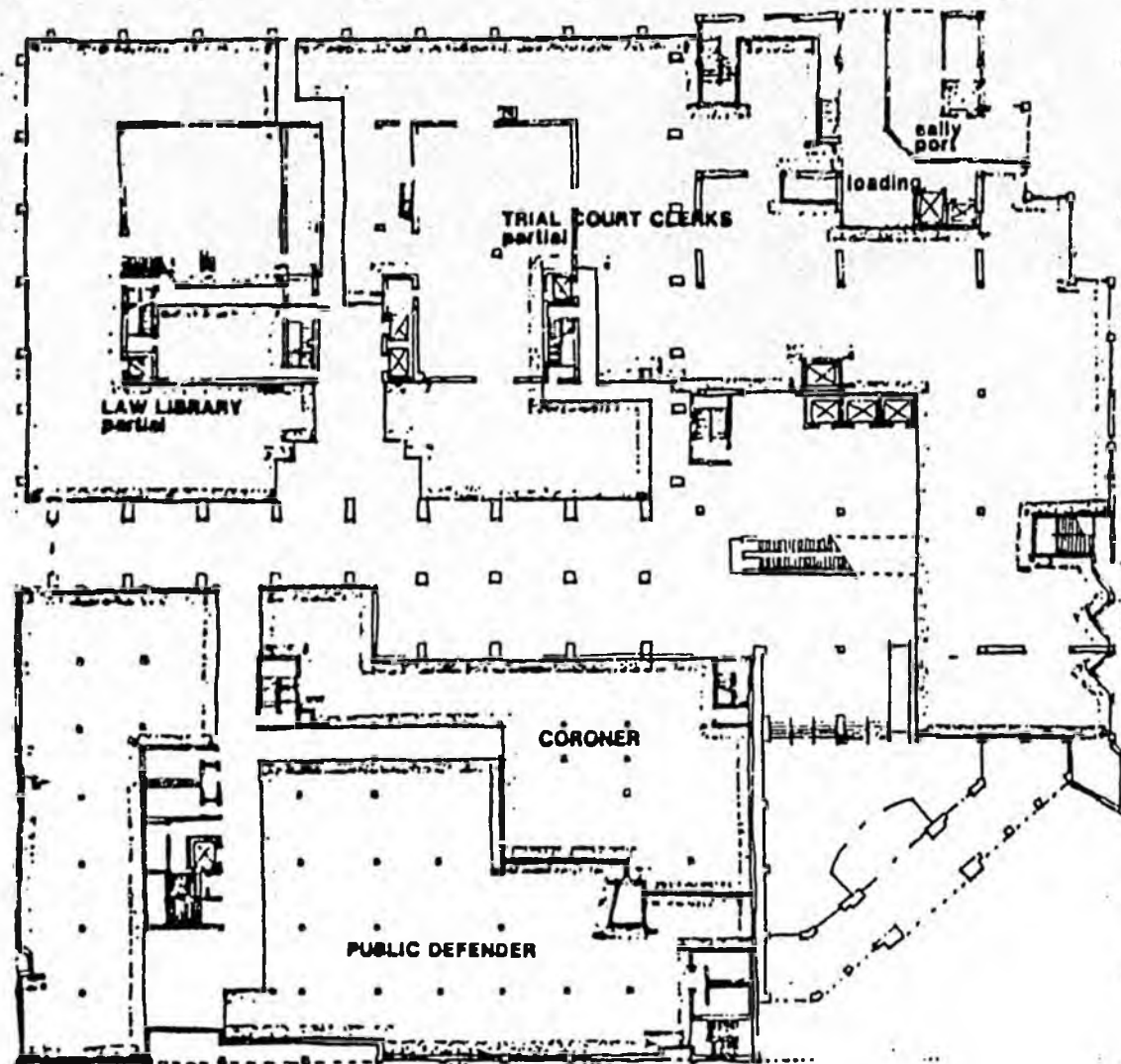
TLB:mi
wkmi2/014

EXISTING

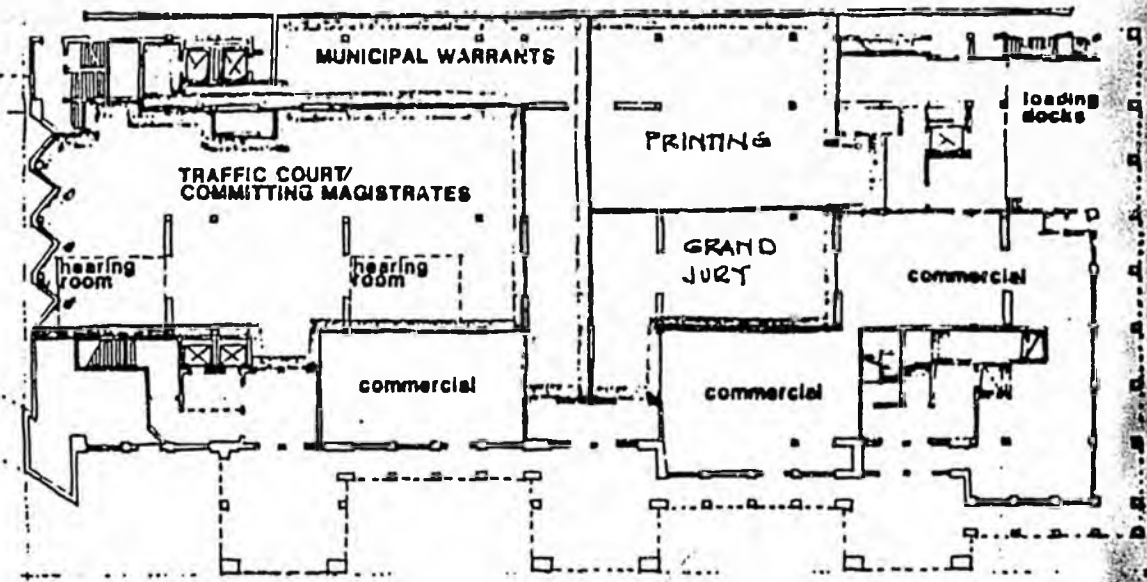


**BASEMENT
BLOCK USE LAY**
SCALE: 1/8" = 1'-0"
DATE: 10/11/11

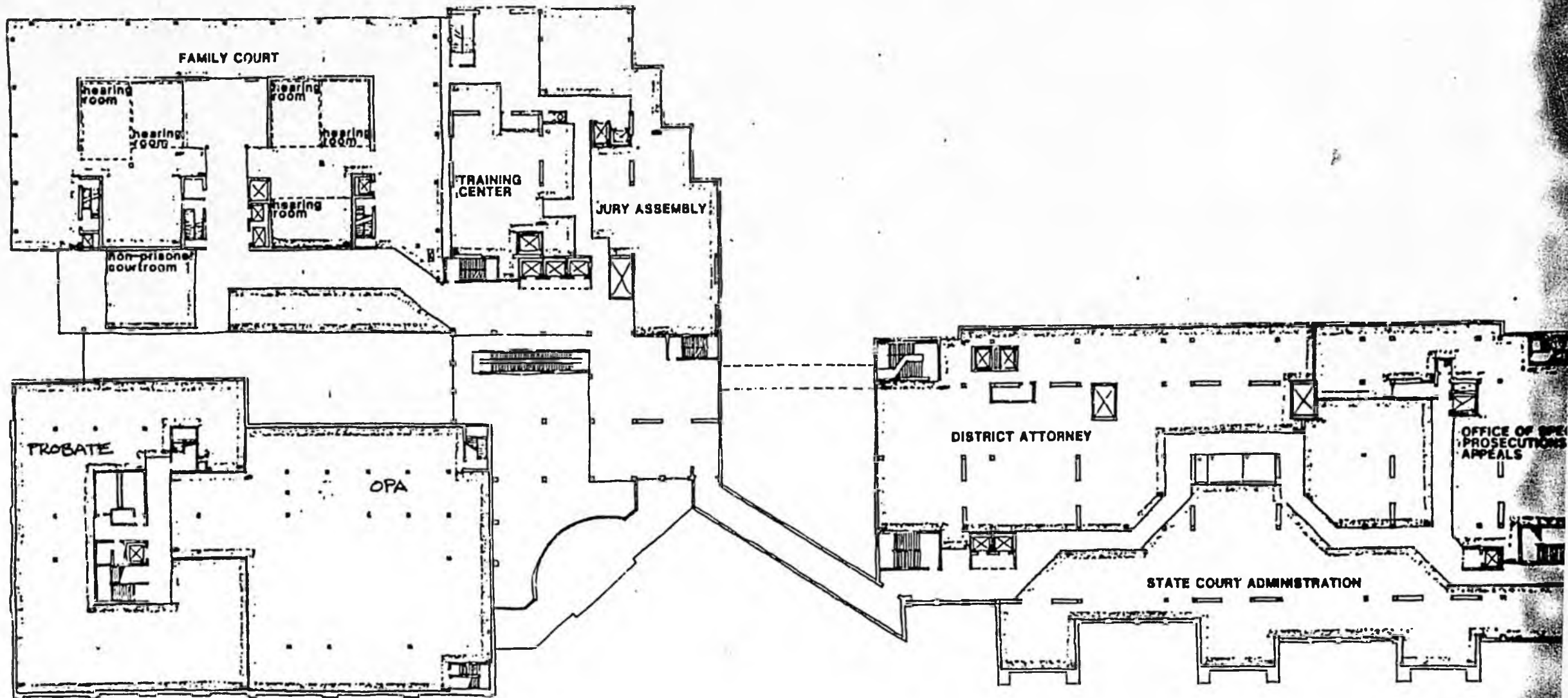
EXISTING



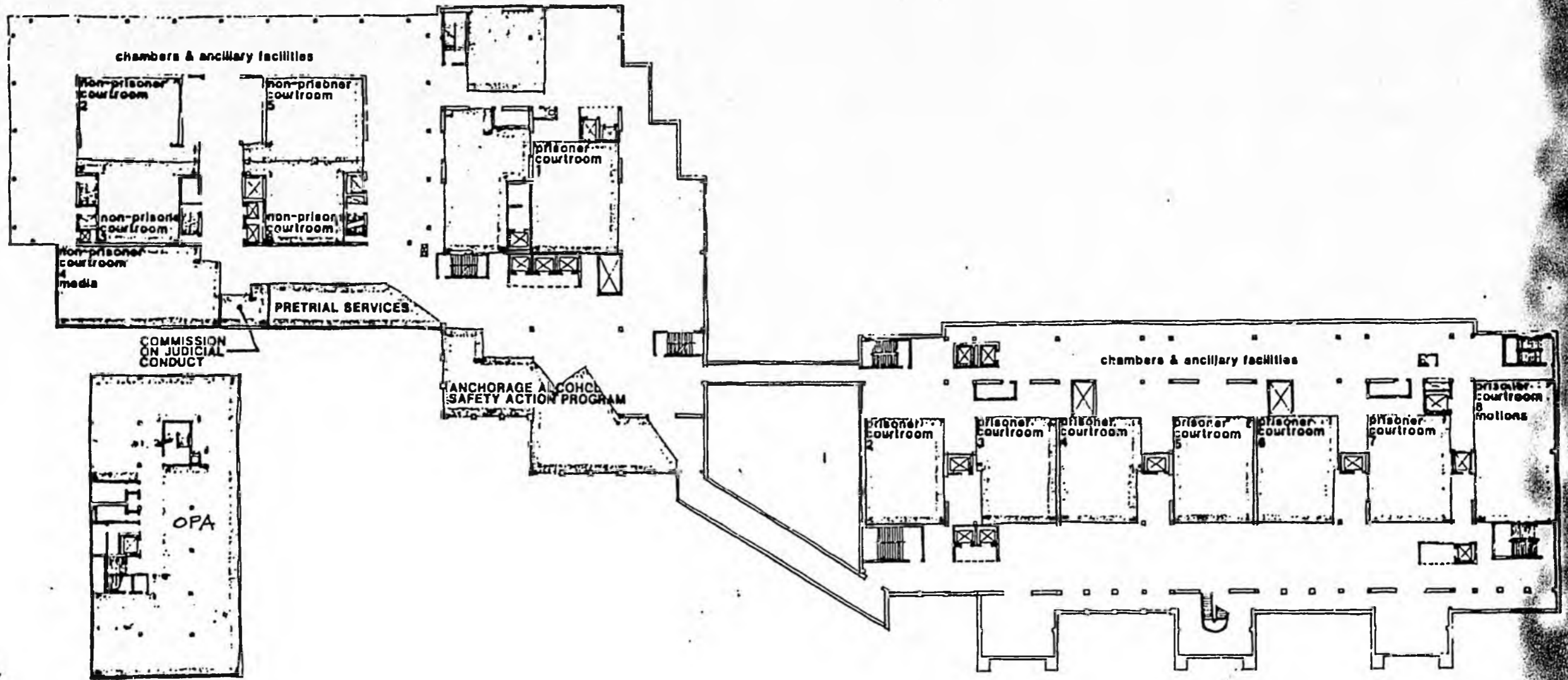
PARKING GARAGE
(EXISTING)



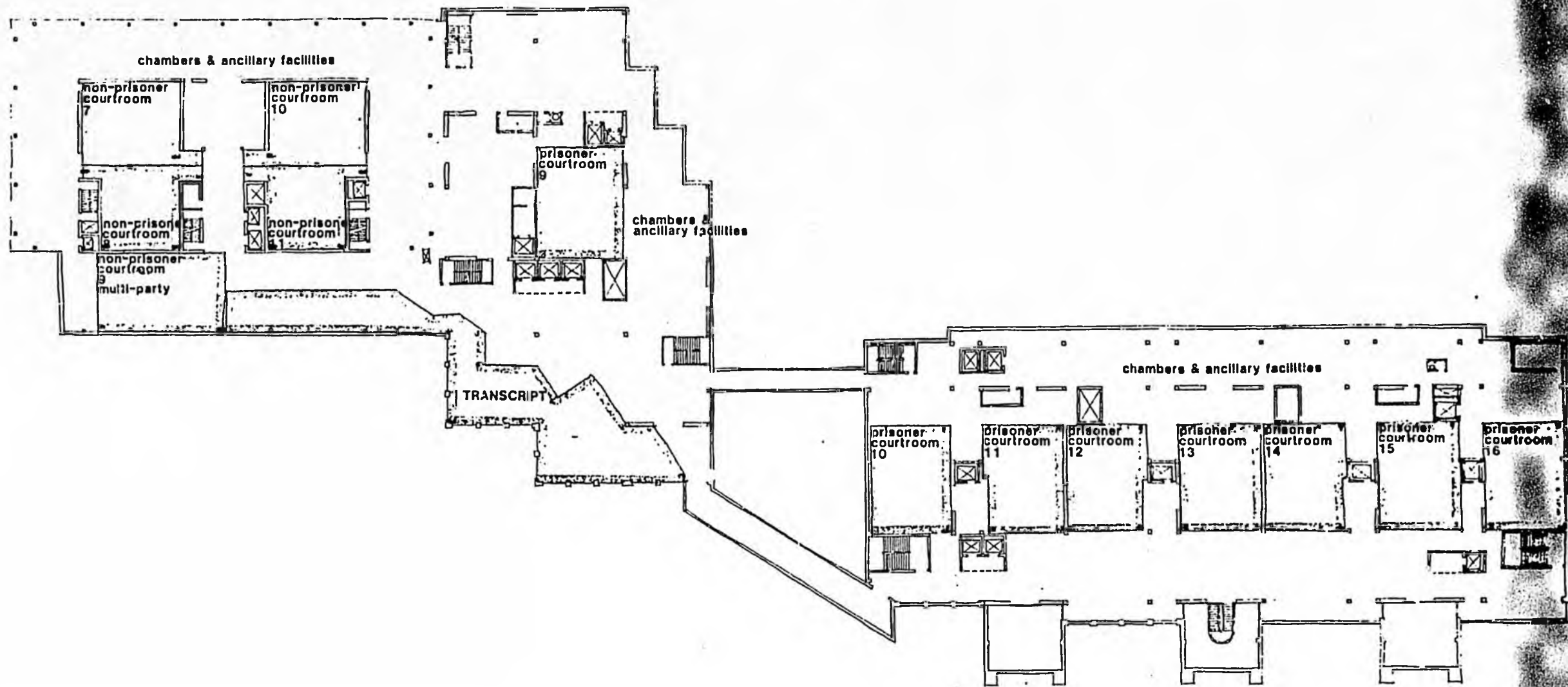
**FIRST FLOOR
BLOCK USE LAYOUT**
ANIMATE SMALL EXISTING WALLS
NOTE: DIMENSIONS ARE IN FEET AND INCHES
DATE: 08/11



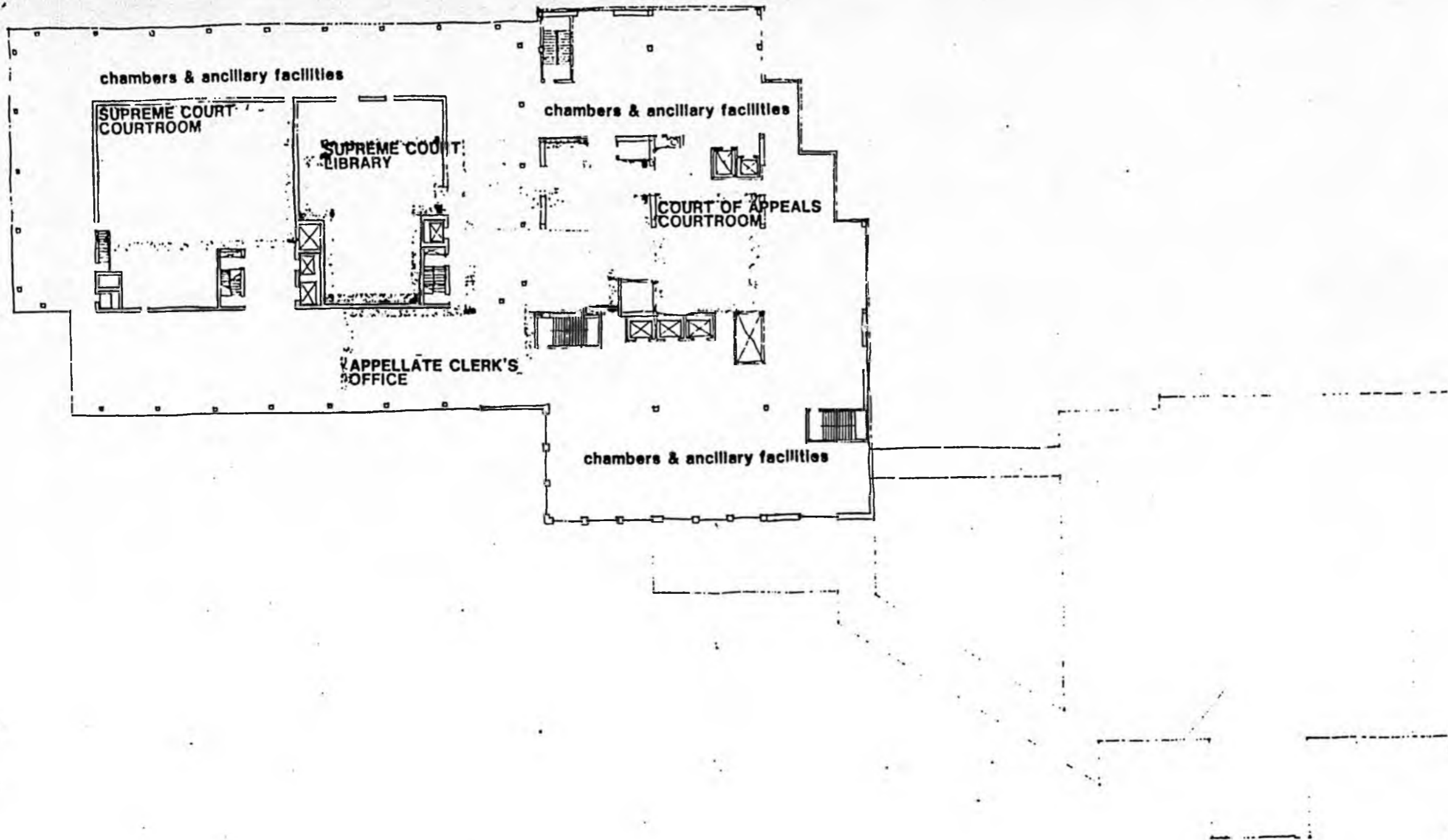
**SECOND FLOOR
BLOCK USE LAY**
COLUMBIA UNIVERSITY ARCHITECTS
DATE: NOVEMBER 1981
DRAWING NO. 2001-11



**THIRD FLOOR
BLOCK USE LAYOUT**
OFFICE OF COURTS AND JUDICIAL ADMINISTRATION
 8.12.04



**FOURTH FLOOR
BLOCK USE LAYOUT**
ARCHITECT: [unreadable] [unreadable] [unreadable]
 DATE: [unreadable] [unreadable] [unreadable] [unreadable]
 SCALE: 1/8" = 1'-0"





Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

Representative John Sund
Chairman, Judiciary Committee
Room 120 Capitol
Juneau, Alaska 99811

Dear Representative Sund:

I thought you might be interested in reading the report of an interview with the Anchorage Clerk of Court that was published in the Anchorage Times.

Sincerely,

Arthur H. Snowden, II

c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor

Constructing the halls of justice

Design bill passes Senate, moves to House as controversy flares

By Patti Harper
Times Writer

A bill appropriating money to allow design work to continue on an \$85 million courthouse complex in downtown Anchorage has narrowly passed the Senate, but the battle about whether it will be built is not over.

The controversy centers on whether the court system should build this much space at this time, and is surrounded by political jousting about spending money in tight times and providing construction jobs.

Supporters don't expect any serious obstacle to passage of the \$1.5 million bill in the House, but Sen. John Binkley, R-Bethel, has promised he will continue his fight against what would be the largest state building ever built in Anchorage.

"I'm going to attend any hearings in the House," and try to persuade collea-

gues of what, he says, is the "folly in proceeding with this," he said Friday.

It's considered unlikely Gov. Steve Cowper would veto the appropriation bill if it's put on his desk, but he has not promised to sign it. Friday, he suggested he is going to try to get the project scaled back.

The court system has asked for construction of about 350,000 square feet of space, which would more than double its current 208,000 square feet of available space. More than 50,000 square feet of that new space, however, is to be used for parking.

Efficiency, security, the comfort of personnel and the public suffer under the current system, Art Snowden, the administrator of the court system, has said.

It's hoped a secure sallyport for bringing prisoners into the new complex and a special system of hallways for transporting them within it, may prevent the sort of

temporary escapes by three prisoners seen in the last year.

Prisoners are currently brought through public lobbies and public hallways past the doors of judge's chambers while other foot traffic is stopped by security personnel.

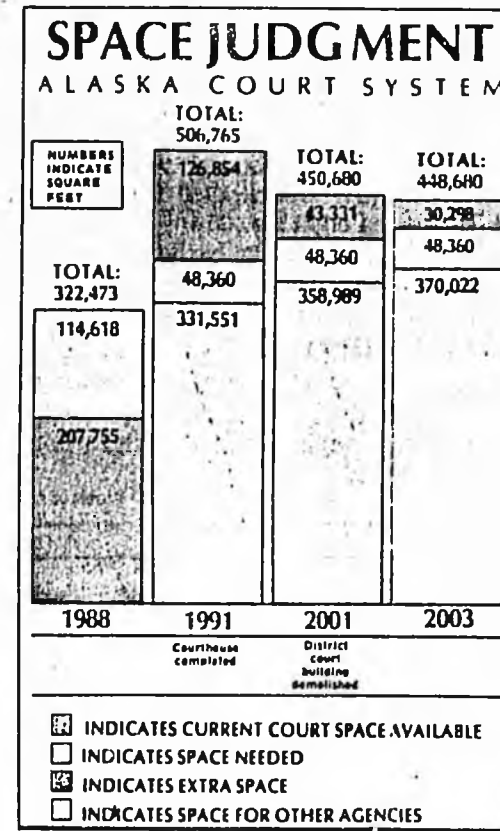
The court system argues new courtrooms are needed as some proceedings are now held in remodeled rooms. The new complex would add another 18 courtrooms.

The difficulty of finding someplace to put files and trial exhibits provides another example of crowding.

Boxes of old files or exhibits sit in office space in the old courthouse, in maintenance closets, in former conference rooms and in rooms which used to be used for sequestered jurors.

Files fill an area of the basement which

See Court, page A-5



Times, Sunday April 24, 1988

Court: Supporters say project would alleviate space crunch

Continued from page A-1

used to serve as an employee lunchroom.

"I'd just be really disappointed if we didn't get the new building," said LeEllen Baker, clerk of the court and supervisor of 105 employees.

The public suffers she said because the juggling necessary to fit things in has created four separate counters on four separate floors that people who come to file papers or look up records may have to go to.

"It's real hard for people that have never been in this building before, she said.

"By the time somebody gets a file they're (sometimes) ready to just eat it."

The court system's current space crunch would be more than solved with the proposed project.

When completed in 1991, the new court complex would provide much more space than the court system expects to need at that time — on paper about

175,000 extra square feet.

But if you take out the parking space, the space to be used by other agencies and services, and the space which will be lost sometime in the future when the 58,000-square-foot district court building is demolished because of seismic concerns and wear and tear, the extra space is about 53,000 square feet, according to the court system analysis.

"I think that is a prudent way to proceed," Sen. Joe Josephson, D-Anchorage, said of building for the future. Josephson battled with Binkley to get the design bill passed.

The court administration has outgrown its current quarters in relatively short order.

There has been dramatic growth in the state since the Boney Building, currently the main courthouse, was finished in 1973, and the court system has reflected that growth.

Non-traffic trial court case filings, used to gauge needs, increased 51 percent from 1981 to 1987.

As case filings rose, staff grew

and paperwork increased. The appellate courts moved into parts of the fourth and fifth floors and six trial judges were added.

The clerk's office has not done the only juggling act as these changes occurred.

The district attorney's office and other agencies which may move into the new complex had to move out of the old.

Administration staff were shuffled across K Street to about 12,240 square feet of rented space in the Carr-Gottstein building there. They will be moving a few more blocks and toward greater inconvenience again in May.

Estimates of current and future space needs are based on a formula derived from looking at how the changes in many factors seem to relate to case filings, said Bob Fisher, fiscal officer for the Alaska Court System. The main factors are state population, state budget, and employment figures.

Plugging October 1987 estimates by the Institute for Social and Economic Research on how

those factors are expected to change in the future into that formula provided estimates that case filings will increase about 35 percent between now and the year 2003.

Binkley, who as co-chairman of the Senate Finance Committee grilled witnesses at hearings about the project, questions the formula and is unsympathetic to court system complaints about cramped quarters.

"I'm not even convinced that they need any additional space," he said. Even if they do, he thinks commercial space may serve their immediate needs, despite Snowden's argument that court functions require specialized space such as jury rooms and security set-ups.

An addition to the Boney Building would be another option, he said.

The main point, he said, is that the options have not been explored. He said he wants a reassessment of those options.

Binkley said the jump from the 200,000 square foot, \$33 million construction project the

court system proposed in 1980 to the current 350,000 square foot, \$72.5 million project now on the table hasn't been adequately explained by the court administration.

Those explanations include the addition of the appellate court in 1980, the addition of six trial judges, delays from municipal permit problems due to seismic concerns and extra design needs because of those concerns.

Binkley said he's pushing so hard on this issue because of its future impact on the budget. He said when the legislature approved a lease-purchase plan for the project, they handed the court system "a blank check."

The Municipality of Anchorage will float revenue bonds to pay for construction and the state will pay about \$9 million on that debt each year for 30 years after which it would own the building. That means that the building alone will cost \$270 million in the long run.

In addition, maintenance costs will be increased by several million dollars.

All of that is money which could not then be spent on other needs.

The money used to pay for the new complex each year could fund 250 Alaska State Troopers or double the size of the Department of Environmental Conservation, Binkley said.

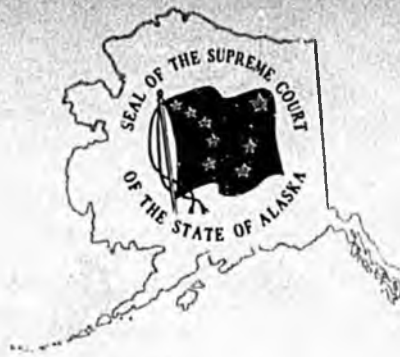
Binkley and others have questioned whether the method used to pay the contractor who calculated the space needs may have encouraged inflation of the figures.

Binkley said he's concerned there is no independent oversight system to keep check on whether the court system is overestimating its needs.

Josephson said the idea that the court system needs have been deliberately overestimated is "nonsense."

And, he said, the legislature does have oversight.

Josephson said the court system officials wouldn't be able to "act like a bunch of sheiks," even if they wanted to because "we control their operating budget.



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

April 29, 1988

Dear Representative Sund:

I would like to take this opportunity to provide you with some background information about the Anchorage courthouse expansion project. As you know, we are requesting \$1.5 million in SB 415 to complete the design phase of this project.

Since 1981, when the court system originally requested funding for this project, the court has experienced a 51% overall increase in caseload. The attached "fact sheet" shows the changes in Anchorage population and Anchorage court caseload over the last seven years. You can see that although population in Anchorage declined 10% in 1987, the court experienced only a 1% drop in number of case filings for that same year.

This expansion project is designed to meet the court's needs for the present and for the foreseeable future. The court is currently experiencing a space deficit of 115,000 square feet; that is, this additional square footage is needed to meet the court's needs today.

I have included some material about the size of the facility. Although 350,000 new square feet will be constructed in the addition, less than 200,000 square feet of this will be available for court system use, once the space dedicated to auxiliary uses such as parking and for district attorney and police functions, is subtracted. Also, you may note that the court's space needs will be aggravated by the necessary demolition of the old district court building. Structural engineers have advised us that this old building should be demolished in five years because of safety concerns. The square footage ultimately available for future growth amounts to 52,985 square feet, which is a fairly modest increment to meet the court's future needs. Even with a leveling off of state growth it is projected that the court system will need this 52,958 square feet for court use by 2006.

Sincerely,

Arthur H. Snowden, II

ANCHORAGE COURTHOUSE EXPANSION FACT SHEET

NEED

<u>Anchorage Population</u> (Dept. of Labor Statistics)	<u>Anchorage Caseload</u> (Non-traffic Filings)
1981-1987 180,740 - 219,000 (with a maximum of 243,829 at end of 1986) equals	
21% increase (34% at time of maximum population)	51% increase (53% increase at time of max pop.)
1987 243,829 - 219,000 equals	
10% decrease	1% decrease

While population declined 10% in Anchorage in 1987, our case filings declined only 1%. Total traffic and non-traffic filings in 1987 were approximately 79,500. The legislative creating of new types of caseload (e.g., the domestic violence laws enacted in 1980) have resulted in increased case filings.

COST

PROJECT BUDGET: \$ 85,637,000
(Not including the \$1.5 million requested in SB 415)

FINANCING COST PROJECTIONS:

If financed for 30 years, Total Project Cost	\$233,000,000
If financed for 20 years,	186,500,000
If financed for 10 years,	132,300,000

ESTIMATED AVERAGE MONTHLY COST PER SQUARE FOOT OVER THE 50 YEAR LIFE OF THE FACILITY:

If 30 Year Financing	\$1.41
If 20 Year Financing	1.19
If 10 Year Financing	.93

SCHEDULE

Current estimate for project completion is three years from date of contract award. Assuming that a contract can be awarded on or before December 1988, the project would be ready for occupancy by December 1991.

ANCHORAGE COURT COMPLEX

TRIAL COURT ACTIVITY
Fiscal Years '81 - '87

Court Level	FY 1981	FY 1987	Percent Change FY81-FY87
SUPERIOR COURT			
Felony	413	957	131.7
Domestic Relations	2,737	4,608	23.3
Probate	777	1,280	64.7
General Civil	2,156	2,898	34.4
Children's Matters	445	679	52.6
Superior Court Filings:	<u>7,528</u>	<u>10,422</u>	<u>38.4</u>
DISTRICT COURT			
Misdemeanor	7,269	8,995	23.4
General Civil	2,929	6,734	129.9
Small Claims	4,393	7,333	66.9
District Court Filings:	<u>14,611</u>	<u>23,062</u>	<u>57.8</u>
<p>=====</p>			
TOTAL TRIAL COURT NON-TRAFFIC FILINGS	22,139	33,484	51.2

Source: Alaska Court System - FY 1981 & FY 1987 Annual Reports

ALASKA COURT SYSTEM

Analysis of Space in Anchorage Court Facility
(in square feet)

Total Space Available		557,755
Comprised of:		
Existing Boney Court Building	149,670	
Existing District Court Building	58,085	

Total Space in Existing Buildings	207,755	
Proposed Addition	350,000	

Total Space Available	557,755	
	=====	
Less Non-Court Space Assignments:		
Parking	51,670	
Commercial	7,500	
District Attorney/Office of Special Prosecutions	24,550	
Municipality of Anchorage Warrants Section	4,635	
Department of Transportation/Public Facilities Maintenance Section	3,735	
State Troopers Judicial Services Section (including sallyport, holding cells, & prisoner circulation)	25,815	117,905
	-----	-----
Space Available for Court System Use		439,850
Estimated Court System Space Needs in 1991 (including the current 115,000 square foot space deficit and 11,600 square feet of courtrooms, not fully utilized until 2006)		328,797

Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		111,053
Space Loss from Demolition of District Court Building		58,085

Net Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		52,968
		=====

CURRENT SPACE DEFICIT
ALASKA COURT SYSTEM, ANCHORAGE

	<u>Sq. Ft.</u>
-Upgrade of substandard public areas, traffic court areas, trial court law clerks, clerk of the court public counter and work areas, and calendaring space	12,210
-Upgrade of substandard jury assembly and training areas	7,860
-Space for municipal warrants: prisoner holding cell, intoximeter room	1,020
-Substandard judicial services area: holding cells, sally port, etc.	3,620
-Trial court courtrooms (motions, arraignments, high security, 3-judge panel), jury rooms, chambers, attorney & witness rooms, clerical areas, active records storage and related support spaces	59,660
-Administrative areas in leased space presently outside the courthouse	12,240
-Inadequate storage for closed case files, currently lease space outside courthouse	5,000
-Additional space to house legal materials presently stored in boxes and unaccessible for use	6,800
-Appellate court staff attorney and clerical work area	1,190
-Family court hearing rooms and support facilities	<u>5,400</u>
TOTAL	115,000

STANFORD UNIVERSITY

Haresh C. Shah
Chairman



Department of Civil Engineering
Terman Engineering Center
Stanford, California 94305-4020
(415) 723-3921

3/31/88

Mr. Arther H. Snowden, II
Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501

Dear Art:

After reviewing the design and construction details and other pertinent literature for the Old Courthouse building (located at the corner of K Street and 4th Avenue in Anchorage), Prof. Zsutty and I have made the following observations:

1. The Old Courthouse wing went through the 1964 earthquake without any significant damage.
2. The Old Courthouse wing does not meet the current code requirements. Thus it needs significant upgrading due to the nature of its structural system (reinforced concrete frame, precast concrete panels, foundation??)
3. The old wing does not satisfy the new criteria that were developed for the Courthouse Addition. We feel that the building will fail if a graben forms under this building (as per our postulation for the Courthouse Addition).
4. Due to the nature of the building and possible strengthening costs, it is not advisable to upgrade it. Such a strengthening (upgrading) will involve fixing of the foundations, construction of new shear walls and their foundations, and removal and inspection of precast panels and their anchors. There may be other structural elements that will need either strengthening or replacement.
5. I suggest that you occupy the current structure for its intended use for no more than five years. At the end of these five years, you should abandon this part of the courthouse.

If you need any further information on this structure or the Boney Building, feel free to call me.

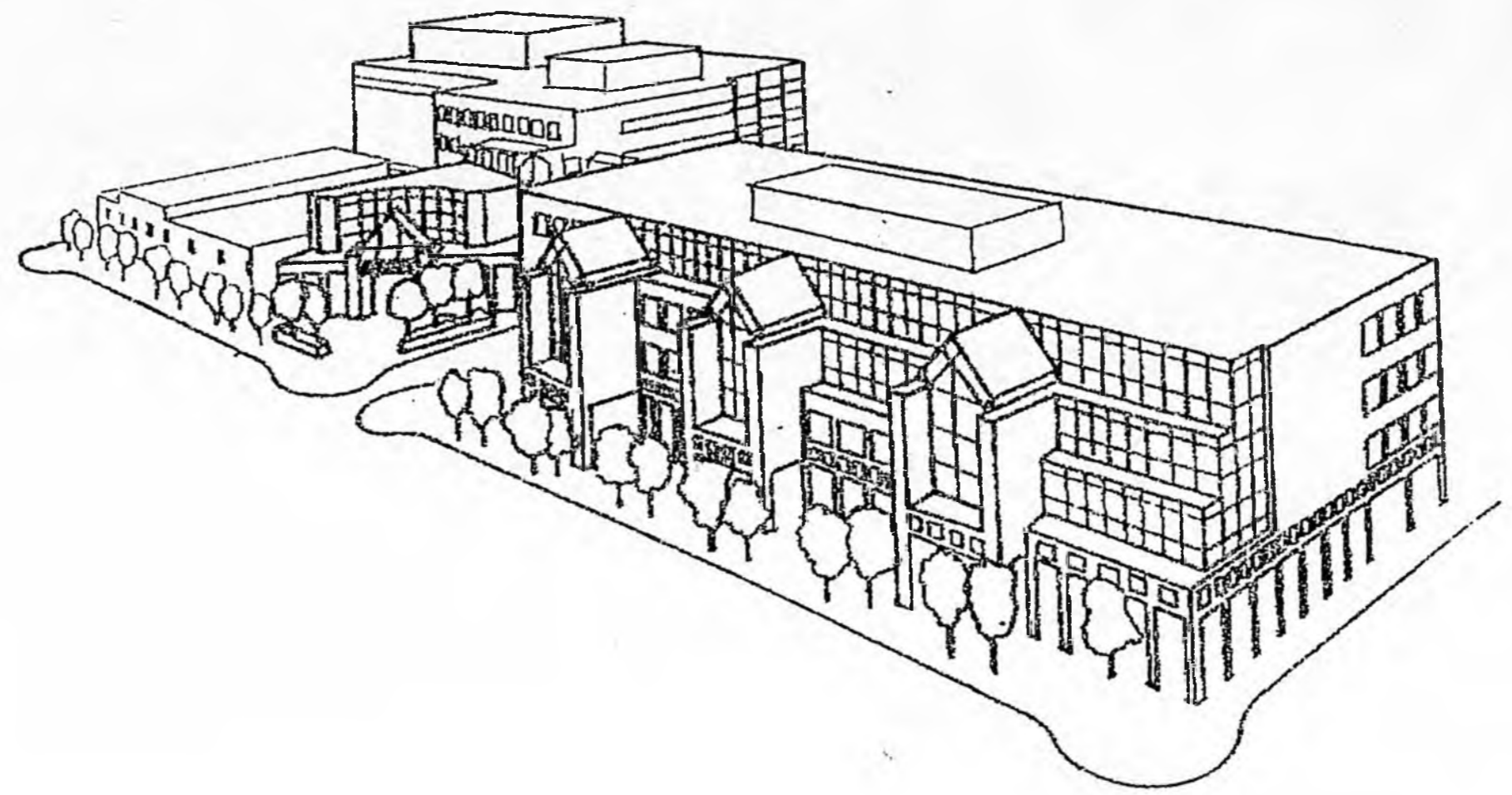
With best personal regards,

Sincerely Yours,

Haresh Shah
Haresh Shah

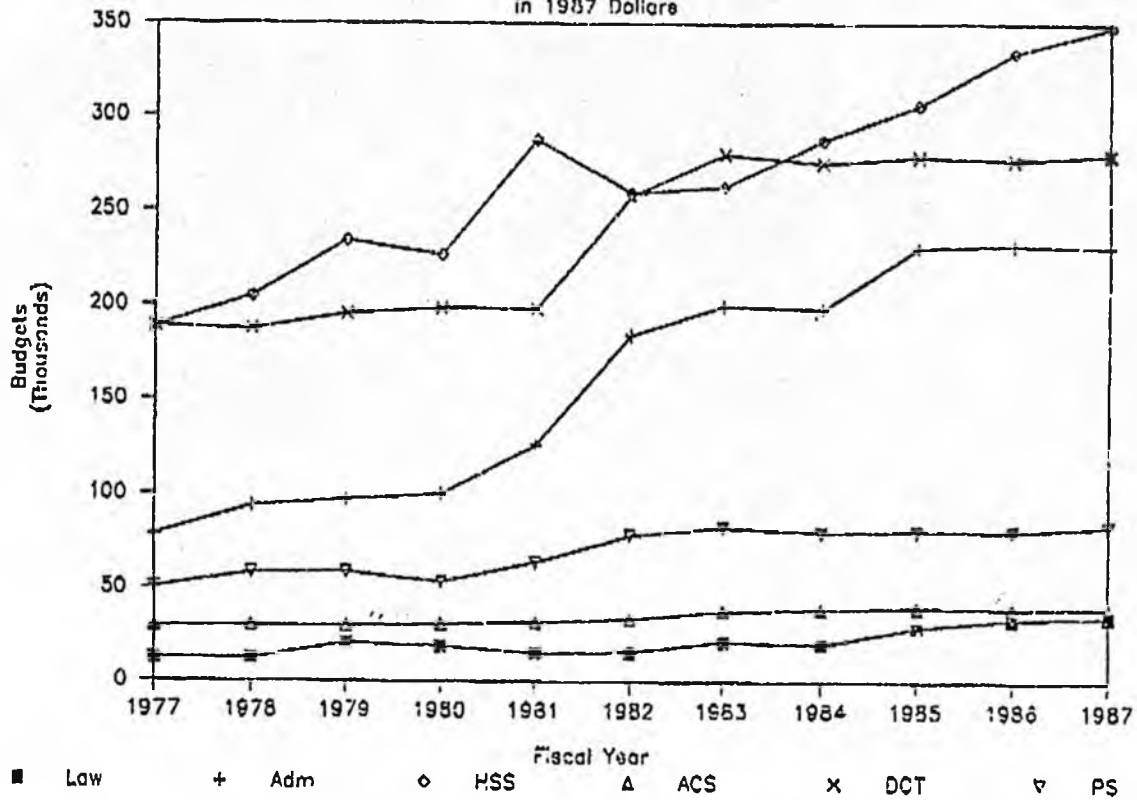
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R11111111 1000211 2157711 2

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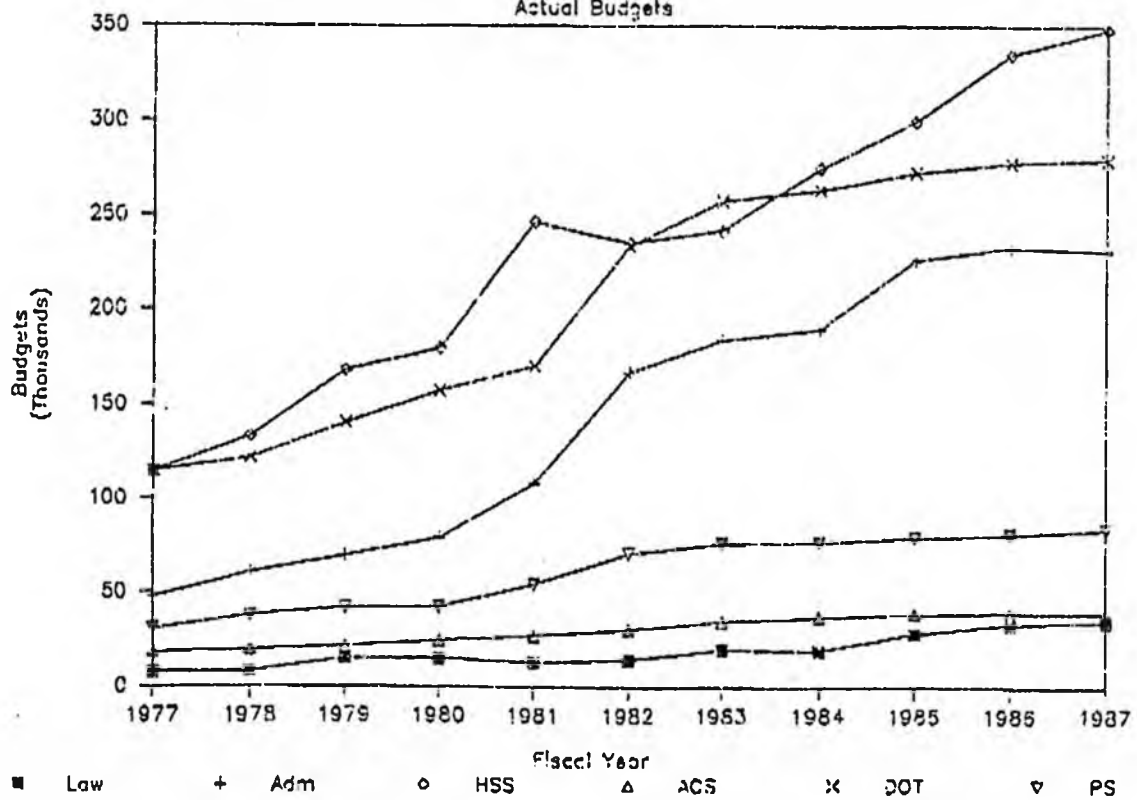
State of Alaska Department Budgets

in 1987 Dollars



State of Alaska Department Budgets

Actual Budgets



ALASKA COURT SYSTEM

Summary of New Positions in
Anchorage Court Complex

1980 - 1988

Year	Trial Courts.....		Appellate Courts..		Admini-	Total
	Other	Judicial	Other	Judicial	stration Other	
1980	149	15	13	3	50	230
1988	197	21	47	7	68	340
Change	48	6	34	4	18	110
Percent increase						48%

JOINT LABOR/MANAGEMENT LEGISLATIVE COMMITTEE
 April 14, 1988 at 10:00 A.M.
 AGC Office

Minutes

Those in Attendance:

LABOR

Phil Things (ad)

Mano Frey

Tom Alexander

AGC

Richard Cattanach

Mike Swalling

Bill Schneider

The meeting began at 10:05 a.m. Bill Schneider briefed the committee members on the formation of the committee and thanked the Labor representatives for their participation.

Current Legislative Issues - The first item of business was a discussion of the current Legislative issues that both Management and Labor can support. The six issues agreed upon are as follows:

1. Workers Compensation Reform *SB322*
2. Competitive Bid (SB 424)
3. Highway Users Dedicated Fund *STR66*
4. Capital Budget
5. Anchorage Court House Legislation *SB415*
6. SB 507 Relating to bonds of contractors *& HB 558*
 for public buildings and works.

In discussing the six issues the labor/management committee members agreed to support the first five and to oppose item number six, SB 507. After discussing the various issues the committee members moved on to discussing lobbying strategy. Mano Frey stated that he will be in Juneau from April 19th, through the 22nd. Bill Schneider indicated that he and Pat Steward would be there on roughly the same days. At this point, the committee placed a call to Resa Jerrel to have her and Pat Smutz set-up a meeting April 19th, late Tuesday morning, with herself, Pat and the other lobbyists labor lobbyists to meet with the committee members to discuss the strategy for the remaining days of the session. Joint labor and management lobbying with the Governor and key Legislators will be the key in passing these selected issues.

Rep. Sund
File where
we can find
MB

ANCHORAGE PUBLIC OPINION RESEARCH
SURVEY

HELLENTHAL AND ASSOCIATES
MARCH 11TH TO MARCH 13TH, 1988

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	22.8%	66.0%	11.1%	79.8%
No.....	17.2%	74.4%	8.4%	20.2%
PARTY AFFILIATION:				
Democrat.....	27.0%	68.2%	4.7%	19.5%
Republican.....	19.1%	67.2%	13.7%	28.5%
Libertarian.....	11.3%	88.7%		2.2%
No Party Affiliation.....	21.5%	66.9%	11.6%	49.8%
FAVOR/OPOSE \$82.5 MILLION:				
Favor.....	19.7%	69.4%	10.9%	83.8%
Oppose.....	34.5%	61.9%	3.5%	12.8%
Don't Know.....	22.5%	47.9%	29.6%	3.3%
YEAR BORN:				
18-24.....	24.8%	63.1%	12.1%	7.9%
25-29.....	25.5%	66.4%	8.2%	13.1%
30-34.....	20.3%	65.7%	13.9%	20.0%
35-39.....	24.0%	67.7%	8.3%	16.9%
40-49.....	21.0%	69.5%	9.5%	22.8%
50 Plus.....	18.1%	70.5%	11.4%	19.3%
MARITAL STATUS:				
Married.....	21.9%	68.3%	9.9%	59.4%
Separated.....	11.1%	88.9%		2.2%
Divorced.....	21.2%	69.2%	9.6%	13.0%
Widowed.....	14.3%	61.9%	23.8%	5.2%
Living With Another Adult.....	23.1%	65.4%	11.5%	6.5%
Never Married and Living Alone.....	25.5%	63.6%	10.9%	13.7%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	26.8%	64.9%	8.2%	29.7%
Married Females.....	16.9%	71.6%	11.5%	29.7%
Single Males.....	26.9%	62.7%	10.4%	16.7%
Single Females.....	17.7%	69.8%	12.5%	23.9%
FAMILY STATUS:				
Young Single.....	27.0%	61.9%	11.1%	15.7%
Adult Single.....	18.8%	68.8%	12.5%	16.0%
Single Parent.....	16.7%	72.2%	11.1%	9.0%
Young Couple.....	14.4%	71.3%	14.4%	4.9%
Mature Couple.....	18.1%	72.8%	9.2%	19.2%
Young Family.....	22.4%	66.2%	11.4%	14.2%
Mature Family.....	26.7%	64.9%	8.4%	21.1%
GENDER OF RESPONDENT:				
Male.....	26.8%	64.1%	9.0%	46.4%
Female.....	17.3%	70.8%	11.9%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	20.4%	68.4%	11.1%	55.8%
One.....	19.3%	71.6%	9.1%	21.0%
Two.....	26.6%	66.8%	6.6%	13.8%
Three or More.....	27.3%	56.0%	16.7%	9.4%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

... COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.69%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	84.0%	77.8%	84.0%	79.8%
No.....	16.0%	22.2%	16.0%	20.2%
PARTY AFFILIATION:				
Democrat.....	24.3%	19.7%	8.7%	19.5%
Republican.....	25.1%	28.3%	36.9%	28.5%
Libertarian.....	1.1%	2.9%		2.2%
No Party Affiliation.....	49.4%	49.2%	54.4%	49.8%
FAVOR/OPPOSE \$82.5 MILLION:				
Favor.....	76.1%	85.9%	86.5%	83.8%
Oppose.....	20.4%	11.7%	4.3%	12.8%
Don't Know.....	3.4%	2.3%	9.3%	3.3%
YEAR BORN:				
18-24.....	9.0%	7.4%	9.0%	7.9%
25-29.....	15.3%	12.8%	10.1%	13.1%
30-34.....	18.8%	19.4%	26.4%	20.0%
35-39.....	18.7%	16.9%	13.3%	16.9%
40-49.....	22.1%	23.4%	20.5%	22.8%
50 Plus.....	16.1%	20.0%	20.8%	19.3%
MARITAL STATUS:				
Married.....	59.8%	59.9%	55.3%	59.4%
Separated.....	1.1%	2.9%		2.2%
Divorced.....	12.6%	13.3%	11.8%	13.0%
Widowed.....	3.4%	4.8%	11.8%	5.2%
Living With Another Adult.....	6.9%	6.3%	7.1%	6.5%
Never Married and Living Alone.....	16.1%	12.9%	14.1%	13.7%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	36.7%	28.5%	23.1%	29.7%
Married Females.....	23.1%	31.4%	32.2%	29.7%
Single Males.....	20.7%	15.5%	16.5%	16.7%
Single Females.....	19.5%	24.7%	28.3%	23.9%
FAMILY STATUS:				
Young Single.....	19.5%	14.4%	16.5%	15.7%
Adult Single.....	13.8%	16.2%	18.8%	16.0%
Single Parent.....	6.9%	9.6%	9.4%	9.0%
Young Couple.....	3.2%	5.1%	6.6%	4.9%
Mature Couple.....	16.0%	20.7%	16.6%	19.2%
Young Family.....	14.6%	13.8%	15.3%	14.2%
Mature Family.....	26.0%	20.2%	16.7%	21.1%
GENDER OF RESPONDENT:				
Male.....	57.4%	43.9%	39.5%	46.4%
Female.....	42.6%	56.1%	60.5%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	52.6%	56.4%	58.6%	55.8%
One.....	18.7%	22.2%	18.0%	21.0%
Two.....	16.9%	13.6%	8.7%	13.8%
Three or More.....	11.8%	7.8%	14.8%	9.4%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL
	Favor	Opposed	Unda- cided	COLUMN PERCENT
HOUSE DISTRICT:				
17.....	83.0%	11.2%	5.7%	4.5%
18.....	76.3%	21.9%	1.8%	13.7%
19.....	84.7%	13.2%	2.1%	11.7%
110.....	80.2%	15.6%	4.2%	17.5%
111.....	89.3%	6.8%	4.0%	11.4%
112.....	76.1%	11.6%	12.2%	7.8%
113.....	76.9%	23.1%		9.2%
114.....	91.5%	6.0%	2.4%	10.2%
115.....	94.1%	4.6%	1.3%	13.9%
ANCHORAGE STATE SENATE DISTRICTS				
Senate Dist F.....	79.1%	17.5%	3.5%	35.7%
Senate Dist G.....	87.0%	10.0%	3.0%	23.2%
Senate Dist H.....	76.5%	17.9%	5.6%	17.0%
Senate Dist I.....	93.0%	5.2%	1.8%	24.2%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

HELLENTHAL & ASSOCIATES, INC.

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	84.0%	12.7%	3.3%	79.8%
No.....	83.2%	13.5%	3.3%	20.2%
PARTY AFFILIATION:				
Democrat.....	80.9%	15.5%	3.6%	19.5%
Republican.....	87.8%	10.4%	1.8%	28.5%
Libertarian.....	66.0%	22.7%	11.3%	2.2%
No Party Affiliation.....	83.5%	12.8%	3.8%	49.8%
PROPOSED ANCHORAGE COURTHOUSE				
Favor.....	76.1%	20.4%	3.4%	21.7%
Opposed.....	85.9%	11.7%	2.3%	67.7%
Unde- cided.....	86.5%	4.3%	9.3%	10.6%
YEAR BORN:..				
18-24.....	77.5%	22.5%		7.9%
25-29.....	83.4%	12.9%	3.8%	13.1%
30-34.....	88.2%	7.1%	4.7%	20.0%
35-39.....	86.3%	11.2%	2.5%	16.9%
40-49.....	80.2%	16.5%	3.3%	22.8%
50 Plus.....	84.4%	12.0%	3.7%	19.3%
MARITAL STATUS:				
Married.....	82.9%	14.5%	2.7%	59.4%
Separated.....	100.0%			2.2%
Divorced.....	90.4%	7.7%	1.9%	13.0%
Widowed.....	85.7%	4.8%	9.5%	5.2%
Living With Another Adult.....	88.5%	11.5%		6.5%
Never Married and Living Alone.....	76.4%	16.4%	7.3%	13.7%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
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POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
IMARITAL STATUS BY GENDER:				
IMarried Males.....	83.5%	15.6%	.9%	29.7%
IMarried Females.....	82.2%	13.4%	4.4%	29.7%
ISingle Males.....	80.6%	14.9%	4.5%	16.7%
ISingle Females.....	88.5%	7.3%	4.2%	23.9%
FAMILY STATUS:				
IYoung Single.....	84.1%	12.7%	3.2%	15.7%
IAdult Single.....	82.8%	10.9%	6.3%	16.0%
ISingle Parent.....	91.7%	5.6%	2.8%	9.0%
IYoung Couple.....	86.0%	9.9%	4.2%	4.9%
IMature Couple.....	82.6%	14.1%	3.4%	19.2%
IYoung Family.....	83.2%	13.4%	3.4%	14.2%
IMature Family.....	82.2%	16.7%	1.1%	21.1%
IGENDER OF RESPONDENT:				
IMale.....	82.5%	15.4%	2.2%	46.4%
IFemale.....	85.0%	10.7%	4.3%	53.6%
INUMBER OF CHILDREN IN HOUSEHOLD:				
INone.....	83.4%	12.4%	4.2%	55.8%
IOne.....	90.4%	9.6%		21.0%
ITwo.....	76.2%	20.3%	3.5%	13.8%
IThree or More.....	83.2%	11.6%	5.2%	9.4%
ITOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	80.0%	78.7%	79.9%	79.8%
No.....	20.0%	21.3%	20.1%	20.2%
PARTY AFFILIATION:				
Democrat.....	18.9%	23.6%	21.1%	19.5%
Republican.....	29.9%	23.1%	15.0%	28.5%
Libertarian.....	1.7%	3.9%	7.5%	2.2%
No Party Affiliation.....	49.5%	49.5%	56.3%	49.8%
PROPOSED ANCHORAGE COURTHOUSE				
Favor.....	19.7%	34.5%	22.5%	21.7%
Opposed.....	69.4%	61.9%	47.9%	67.7%
Unde- cided.....	10.9%	3.5%	29.6%	10.6%
YEAR BORN:				
18-24.....	7.3%	13.9%		7.9%
25-29.....	13.0%	13.1%	14.8%	13.1%
30-34.....	21.1%	11.0%	28.4%	20.0%
35-39.....	17.4%	14.8%	12.8%	16.9%
40-49.....	21.9%	29.3%	22.8%	22.8%
50 Plus.....	19.4%	17.9%	21.2%	19.3%
MARITAL STATUS:				
Married.....	58.7%	67.0%	47.4%	59.4%
Separated.....	2.7%			2.2%
Divorced.....	14.0%	7.8%	7.5%	13.0%
Widowed.....	5.4%	1.9%	15.0%	5.2%
Living With Another Adult.....	6.8%	5.8%		6.5%
Never Married and Living Alone.....	12.5%	17.5%	30.0%	13.7%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
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COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	29.6%	36.0%	7.8%	29.7%
Married Females.....	29.1%	30.9%	39.7%	29.7%
Single Males.....	16.1%	19.4%	22.5%	16.7%
Single Females.....	25.3%	13.6%	30.0%	23.9%
FAMILY STATUS:				
Young Single.....	15.8%	15.5%	15.0%	15.7%
Adult Single.....	15.8%	13.6%	30.0%	16.0%
Single Parent.....	9.8%	3.9%	7.5%	9.0%
Young Couple.....	5.0%	3.8%	6.1%	4.9%
Mature Couple.....	18.9%	21.0%	19.5%	19.2%
Young Family.....	14.0%	14.8%	14.6%	14.2%
Mature Family.....	20.7%	27.4%	7.3%	21.1%
GENDER OF RESPONDENT:				
Male.....	45.6%	55.5%	30.3%	46.4%
Female.....	54.4%	44.5%	69.7%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	55.5%	53.9%	70.7%	55.8%
One.....	22.6%	15.6%		21.0%
Two.....	12.6%	21.9%	14.6%	13.8%
Three or More.....	9.3%	8.5%	14.8%	9.4%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

ANCHORAGE PUBLIC OPINION RESEARCH SURVEY

March 1988

HELLENTHAL & ASSOCIATES, INC.
2200 Vanderbilt Circle
Anchorage, Alaska 99508
(907) 276-1001 or
277-2315

Hello, I am _____ from HELLENTHAL & ASSOCIATES. We are conducting an Anchorage area public opinion research survey. Your telephone number was randomly selected. The questions I need to ask will take 4 to 6 minutes. All of your responses will be completely confidential. (PAUSE AND PROCEED)

S1. Is this telephone number _____? (IF NO, TERMINATE WITH, "I'm sorry, I dialed the wrong number.")

S2. Is this a residential telephone? (IF NO, TERMINATE INTERVIEW WITH, "I'm sorry, I need to talk with someone at a residential telephone.")

S3. Are you 18 years old or older?

IF YES, THEN PROCEED TO QUESTION #1

IF NO, THEN ASK

Is there anyone home who is 18 years old or older?

IF YES, THEN ASK

May I speak with them? (PROCEED TO QUESTION #1 OR
TERMINATE AND NOTE ON TELEPHONE CALL RECORD SHEET)

IF NO, THEN ASK

When will someone be home who is 18 or older? (TERMINATE
AND NOTE ON TELEPHONE CALL RECORD SHEET)

1. Are you presently registered to vote in the State of Alaska?

REGISTERED TO VOTE	FREQUENCY	PERCENT
Yes.....	320.....	79.8%
No.....	81.....	20.2%

2. Are you registered to vote as a (IF THEY ARE NOT REGISTERED TO VOTE, ASK "If you were to register to vote, would you register as a")

PARTY AFFILIATION	FREQUENCY	PERCENT
No Party Affiliation.....	200.....	49.8%
Republican.....	114.....	28.5%
Democrat.....	78.....	19.5%
Libertarian.....	9.....	2.2%

The State of Alaska Court System has proposed expanding the state courthouse in Anchorage by 350 thousand square feet. The proposed new courthouse would be financed by \$82.5 million dollars worth of Anchorage Municipal revenue bonds, which would be retired over 30 years by the State at a total cost of about \$270 million dollars. The new courthouse would cost about \$5 million dollars per year to maintain and operate, and \$9 million per year for debt retirement — for a total yearly cost of about \$14 million dollars.

3. Do you favor or oppose building the new Anchorage Courthouse?

FAVOR OR OPPOSE COURTHOUSE	FREQUENCY	PERCENT
Oppose.....	272.....	67.7%
Favor.....	87.....	21.7%
Don't Know/Undecided.....	42.....	10.6%

4. Some people agree that the way the proposed courthouse is to be financed circumvents the Alaskan Constitutional requirement that construction bonds be voted on by the people. If the proposed Courthouse is authorized, do you favor or oppose putting the \$82.5 million in bonds that are required to build the courthouse on the ballot this November for a vote by the people?

FAVOR OR OPPOSE BALLOT	FREQUENCY	PERCENT
Favor.....	336.....	83.8%
Oppose.....	51.....	12.8%
Don't Know/Undecided.....	13.....	3.3%

5. In what year were you born?

(COMPUTED BY SUBTRACTING FROM 88)

AGE OF RESPONDENT	FREQUENCY	PERCENT
18 - 24 Years Old.....	32.....	7.9%
25 - 29 Years Old.....	52.....	13.1%
30 - 34 Years Old.....	80.....	20.0%
35 - 39 Years Old.....	68.....	16.9%
40 - 49 Years Old.....	92.....	22.8%
50 or Older.....	77.....	19.3%

(MEAN = 40.107)

(MEDIAN = 36.400)

6. Are you married, separated, divorced, widowed, never married and living with another adult, or never married and living alone?

MARITAL STATUS	FREQUENCY	PERCENT
Married.....	238.....	59.4%
Never Married and Living Alone.....	55.....	13.7%
Divorced.....	52.....	13.0%
Living with Another Adult.....	26.....	6.5%
Widowed.....	21.....	5.2%
Separated.....	9.....	2.2%

7. Of the people in your household, living at home, how many are children or adolescents under 18 years old?

CHILDREN IN HOUSEHOLD	FREQUENCY	PERCENT,
None.....	224.....	55.8%
One.....	84.....	21.0%
Two.....	55.....	13.8%
Three or More.....	38.....	9.4%

(ALL HOUSEHOLDS' MEAN = 0.815)

(ALL HOUSEHOLDS' MEDIAN = 0.896)

(HOUSEHOLDS WITH CHILDREN MEAN = 1.842)

(HOUSEHOLDS WITH CHILDREN MEDIAN = 1.080)

8. What is the closest major intersection to your residence?

Do you live North or South of this intersection?
(DOWNTOWN = NORTH; RABBIT CREEK = SOUTH)

Do you live East or West of this intersection?
(MOUNTAINS = EAST; INLET = WEST)

HOUSE DISTRICT	FREQUENCY	PERCENT
Seven.....	18.....	4.5%
Eight.....	55.....	13.7%
Nine.....	47.....	11.7%
Ten.....	70.....	17.5%
Eleven.....	46.....	11.4%
Twelve.....	31.....	7.8%
Thirteen.....	37.....	9.2%
Fourteen.....	41.....	10.2%
Fifteen.....	56.....	13.9%

SENATE DISTRICTS	FREQUENCY	PERCENT
District F.....	143.....	35.7%
District G.....	93.....	23.2%
District H.....	68.....	17.0%
District I.....	97.....	24.2%

9. SEX.....

GENDER OF RESPONDENT	FREQUENCY	PERCENT
Male.....	186.....	46.4%
Female.....	215.....	53.6%

THIS COMPLETES THE SURVEY, THANK YOU VERY MUCH FOR HELPING US — GOODBYE

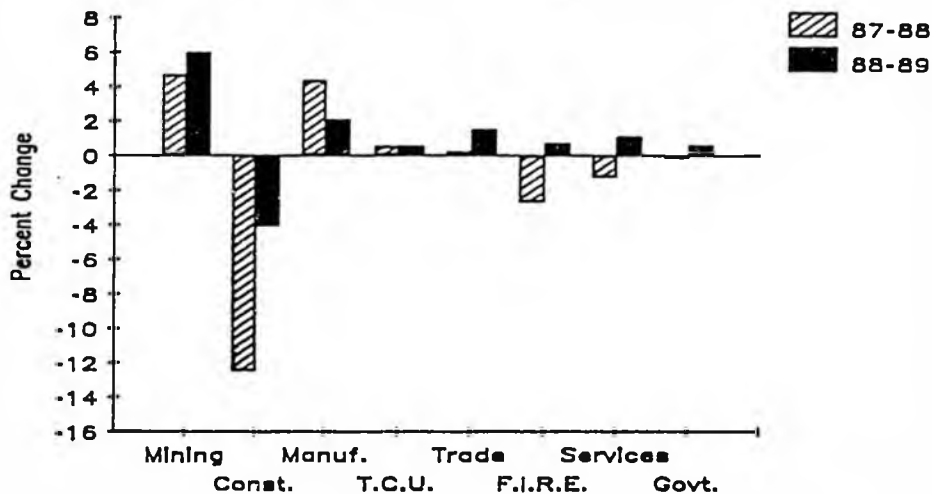
Table 1
Anchorage Employment Forecast
1988 - 1989

	1987	1988	Percent Change 87-88	1989	Percent Change 88-89
Total Nonag. Employment	101,100	100,100	-1.0	101,000	0.9
Mining	3,200	3,350	4.7	3,550	6.0
Construction	5,600	4,900	-12.5	4,700	-4.1
Manufacturing	2,300	2,400	4.3	2,450	2.1
Trans. Comm. & Utilities	9,400	9,450	0.5	9,500	0.5
Trade	23,400	23,450	0.2	23,800	1.5
Wholesale	5,400	5,300	-1.9	5,350	0.9
Retail	18,000	18,150	0.8	18,450	1.7
Finance-Ins. & R.E	7,400	7,200	-2.7	7,250	0.7
Services	23,700	23,400	-1.3	23,650	1.1
Government	26,000	25,950	-0.2	26,100	0.6
Federal	10,400	10,500	1.0	10,450	-0.5
State	6,700	6,750	0.7	6,850	1.5
Local	8,900	8,700	-2.2	8,800	1.1

Assumptions

- 1) The price of oil will remain in the \$14-17/bbl. range.
- 2) The state's operating and capital budget will be approximately \$2.0 billion.
- 3) The fish processing and timber industries current vitality continues.
- 4) Hard rock mining activities around the state continue to pick up.
- 5) Tourism continues to increase.
- 6) Federal government expenditures remain relatively stable in 1988 and fall slightly in 1989.

Figure 2
Percent Change in Employment by Major Industry
Anchorage 1987-1988 and 1988-1989



during the first half of 1988 and subside during the second half of the year. As of February 1988 local government employment was down 8% or 800 jobs from year-ago figures. Most declines were initiated in mid to late 1987. Some reductions occurred in the number of teachers and other full-time staff, but most of the declines were related to part-time help.

By the second half of 1988 most of these cutbacks will have been completed. With school enrollment stabilizing and the start-up of all day kindergarten local education employment will grow slightly in 1989. In addition, state funds assisting local education are expected to increase.

No major layoffs are anticipated in the noneducational side of local government. It appears negotiations concerning wage and benefit concessions have been effective, cancelling many proposed layoffs. Continued constriction in state government assistance to local governments combined with a falling local tax base will cause some declines through 1988, but by 1989 employment in the municipal government, which includes city owned utilities, will increase slightly.

Mining

The forecast calls for mining to be the growth leader during the forecast period. Employment in this industry is forecast to increase over 10% in the next two years. This is after declines of 26% from 1985 to 1987. The increases in mining employment in 1988 and 1989 are concentrated in the oil and gas sector as drilling and exploration schedules expand on the North Slope.

The rebuilding of the Steelhead platform in Cook Inlet which was destroyed by a blowout last year and VECO's contract to build modules for the North Slope will also cause some employment growth.

If oil prices go above \$18 Milne Point would reopen and above \$20 other development projects currently on hold would take place. Hence, higher oil prices means employment growth above the growth indicated by the forecasted figures. However, if oil and prices fell and stayed below \$13 for a

substantial period the opposite would happen and the oil and gas industry would not post even moderate employment gains.

Construction

There are no indications that the drums are over for the construction industry. The forecast indicates employment declines of nearly 13% in 1988 and 5% the following year. These declines put construction employment levels below those of any year since the early 1970's.

The forecast assumes that residential construction picks up slightly this summer with the possibility of 300 single family homes being built during the summer of 1988. This is an increase of nearly 40%. In percentage terms this sounds good, but in absolute terms it can be classified as nothing but a poor year. In terms of residential permit data there hasn't been a time outside of 1987 that fewer homes were built since the late 1960's. Residential construction employment will continue to grow slowly in 1989, but will remain significantly below levels found during the boom years or for that matter below levels of the last 15 years.

Highway and heavy construction will decline slightly in 1988 and stabilize in 1989. The two major highways getting underway in 1988 are the Eagle River bridge and the Rabbit Creek/DeArmoun interchange both valued at over \$20 million.

The commercial building sector will take the brunt of the construction employment declines. State and private construction projects have dried up and there are not many bright spots on the horizon. Construction of the court house expansion will not occur in the forecast time frame. It appears even if approved this session the earliest the project would start would be 1989. Indeed, a start-up that year would offset the construction employment declines forecast for 1989.

One bright spot in the commercial building sector is Alyeska's plan to expand their ski resort facilities in Girdwood. This \$40 million project includes an addition of 300 rooms and the construction of a gondola. This project will directly impact several hundred construction workers

through 1991. The proposed \$200 million Eagle River ski/tourist resort is not assumed in this forecast. If the project does get the go ahead the forecasted construction employment figures would need to be revised upward by several hundred jobs.

Military construction levels are anticipated to remain stable with increases in National Guard construction projects offsetting declines in other military components. The largest military project in Anchorage during the forecast period is construction of the Air National Guard hangar and support facilities on Elmendorf Air Force Base.

Secondary Industries

A recovering mining industry, robust seafood processing industry, increasing tourism, stabilizing government employment and the bottoming-out of population and income levels will all have a positive impact on the secondary sectors.

Transportation, Communications, and Utilities employment is forecast to increase 1% over the two year forecast period. Trucking employment will remain stable because of military contracts. Air transportation will see modest increases after falling 6% in 1987. Increasing tourism and the robust seafood processing industry will help fuel the growth in air transportation. Water transportation employment will remain flat although cargo tonnage may increase slightly. The communications industry and private utilities are expected to grow slightly.

After falling nearly 20% in two years, employment in the Trade industry is expected to increase in 1988 and 1989. However, the movements of wholesale and retail trade are largely offsetting in 1988. Stabilizing population and income levels and increasing tourism are the primary impetus for growth in the retail sector. In short, it appears that trade has been stripped of its overcapacity quite quickly and now slow growth will settle in.

Bad news continues for the Finance, Insurance and Real Estate industry. After falling 15% since 1985 employment in this industry is forecast to fall another 3% before all the declines

Senator John Binkley

Senate Finance Committee

P.O. Box V • Juneau, Alaska 99811 • (907) 465-4985

Finance Committee
Co-Chairman

May 4, 1988

The Honorable John Sund
Chairman, House Judiciary Committee
Room 122, Capital Building
Juneau, AK 99801

FOR HAND DELIVERY

Dear Representative Sund:

Senate Bill 415, appropriating \$1.5 million to the Alaska Court System, has been referred to your committee. As you know, this money is for completion of the planning and design of the proposed expansion to the Anchorage facility. I would like to share with you some of the concerns I have with this proposal.

During lengthy hearings in the Senate Finance Committee, three main problem areas became apparent - the size of the facility, its cost, and the method of funding. As planned, the proposed addition will add 356,000 square feet of additional space to the present Court facility, cost nearly \$96 million, and would be funded in a manner that is questionably legal.

A proposed expansion first came before the Legislature in 1981 - for a 200,000 sq. ft. addition to the Boney Memorial Building, to be constructed on the site of the adjacent parking lot for a cost of \$33 million. This facility was intended to meet the needs of the Court system until the year 2010. At that time, the Legislature appropriated nearly \$10 million in order to plan for the new facility, purchase additional land for a new parking lot, and remodel the existing Boney building in order to connect with the new facility (enclosure 1).

After failing to get cash to pay for the 200,000 sq. ft. addition in 1982 (enclosure 2), the court system decided to seek legislative approval for a lease-purchase arrangement with the private sector, arguing that it would cost the state less money (enclosure 3).

That approval amounted to handing a blank check to the Court System. It was granted with the passage of HB 653 in 1984 (enclosure 4), but with plans still in place for a 200,000 sq. ft. addition at a cost of \$33 million. Somehow, between then and now, the addition mushroomed to 350,000 sq. ft. of extra space with the price nearly tripling.

May 4, 1988
Page 2

The Court System has still failed to justify this vast expansion in both size and cost. Both the creation of the Court of Appeals in 1980 (enclosure 5) and the addition of one trial court judge in 1983 were done before this so-called need for an even greater expansion was determined. The only significant increase since the original 200,000 sq. ft. addition was envisioned has been the addition of two superior and two district court judges in Anchorage since FY1982. It is difficult to believe that four new judges (enclosure 6) justified an additional 156,000 sq. ft.

According to the court system, space needs are contingent on case load, which in turn is driven by population. Yet the population of Anchorage reached its peak in 1982-83, when the Court System was still asking for the smaller addition. The population has been on the decline ever since (enclosure 7), and now seems to be levelling off. In the early 80s, Alaskans were looking at the real possibility of \$50 a barrel oil, and a population continuing to skyrocket. No longer is that scenario taken seriously.

In addition, the Court System based those very space needs on a study performed by a consultant who was paid a percentage of the total cost of the project. In other words, the larger and more costly the project, the more money the consultant would make. In fact, that consultant's contracts as well as those of the architectural firm, are now the subject of a soon-to-be-released legislative audit.

The increased size is not the only factor that has led to the increased cost of the facility. According to Court Administrator Art Snowden, the court system was forced to change its building plans because of opposition from the city, resulting in the need for expensive seismic studies and design changes to solve engineering problems. However, testimony before the Senate Finance Committee revealed that the project presented to the city in 1983 was actually quite different than the one the court system was lobbying for before the Legislature (enclosures 8 and 9).

Court officials say the proposed facility only leaves 150,000 sq. ft. for expansion over a twenty-year period (enclosure 10). To put that in perspective, the Performing Arts Center is 170,000 sq. ft. In other words, we are talking about constructing a building that will sit partially empty for decades. At a time when vacant commercial space in the downtown area exceeds half a million square feet, it doesn't make good sense to exacerbate that glut.

It is true that the Court System took their consultant's space estimates and revised them downwards. However, when you make sure that the same functions are provided for in each estimate so that you are comparing apples to apples, the reduction was only about 3% (enclosure 11).

In Finance Committee, I tried to determine if indeed the old District Courthouse (with 58,000 sq. ft.) would need to be torn down. However, the court system has not studied what it would take to bring it up to current building codes and earthquake requirements. They do not even know what the cost of demolition will be, although the presence of asbestos will increase that cost substantially. In addition, the decision to tear down that building was only made seven months ago and appears to have been based on very scanty evidence (enclosure 12).

As I've mentioned, the size of this project is not the only element that has mushroomed. So has the cost. First take the nearly \$10 million already appropriated by the Legislature for planning and design, then add to it a \$750 thousand loan from the Governor's Office, the \$1.5 million being requested to complete design work, \$67.6 million in actual construction costs, \$6 million for furnishings and equipment, \$6.7 million for contingencies, \$700 thousand for art in public places, and \$4 million for administrative costs, what started out as a \$33 million project in 1981, is now going to cost nearly \$96 million in 1988 (enclosure 13).

That figure however is still not the true cost. The Institute of Social and Economic Research has determined the annual lease payment on this facility to be \$9 million for 30 years, or \$270 million. Most of that will go to outside investors. In addition, maintenance and operations are estimated to run between \$3.5 and \$6.5 million a year (enclosure 14). That brings rent and operating costs to an average \$14 million a year. That figure does not include salaries and benefits for the additional 154 employees needed by the Court System by the year 2005. Compared to this year's operating budget (enclosure 15), this new facility would increase the court system's budget by a third, and its personnel by a fourth. And at a time when we have less than half the general funds we had just a few years ago.

Fiscal responsibility aside, I believe the lease-purchase arrangement has some serious questions. At this time the Municipality of Anchorage (MOA) has indicated its willingness to sell revenue bonds to construct the facility (enclosure 16). The state in turn would lease the building, and eventually own it after 30 years. In order for the state to do something like this would require a constitutionally mandated vote of the people. However, the Department of Revenue has said that debt accrued by MOA will still be considered by the bond rating agencies as part of the state's debt, and may well prompt immediate review of the State's bond rating (enclosure 17). Let's not kid ourselves - if everyone treats it as state debt, then it is state debt.

There has been some discussion of the possibility for the Alaska State Building Authority financing the court facility. However, ASBA needs specific legislative authority to sell bonds (enclosure 18). Furthermore, since ASBA

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owns a parcel of land under the existing Boney Building, it is unclear whether the Municipality has the legal authority to finance **any** portion of the proposed facility (enclosure 19). Legalities aside, the Department of Revenue has also said the complicated land ownership could very likely increase the cost of the bonds. I really question the expenditure of an additional \$1.5 million on a project that **cannot** be built as designed, regardless of whether it **should** be built as designed.

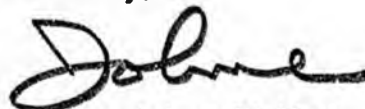
In conclusion, there are a great number of unanswered questions that still remain concerning this project. Designed when our economy and population were both on the rise, the court expansion now requires a re-evaluation of its size, cost, and financing. Even though the Court System is only asking for \$1.5 million at this time, if the full Legislature approves that appropriation, we are all signing our names on a blank check for the most expensive building project ever undertaken by the State of Alaska.

Although I was not able to convince the majority of my Senate colleagues of the foolishness of this proposal, I know that the majority of Anchorage residents themselves have been convinced, as evidenced by a recent poll done by Hellenthal and Associates (enclosure 20). It is obvious that the residents of the very community where this facility is to be built do not support it as designed. That alone should indicate that something here is wrong.

I realize that jobs are desperately needed in Anchorage. But this project would only provide 300 jobs a year for two and a half years, and at least 20% of those would be non-residents. I support using public money to create jobs, but here we are being asked to build something we don't need at a time when our economy is at its worst just to create jobs. That doesn't make sense to me. I think there has to be a better way, and I hope you have the wisdom to search for that better way.

Thank you for your consideration of this enclosed information. Should you need anything further, please do not hesitate to contact Janice Adair in my office at 4985. If you decide to schedule this bill for a hearing, I would appreciate your office letting me know as I would like to personally testify against it.

Sincerely,



Senator John Binkley

jka

THE FOLLOWING PAGES WERE TREATED AS
A UNIT IN THE ORIGINAL FILE.

SENATE BILL 415

an Act making a special appropriation to the Alaska Court System; and providing for an effective date

This documentation is submitted to the Honorable John Sund, Chairman, House Judiciary Committee for consideration

April 29, 1988

Frank and Ernest

ANCHORIZE COURT HOUSE by Bob Thaves



Senator John Binkley,
Co-Chairman, Senate Finance Committee

AGENCY SUBMISSION				PROPOSED FUNDING YEAR <u>1982</u>		GOVERNOR'S RECOMMENDATION Please Do Not Write In This Area			
AGENCY PRIORITY	OBJ. NO(S)	PROJECT TYPE	PROJECT TITLE AND LOCATION	AGENCY REQUEST	FUNDING SOURCE	GOVERNOR'S FUNDING YEAR _____	GOVERNOR'S FUNDING YEAR _____	GOVERNOR'S FUNDING YEAR _____	GOV'S PRIORITY
82-1	1	C, L, P	Anchorage Court Addition: Planning & Remodeling	9,969.0	FED. RCPTS.				
					GEN FUND				
					G.O. BONDS				
				9,969.0	TOTAL				
82-2	1	C, E	Anchorage Court Addition: Construction	33,229.0	FED. RCPTS.				
					GEN FUND				
					G.O. BONDS				
				33,229.0	TOTAL				
82-3	1	C, E, P	Kodiak Court Remodeling	238.1	FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
				238.1	TOTAL				
					FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
					TOTAL				
					FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
					TOTAL				

PROJECT TYPE CODES	
C Bldg. Construction	L Land
I Other Improvement	P Professional Svcs.
E Equipment	O Other

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 82

34 PROPOSED SIX-YEAR
CAPITAL PROGRAM

Project Title Anchorage Court Addition: Planning & Remodeling			Location (s) Anchorage		Election Districts Served E-J, 7-12		Start Date FY 82		Completion Date FY 85		
AGENCY REQUEST			Operational Cost & No. Personnel Increase -- (Decrease)		First Operating Year _____	Ultimate Annual Year _____	GOVERNOR'S REQUEST Approved <input type="text"/>		Deferred <input type="text"/>	Disapproved <input type="text"/>	
1002	Federal Receipts		Funding Source	Federal Receipts			1002	Federal Receipts			
1003	G/F Match			General Fund			1003	G/F Match			
1004	General Fund	9,969.0						1004	General Fund		
1005	I/A Receipts							1005	I/A Receipts		
	G.O. Bonds								G.O. Bonds		
			Total Annual Operational Cost		0	0					
			Position (FTE)								
			Previous Year-Priority		Agency Priority 82-1		Governor's Priority				
Total			9,969.0				Total				

PROJECT DESCRIPTION

The first priority of the Court System is a request for the following: (1) planning funds for a new building to be built atop the parking lot adjacent to the present Court Complex; (2) land acquisition funds to provide surface parking for Court System employees and space for very long-range facility planning; (3) remodeling funds needed to connect the new building with the present complex and make existing space functionally compatible with the new building.

The new building will provide 199,455 gross square feet of space. This building will provide adequate space for the expansion of the Court System in Anchorage up to year 2010. The new building will be five (5) stories high and will not only provide for the future expansion needs of the Court System but the long-term space needs of the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council.

This new building will eliminate the use of 100 parking spaces for court employees. Land acquisition is necessary to provide sufficient surface parking for 200 parking spaces--i.e., 100 spaces eliminated by building construction, plus 100 spaces for future expansion needs.

Remodeling will not only integrate the present Complex with the New Addition but also provide for the following: Improved Traffic Court Clerk's Office and Courtrooms, improved Coroner's Office, Grand Jury facilities, Jury Assembly facilities including adequate office space for the jury clerks, Training Center equipped with audio-visual equipment, expanded District Attorney's Office, improved space for the Presentencing Unit of the Probation Department.

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 82

**35a PROJECT DESCRIPTION -
PROPOSED CAPITAL**

Project Title		Anchorage Court Addition: Construction		Location(s)		Anchorage		Election Districts Served		E-J, 7-12		Start Date		FY 83		Completion Date		FY 86		
AGENCY REQUEST				Operational Cost & No. Personnel Increase - (Decrease)				First Operating Year 1986		Ultimate Annual Year 1986		GOVERNOR'S REQUEST								
												Approved		Deferred		Disapproved				
1002	Federal Receipts			Funding Source	Federal Receipts					1002	Federal Receipts									
1003	G/F Match				General Fund	500	500			1003	G/F Match									
1004	General Fund	33,229									1004	General Fund								
1005	I/A Receipts										1005	I/A Receipts								
	G.O. Bonds											G.O. Bonds								
				Total Annual Operational Cost				500		500										
				Position (FTE)				2		2										
				Previous Year Priority		Agency Priority		Governor's Priority												
						82-2														
Total		33,229										Total								

PROJECT DESCRIPTION

The second priority of the Court System is a request for funds to construct a five-floor building connected to the present Court Complex. This building will be built on the parking lot adjacent to the complex and will be connected to the existing buildings. The building will provide approximately 199,455 gross square feet of space. This new building will provide not only for the expansion needs of the Court System until 2010 but also for the expansion space for the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council. Included in the New Addition will be: fourteen (14) trial courtrooms with adequate support space, one high-security trial courtroom, one courtroom for the Intermediate Court of Appeals, additional prisoner holding facilities with adequate support space and secure sally port for prisoner transfer, Public Defender space with separate public access, public lobby with security and information facilities, two (2) hearing rooms for divorce matters, two (2) hearing rooms for children's matters, two (2) Probate Court hearing rooms, office space for Special Prosecutions Unit of Attorney General's office, Administrative Director's offices, Area Court Administrator's offices, Judicial Council offices, expansion space for Clerk's office, and expansion space for the State Law Library.

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 82

**35a PROJECT DESCRIPTION
PROPOSED CAPITAL.**

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Project Title		Anchorage Court Addition: Construction		Location(s)		Anchorage		Election Districts Served		E-J 7-12		Start Date		FY 83		Completion Date		FY 86		
AGENCY REQUEST				Operational Cost & No. Personnel Increase - (Decrease)				First Operating Year 1986		Ultimate Annual Year 1986		GOVERNOR'S REQUEST								
												Approved		Deferred		Disapproved				
1002	Federal Receipts			Funding	Federal Receipts							1002	Federal Receipts							
1003	G/F Match				General Fund		500		500				1003	G/F Match						
1004	General Fund		33,229	Source								1004	General Fund							
1005	I/A Receipts												1005	I/A Receipts						
	G.O. Bonds													G.O. Bonds						
				Total Annual Operational Cost				500		500										
				Position (FTE)																
				Previous Year Priority		Agency Priority		Governor's Priority												
						83-1														
Total				33,229						Total										

PROJECT DESCRIPTION

The first priority of the Court System capital budget is a request for funds to construct a five-floor building connected to the present court complex. This building will be built on the parking lot adjacent to the complex and will be connected to the existing buildings. The building will provide approximately 199,455 gross square feet of space. This new building will provide not only for the expansion needs of the Court System until 2010 but also for the expansion space for the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council. Included in the new addition will be: 14 trial courtrooms with adequate support space; one high-security trial courtroom; one courtroom for the Intermediate Court of Appeals; additional prisoner holding facilities with adequate support space and secure sally port for prisoner transfer; Public Defender space with separate public access; public lobby with security and information facilities; two hearing rooms for divorce matters; two hearing rooms for children's matters; two probate court hearing rooms; office space for Special Prosecutions Section of Attorney General's Office; Administrative Director's offices; Area Court Administrator's offices; Judicial Council offices; expansion space for Clerk's office; and expansion space for the State Law Library.

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 83

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35a PROJECT DESCRIPTION - PROPOSED CAPITAL PROJECT

Capital Project Expenditures (Cash Flow)	Total	Budget Year	Budget Year Plus 1	Budget Year Plus 2	Budget Year Plus 3	Budget Year Plus 4	Remaining Cost
Planning and Engineering							
Land							
Construction	29,653	14,826.5	8,895.9	5,930.6			
Equipment	1,500			1,500.0			
Administration and Other	2,076	1,038.0	622.8	415.2			
Total Annual Expenditure (Capital Cost)	33,229	15,864.5	9,518.7	7,845.8			

Project Justification

Project Need Statement: The existing Anchorage court complex is near its maximum capacity. Within three years, the complex will be overcrowded to such an extent as to impair the delivery of judicial services. Already the staff of the Administrative Office, Judicial Council, Public Defender Agency and Probation offices have been forced to move to leased space outside of the court complex. Additional offices, including the Special Prosecution Section of the District Attorney's Office must be relocated out of the building within the next year. The need is eminent to construct a new facility to provide for the longer-term operational needs of the Court System in Anchorage.

The Court System has received funding for and begun the detailed planning of a new addition to the present complex which will provide for expansion space needs through the year 2010. The proposed building will provide 199,455 gross square feet of space. This new space will provide not only for the Court System's operations but also for the expansion needs of the Attorney General, Public Defender, Public Safety, and the Judicial Council.

Major remodeling of the existing buildings is also necessary in order to make the present structures compatible with the proposed structure.

Increases in court personnel (both judicial officers and support staff) are determined primarily by the growth in cases filed within the Court System. It is assumed that the existing positive correlation between population growth and cases filed (i.e., an increase in population is likely to result in an increase in cases filed) will continue into the future.

Project Type

Building Construction (C)
 Other Improvement (I)
 Equipment (E)
 Land (L)
 Professional Services (P)
 Other (O)

Project Characteristics

Totally New Facility
 Addition to Existing Facility
 Renovation of Existing Facility
 Major Maintenance or Repair
 Supplement Previously Authorized
 Funds to Enable Completion
 One of Several Phases
 Major External Funding Source
 Other

Site Features

NO YES

Site Currently Owned?
 All Utilities Available?
 Access Already Available?

PROJECT TITLE Anchorage Court Addition: Construction CATEGORY Administration of Justice

PROJECT JUSTIFICATION
35b PROPOSED CAPITAL PROJECT

AGENCY Alaska Court System
 PROGRAM Due Process

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FY 83
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The Superior Court is expected to increase by an average of one (1) judge for every four years into the future. Each additional Superior Court judge will also need approximately four (4) full-time support staff. The District Court is expected to increase by an average of one (1) judge for every four years into the future. Each additional District Court judge will also need approximately two (2) full-time support staff. The number of personnel in Domestic Relations and Children's Matters is expected to increase by three (3) in 1985 and double by year 2010. The number of personnel in Probate Court is expected to increase by one (1) in 1985 and more than double by year 2010.

Judicial Services of the Department of Public Safety will have expansion needs as well as the Attorney General, Public Defender, Judicial Council and the Administrative Office of the Court System. The Public Defender, Judicial Council and the Administrative Office presently occupy spaces outside the court complex because of an absence of available space. The new addition will provide for these court-related offices.

Documentation of Estimated Capital Costs: The estimates for this project were provided by current experience and Space Management Consultants, Inc. in corroboration with DOT/PF Facilities Planning and Maintenance and Operations. The construction estimate considered different types of specialized spaces -- i.e., courtrooms, security areas, storage and toilets. Contingency fees and administrative costs were also considered along with equipment needs and "art in public places" provision. The inflation rate used is 14% annual.

Analysis of Estimated Operational Expense: This estimate was derived in corroboration with DOT/PF Maintenance and Operations. Estimate considered utility costs, snow removal, janitorial services, window-cleaning contract and two additional full-time employees. The inflation rate used was 8% annual.

Identification of Alternatives Considered: The Court System has investigated the possibility of acquiring the old Federal Court Building. Extended negotiations with the GSA produced only the prospect of using approximately 20,000 square feet which is insufficient for long-term needs. GSA is also committed to eventually using the entire space for federal offices. Leasing of office space would provide inadequate space without major remodeling and would cause decentralization of the Court System.

Note: Additional supporting materials for the Anchorage court addition are attached to the back of the capital budget.

Anchorage Court Addition:
Construction

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 83

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CONTINUATION
FROM: 351 PROPOSED
CAPITAL PROJECT

In addition to the replacement of machines, this capital budget also includes several other minor improvements in the electronic recording area. The first of these improvements is the establishment of a court record archive in Anchorage where the recording tapes generated over the past 23 years may be safely maintained.

Another system improvement is the purchase of additional video play-back equipment for courtroom use, primarily for the showing of OMVI tapes. Since the Alaska State Troopers have standardized the video format utilized in the making of OMVI tapes, it is now possible for the Court System to provide play-back units for the troopers in various court locations around the state.

The fourth part of the project is the purchase of additional multi-line jury call-in phone message units. Because of the increasing number of jurors, several of the present call-in systems are overloaded, which has been creating an inconvenience to the public and frustrating the effective utilization of the jury system.

The fifth part of this project is a clerk's certification program, in which the Court System will attempt to establish and maintain certification standards for all in-court clerks. These individuals operate the recording equipment and are responsible for creating the electronic record of court proceedings. The only cost associated with this program is for travel to bring the clerks into Anchorage for certification training.

The sixth part of this project is the development of an electronic equipment records control program. With the large amount of electronic equipment statewide and particularly with the purchase of new audio equipment, an accurate and reliable inventory system is necessary.

The seventh part of this project is the remodeling of many clerks' work stations in the courtrooms to improve the efficiency of the clerks and to better assure that the court record is being maintained properly.

Anchorage Courthouse Expansion

The previous legislature approved a \$9.9 million dollar capital appropriation to the Court

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 84

32 ANALYTIC STATEMENT
(Six-year Capital Program)

System for design of a new Anchorage court facility, acquisition of property, and re-modeling necessary to join the new building with the existing facilities. The legislature has recognized the fact that the court facilities are overcrowded and need expansion space. A number of court and related offices have already been forced out of the existing court facilities, including the Administrative Office of the courts, Public Defender, the Judicial Council, portions of the District Attorney's Offices, and the Attorney General's Office. These offices are paying nearly \$1 million in rent each year. To make room for these offices, and to plan for the future growth of the court, the Court System has developed plans for a new facility which would adequately provide for the space needs of the court for the next 25 years. The continuing growth in cases and the resulting pressure on the existing facility dictate that new facilities be constructed in the immediate future. Any delays at this point will lead to severe operational problems within the courts and an inconvenience to the public that would not be acceptable.

The Court System has in previous years submitted a capital budget request for the construction funds for this new court facility. However, it is not included in this capital budget request. A review of the funding alternatives has indicated that the total long-term cost to the state would be less if a private developer builds the building and leases it back to the state with an option to purchase in the future. Also, with an estimated cost of \$35 to \$50 million (depending upon the configuration), and with the state facing lower revenues and cash reserves in the immediate future, a leased facility offers an attractive alternative to state construction.

200,000 \$33 M

The executive branch has been working on a plan to build an office building in Anchorage under a similar lease arrangement with a private developer. The response from the private sector has been good, and such a project will benefit the state and the private sector. One difference that exists between the Court System project and that of the executive branch is that the court will have a detailed design prior to seeking bids from the private sector. It is anticipated that this should lead to a very competitive bid from the private sector.

With the concurrence of the Legislature, the Court System will finalize its facility design and proceed with plans for constructing a new court facility in Anchorage.

CATEGORY Administration of Justice
AGENCY Alaska Court System
PROGRAM Due Process

Page 3 of 3
Revised Date

FY 84

32 ANALYTIC STATEMENT
(Six-year Capital Program)

Chapter 77

Chapter 78

operations; "waste production of crude include spent sol- vs. discarded chemi-

primary field op- removed (A) at the ries by crude oil or er of the crude oil. ion to read:

A legislative staff concerning hazardous nan the legislature he person worked. : 18 or higher. ning given in

rdance with AS 01.-

CSER 503(Fin)

AN ACT

Relating to court facilities; and providing for an effective date.

* Section 1. AS 22.05.025(a) is amended to read:

(a) The supreme court has authority over all matters relating to the planning, design, construction, maintenance, occupancy, leasing, and operation of all court facilities and shall cooperate and coordinate with the Department of Transportation and Public Facilities so that court facility construction projects are carried out in accordance with the statutes and regulations applicable to state public works projects.

22.05.025(a)

* Sec. 2. The supreme court may enter into a lease-purchase agreement for construction of a court facility in Anchorage.

* Sec. 3. Section 3, ch. 160, SLA 1980, as amended by sec. 2, ch. 70, SLA 1982, is repealed.

* Sec. 4. This Act takes effect immediately in accordance with AS 01.- 10.070(c).

Eff. 8/2/84

CSRS 633(Fin)

supreme court for decision. The supreme court may transfer to the court of appeals all other pending cases within the jurisdiction of the court of appeals."

Sec. 22.07.010. Establishment. There is established the court of appeals, consisting of three judges. The court of appeals is a court of record. (§ 1 ch 12 SLA 1980)

Collateral references. — 20 Am. Jur. 2d, Courts, § 1 et seq. 46 Am. Jur. 2d, Judges, § 1 et seq. 21 C.J.S., Courts, § 1 et seq. 48A C.J.S., Judges, § 1 et seq.

Sec. 22.07.020. Jurisdiction. (a) The court of appeals has appellate jurisdiction in actions and proceedings commenced in the superior court involving:

- (1) criminal prosecution;
- (2) post-conviction relief;
- (3) children's court matters under AS 47.10.010(a)(1) including waiver of children's court jurisdiction over a minor under AS 47.10;
- (4) extradition;
- (5) habeas corpus;
- (6) probation and parole; and
- (7) bail.

(b) The court of appeals has jurisdiction to hear appeals of sentences of imprisonment imposed by the superior court on the grounds that the sentence is excessive or too lenient and, in the exercise of this jurisdiction, may modify the sentence as provided by law and the state constitution.

(c) The court of appeals has jurisdiction to review (1) a final decision of the district court in an action or proceeding involving criminal prosecution, post-conviction relief, extradition, probation and parole, habeas corpus or bail; and (2) the final decision of the district court on a sentence imposed by it. In this subsection "final decision" means a decision or order, other than dismissal by consent of all parties, that closes a matter in the district court.

(d) An appeal to the court of appeals is a matter of right in all actions and proceedings within its jurisdiction except that (1) the right of appeal to the court of appeals is waived if an appellant chooses to appeal the final decision of the district court to the superior court; and (2) the state has no right of appeal in criminal cases except to test the sufficiency of the indictment or information or to appeal a sentence on the ground that it is too lenient.

(e) The court of appeals may in its discretion (1) review a final decision of the superior court on an appeal from a district court in an action or proceeding involving criminal prosecution, post-conviction relief, extradition, probation and parole, habeas corpus or bail; (2) review the final decision of the superior court on appeal of a sentence

ALASKA COURT SYSTEM PERSONNEL BUDGET REPORT FOR ANCHORAGE TRIAL COURT

PCN	CLASS	COURT	TITLE	INCUMBENT	RANGE/ STEP	MONTHLY SALARY	ANNUAL SALARY	NO. POS
413215	X028	EBA	LAW CLERK I	FITZPATRICK	13A	2,111	25,332	
413221	0241	EBA	DIVORCE MASTER	MCBURNERY	24A	4,464	53,568	
413222	X013	EBA	SUPERIOR CT JUDGE	HUNT	28E	6,135	73,620	
413223	X013	EBA	SUPERIOR CT JUDGE	SHORTELL	28E	6,135	73,620	
413228	0111	EBA	COURT CLERK I	BROWN	08B	1,607	19,284	
413231	0317	EBA	DEPUTY CORONER	WEATHERMAN	16A	2,586	31,032	
413235	0117	EBA	LEGAL TECH	ANDERSON	13B	2,177	26,124	
413237	0121	EBA	SECRETARY II	LUNDALE	12B	2,043	24,516	
413239	0114	EBA	COURT CLERK IV	SAMPSON	14A	2,252	27,024	
413240	0112	EBA	COURT CLERK II	EVANS	10A	1,757	21,084	
413241	0112	EBA	COURT CLERK II	WATSON	10A	1,757	21,084	
413242	0111	EBA	COURT CLERK I	FAES	08C	1,657	19,884	
413243	0111	EBA	COURT CLERK I	SHAW	08B	1,657	19,884	
413244	0111	EBA	COURT CLERK I	BONEY	08C	1,657	19,884	
413250	0111	EBA	COURT CLERK I	HAUGEN	08A	1,561	18,732	
413251	0111	EBA	COURT CLERK I	PEARSON	08B	1,607	19,284	
413257	0111	EBA	COURT CLERK I	ADAMS	08A	1,561	18,732	
413262	0111	EBA	COURT CLERK I	WHITAKER	08A	1,561	18,732	
413263	0111	EBA	COURT CLERK I	CORKILL	08A	1,561	18,732	
413267	X026	EBA	LAW CLERK III	GRIFFIN	15A	2,410	28,920	
413268	0112	EBA	COURT CLERK II	BOLLMAN	10D	1,924	23,088	
413269	0121	EBA	SECRETARY II	MONGE	12F	2,329	27,948	
413270	0111	EBA	COURT CLERK III	CRAIN	12C	2,111	25,332	
416078	0111	EBA	COURT CLERK I	GROSSMAN	08D	1,708	20,496	
413279	0113	EBA	COURT CLERK III	VACANT	12A	1,983	23,796	
413273	0112	EBA	COURT CLERK II	VACANT	10A	1,757	21,084	
413257	0327	EBA	ASST CUST INVEST/COUNSEL	VACANT	18A	2,980	35,760	
413286	X013	EBA	SUPERIOR COURT JUDGE	VACANT	28E	6,135	73,620	
413287	X013	EBA	SUPERIOR COURT JUDGE	VACANT	28E	6,135	73,620	
413294	X026	EBA	LAW CLERK I	VACANT	13A	2,111	25,332	
413295	X026	EBA	LAW CLERK I	VACANT	13A	2,111	25,332	
413288	0121	EBA	SECRETARY II	VACANT	12A	1,983	23,796	
413289	0121	EBA	SECRETARY II	VACANT	12A	1,983	23,796	

ALASKA COURT SYSTEM PERSONNEL BUDGET REPORT FOR ANCHORAGE TRIAL COURT

PCN	CLASS	COURT	TITLE	INCUMBENT	RANGE/ STEP	MONTHLY SALARY	ANNUAL SALARY	NO. POS
413282	0113	EBA	IN-COURT CLERK	VACANT	12A	1,983	23,796	
413283	0113	EBA	IN-COURT CLERK	VACANT	12A	1,983	23,796	
413290	X014	EBA	DISTRICT COURT JUDGE	VACANT	26C	5,303	63,636	
				VACANT	26C	5,303	63,636	
413292	0121	EBA	SECRETARY II	VACANT	12A	1,983	23,796	
413276	0113	EBA	IN-COURT CLERK	VACANT	12A	1,983	23,796	
413296	0113	EBA	IN-COURT CLERK	VACANT	12A	1,983	23,796	
413281	0111	EBA	COURT CLERK I	VACANT	08A	1,757	21,084	
413284	0111	EBA	COURT CLERK I	VACANT	08A	1,757	21,084	
413285	0112	EBA	COURT CLERK II	VACANT	12A	1,983	23,796	
413280	0111	EBA	COURT CLERK I	VACANT	08A	1,757	21,084	
413293	0111	EBA	COURT CLERK I	VACANT	08A	1,757	21,084	
						535,185	6,422,220	211

TABLE 15

SOURCES OF ANNUAL POPULATION CHANGE
ANCHORAGE, 1980-1987

Interval	Beginning Population	Natural Increase	Net Migration	Ending Population
4/80 - 6/81	174,431	4,366	8,964	187,761
7/81 - 6/82	187,761	3,871	12,584	204,216
7/82 - 6/83	204,216	4,230	22,400	230,846
7/83 - 6/84	230,846	4,442	8,742	244,030
7/84 - 6/85	244,030	4,579	-346	248,263
7/85 - 6/86	248,263	4,470	-4,683	248,050
7/86 - 6/87	248,050	4,089	-23,022	229,117
7/87 - 1/88*	229,117	2,000	-11,117	220,000
*estimated				
Net Change 1980-1987		30,047	24,639	54,686
Net Change 1985-1987		10,559	-38,822	-28,263

↓
still
losing
at approx
same rate.

Source: 1987 Anchorage Population Profile. July 1987-
January 1988 estimate of natural increase and net migration
derived from preliminary municipal population estimates.

Source: "Anchorage Recovery Program: Review of Economic Factors"
Prepared for Municipality of Anchorage, Tom Fink, Mayor
by Victor Fischer Associates, February 1988/

SENATOR HENSLEY: Did you -- Well, we talked about the -- You have alleged that it is the planning and design process (that) has taken into account the changes that are taken in the demographics in the Anchorage area. And is that what you said, basically?

MR. SNOWDEN: Mr. Chairman. Our biggest worry in the beginning in building this building was that it was too small. If you tried to consolidate all the State agencies that I think should be in the building, we couldn't accommodate them. For example, we're only taking the DAs in the building, because -- not the Attorney General's Office -- because of the great amount of space the Attorney General's Office needs within the State. The Judicial Council, at this point in time, there's not room for them in the building. All the downturn in the economy has done is it's enabled us to fit some people in that we didn't think were going to be able to fit in. And it may expand the life of that building for an extra three to five years, which we think are both pluses, not minuses. I think, when you build a building, you want it to last as long as possible, so you don't have to get into building new buildings.

SENATOR HENSLEY: So was it necessary to move across the street? I don't know what street that is.

MR. SNOWDEN: "I" Street, Sir.

SENATOR HENSLEY: "I" Street. Was it necessary to go across "I" Street in order to do what you want to do with this? Why could you not (have) expanded right there where the parking lot is?

MR. SNOWDEN: I tried, Mr. Chairman. I went to planning and zoning, and I said, we want to build this expansion on our parking lot. I didn't want to buy new property. I didn't come here for money until I was turned down by the City of Anchorage under height and bulk restrictions in that area of town. They said we could not do it. They turned us down. I agree with you. That's what I wanted to do. They turned us down. Therefore, we were forced to buy the adjacent property.

SENATOR HENSLEY: Could you give us a list of who all were the property owners where you bought the land?

MR. SNOWDEN: We bought the land from one property owner. It was a partnership. What was the name of it, do you remember?

(Mr. Snowden turned to Mr. Fisher for assistance.)

I don't remember the name. Audie Moore is the manager for it. It was owned by a group of three or four people. They

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 135-82

A RESOLUTION DENYING FINAL APPROVAL OF A CONDITIONAL USE TO PERMIT EXPANSION OF THE ALASKA STATE COURTHOUSE GENERALLY LOCATED IN THE BLOCKS BOUNDED BY 3RD & 4TH AND "H" AND "K."

WHEREAS, a petition has been received from the Alaska Court System requesting final approval of a conditional use to permit expansion of an existing courthouse on Blocks 29 and 30 of the Anchorage Original Townsite, being generally located in the blocks bounded by 3rd and 4th and "H" and "K" Streets on a 4.08 acre site, and

WHEREAS, notices were published, posted and mailed and a Public Hearing was held, and

WHEREAS, the magnitude of the bulk and the mass of the courthouse expansion is not appropriate to the character of the area, and

WHEREAS, there will be a negative aesthetic impact due to the bridging of "I" Street which will create a precedent for the blocking of scenic vistas, and

WHEREAS, there will be a negative aesthetic impact due to the magnitude of the project as reflected in the mass and bulk of the proposed building, and

WHEREAS, the proposal as presented would have the potential for a negative impact on historic preservation efforts, and

WHEREAS, the Municipality would be surrendering air rights, subterranean rights, on-street parking, retail spaces, and possibly the loss of two or more historic buildings and not receive commensurate benefits, and

WHEREAS, the proposal as presented would not promote a mixture of retail and office uses to an extent appropriate to the central business district on the historic main retail street of the Municipality, and

WHEREAS, a Conditional Use may not be approved which will have a greater negative impact than would otherwise be generated by conventional development and the potential for increased noise and fumes due to the increased traffic and the tunneling effect of the proposed bridging of "I" Street is an evident negative impact, and

Resolution No. 135-82
Page 2

WHEREAS, public parking will not be assured over the lifespan of the building and parking for transient use will not be provided.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that the Conditional Use to allow expansion of the existing courthouse on the above described property be DENIED.

ADOPTED by the Municipal Planning and Zoning Commission this 20th day of December, 1982.

 Michael J. Meehan
Michael J. Meehan
Secretary

 Kenneth Cannon
Kenneth Cannon
Chairman

mjml/nr2

MUNICIPAL PLANNING AND ZONING COMMISSION
 Fairview Community Center
 10th and Karluk St.
 Anchorage, Alaska

January 3, 1983
 7:30 P.M.

1. ROLL CALL

<u>Present</u>	Toni Jones Cary Vlahovich Nelda Warkentin Kenneth Cannon, Chairman Lorrie Kincaid Lois Lester Alicia Iden	<u>Excused</u>	Roger McShea William Meehan
<u>Staff</u>	Joe Stimson Susan Redwood		

2. SPECIAL ORDER OF BUSINESS

A. Notice of Reconsideration - (Commissioner Vlahovich)

CU 82-119

Alaska Court System. Final
 Conditional Use approval to permit
 expansion of the courthouse.

COMMISSIONER VLAHOVICH stated that the previous motion for approval of this Conditional Use had failed. After discussion with CHAIRMAN CANNON and Staff he had determined that there was no problem with the underlying land use but only with the mass of the building, the issue of historic preservation, and the bridging across "I" Street. He felt that these concerns could be addressed through conditions of approval and stated he would propose a substitute motion and amendments if the Commission agreed to reconsider this case.

COMMISSIONER VLAHOVICH moved for reconsideration of CU82-119.

COMMISSIONER LESTER seconded.

COMMISSIONER IDEN stated that she still had concerns regarding seismic stability and the design of the building and its effects on traffic, etc. and would not be supporting reconsideration at this time.

COMMISSIONER WARKENTIN also spoke in non-support of the motion stating that in the findings for approval of a Conditional Use the Commission must find that the use is not detrimental to the public or surrounding land uses, and she felt this could not be done. Also, she felt the bridging could not be addressed through a condition of approval.

PLANNING AND ZONING MEETING
January 3, 1983

COMMISSIONER JONES also spoke against the motion stating that the parking issue had not been addressed adequately as there were no net gain figures available and this use will generate much traffic.

COMMISSIONER VLAHOVICH stated that it had been his intent to propose an amendment regarding the bridging requiring the design to come back for final approval. He stated that parking is a separate issue and cannot be considered only regarding the courthouse. He felt the concerns regarding seismic stability could be addressed through a condition of approval.

CHAIRMAN CANNON stated that he could support the motion for reconsideration after hearing the amendments proposed. He stated that the problem of parking is larger than than can be addressed by the petitioner.

COMMISSIONER IDEN stated that her concerns went beyond that of the bridging and that there had been lack of consideration for downtown planning (as proposed in the CBD, etc.). She also stated that there has been much public sentiment opposir one-way streets, which is what is proposed in this plan. She did not feel the needs of the community as a whole were being addressed.

	<u>Aye</u>	<u>Nay</u>	Reconsideration
Jones		X	
Vlahovich	X		
Warkentin		X	
Cannon	X		
Kincaid	X		
Lester	X		
Iden		X	DENIED

~~3. NEW BUSINESS~~

~~A. Public Hearing~~

~~1. CU82-114~~

~~Anchorage Community Mental Health Center. Final approval of a Conditional Use for a Transitional Living Facility. Generally located on E. 10th Ave. near Ingra St.~~

~~CHAIRMAN CANNON stated that although this was previously heard tonight's hearing will replace anything done in the past.~~

Final Conditional Use Application
 Anchorage Courthouse Expansion
 October 27, 1982
 Page 5 of 7

Total Bonus Points = 287 points
 Required Bonus Points
 $177,725 \text{ sq. ft.} \div 1400 \text{ sq. ft./point} = 127 \text{ points}$
 Remainder applied to area increases = 160 points

Project Area and Parking Summary

<u>Office and Court Space</u>	<u>Basement</u>	<u>Above Ground</u>
Existing Old Courthouse	11,500 sq. ft.	52,750 sq. ft.
Existing Five-Story Courthouse (Boney Building)	22,250 sq. ft.	122,250 sq. ft.
Proposed Building Addition	21,850 sq. ft.	250,000 sq. ft.
Office and Court Subtotals	55,600 sq. ft.	425,000 sq. ft.

} 208,750
} 271,850

<u>Parking Structures</u>	<u>Building Area</u>	<u>Parking</u>
Existing Structure	67,000 sq. ft.	170 spaces
Proposed Basement Structure	65,000 sq. ft.	175 spaces
Proposed Above Ground Two-Story Addition	44,000 sq. ft.	130 spaces
Parking Subtotals	176,000 sq. ft.	475 spaces

109,000 =

} 305

Allowable Areas per Section 21.40.170

Basic Allowable: 3 stories x 177,725 sq. ft. = 533,175 sq. ft.
 Increase for Bonus Points: 1160 points x 400 sq. ft./point = 464,000 sq. ft.
 Maximum Allowable Area = 997,175 sq. ft.

P. 7/2

EXISTING COURTHOUSE BUILDING

OLD COURTHOUSE BUILDING

PROPOSED ADDITION

EXISTING PARKING STRUCTURE

COURTHOUSE PLAZA
SEE LARGER SCALE
SKETCH & PLAN
SHT. NO. 2 & 3

LATHROP BUILDING

K STREET

I STREET

4TH AVE.

H STREET

3RD AVE.



ANCHORAGE COURTHOUSE EXPANSION
McCOOL-McDONALD ARCHITECTS
DATE 27 OCT. 1982

SHEET 1 OF 10

APL 28 '88 07:37 I TO - ANCH 277-6112

I would suggest it's going to have to be built some year. And it's going to cost more money. It's that simple. Right now, the planning is done for a courthouse. It's ready to go. The bonding rates are the lowest they've been in years. And if we don't build it now, those rates are going to go up. We're still going to have a need, and this building's going to cost you more in the future. Now, that's just common sense, from my point of view, that the costs are not going to go down in the long run. They're going to increase. So what you're talking about now is some debt service and about \$8.5 million and about \$1.5 (million) in operating and maintenance cost. But those costs are going to go up if the building costs more in the future. So I don't see where we save in the long run by a short-term view, unless this Committee is saying you're never going to build a capital project in this State.

CO-CHAIRMAN HALFORD: Just a question. Has the court system -- and this \$1.5 million is for final design (indiscernible) -- is there any way that the project can be phased?

MR. SNOWDEN: I've looked at it, Mr. Chairman. There's no way you can phase the building of the project. We can certainly break it down and create more than one prime to make sure that Alaskan companies have a much better opportunity to bid on the project, and we intend to do that. But to phase the building is basically saying, what, build the foundation this year? Build some other parts of it next year? If you're talking about total square footage, we have looked at that. This is not a four-year-old projection I'm dealing with. I'm sure the questions will be asked in the light of a declining economy: Why is the court system still want to go forward? Well, the fact is, as I've already testified, right now, today, we're 115,000 feet in the hole for what we think we need to adequately operate. When that old courthouse gets knocked down, as it will have to be, that you're adding over 50,000 square feet there. If you should move the other State agencies in it some time, now we're talking of over 200,000 square feet you needed almost when this courthouse opens. It only leaves 150,000 square feet for expansion over a twenty-year period. I don't think anyone in this room suggests that you build a building for today's need, because I'd be right back here in three or four years saying I need a new building. You build a building for the long run. You build a building to service the community for a good period of time. We're suggesting a twenty-year life before this building is built that it is full.

By the way, when the old Anchorage Courthouse was built, and I know we had an unprecedented growth in this State, that building had about a fifteen to twenty-year lifespan. Everybody thought that that might be partly empty. That building opened in 1973. Seven years later, I had to come

KIT DUKE

KNOWLEDGE: MULTIPLIER IS NOT SAME FOR ALL AREAS NOW

Table 1
FACILITY PROGRAM - Summary
Prepared: June, 1987

THAT BLDG SHELL IS DESIGNED.

SMC PROJECTIONS PRESUME AVERAGES WILLEQUAL OUT

-7/9/87

COURT/DEPARTMENT	PERSONNEL			PERSONNEL SPACES		SHARED SPACES		TOTAL NET SQUARE FEET		TOTAL NSF X 1.2 (Internal Circ)		TOTAL GROSS SQUARE FEET		2005
	EXISTING	1995	2005	1995	2005	1995	2005	1995	2005	1995	2005	1995	2005	
✓ Supreme Court	30	27	37	5,470	7,490	7,590	7,640	13,060	15,720	15,670	16,155	22,385	-26,935	16,915
Court of Appeals	13	26	26	5,110	5,110	3,615	3,665	8,725	8,775	10,470	10,530	14,955	15,045	10,630
Appellate Court Clerk's Office	12	15	20	1,580	2,030	1,095	1,170	2,675	3,200	3,210	3,840	4,585	5,485	3,450
Superior Court	54	59	70	10,100	11,920	28,650	32,340	38,750	44,260	46,500	53,112	66,430	-75,875	52,380
✓ District Court	28	29	36	6,120	7,510	21,695	25,200	27,815	32,710	33,380	39,250	47,685	-56,070	46,270
Probate	5	5	8	550	960	1,800	2,660	2,350	3,620	2,820	4,345	4,030	-6,205	6,165
✓ Family Court	11.5	13	21	1,680	2,520	5,395	7,270	7,075	9,790	8,490	11,750	12,130	-16,785	17,780
Area Court Administration and Calendaring	7	10	12	1,160	1,300	890	970	2,050	2,270	2,460	2,725	3,515	-3,895	3,900
✓ Traffic Court Clerks	16	21	28	1,520	2,010	1,220	1,345	2,740	3,355	3,290	4,025	4,700	-5,750	9,450
✓ Traffic/Committing Magistrates	2	4	4	480	480	2,025	2,350	2,505	2,830	3,005	3,395	4,295	-4,850	
✓ Trial Court Clerk's Office	65	76	102	5,450	6,680	12,200	14,715	17,650	21,395	21,180	25,675	30,255	-26,680	31,965
Transcript	7	8	10	910	1,100	1,945	2,370	2,856	3,470	3,425	4,165	4,895	-6,950	4,260
Jury Assembly	3	4	5	310	380	3,730	3,970	4,040	4,350	4,850	5,220	6,930	-7,455	10,150
Grand Jury	-	-	-	-	-	1,950	1,950	1,950	1,950	2,340	2,340	3,345	-3,345	2,244
Coroner/Public Administration	6	7	9	740	880	3,325	3,475	4,065	4,355	4,880	5,225	6,970	-7,465	5,608
✓ Court Security & Bailiffs	11	13	17	240	390	395	520	635	910	760	1,090	1,085	-1,555	
A.A.S.A.P.	10	13	17	1,260	1,640	850	975	2,110	2,615	2,530	3,140	3,615	-4,485	4,260
Judicial Services	26	33	42	2,300	2,850	4,280	4,670	6,580	7,520	7,895	9,025	11,280	12,495	25,815
✓ Municipal Warrant Section	17	19	22	1,070	1,200	1,420	1,510	2,490	2,710	2,990	3,250	4,270	4,645	4,635
✓ State Court Administration	65	75	86	6,995	7,725	17,270	18,980	24,265	26,705	29,120	32,045	41,600	-45,780	29,115
✓ Law Library	8	11	14	740	930	12,010	14,370	12,750	15,300	15,300	18,360	21,860	-26,230	23,560
✓ Building Amenity	-	-	-	-	-	5,550	5,050	5,050	5,050	6,760	6,060	8,655	-8,655	51,470

Table 1, Continued
 FACILITY PROGRAM - Summary
 Prepared: June, 1987

7/9/87

COURT/DEPARTMENT	PERSONNEL			PERSONNEL SPACES		SHARED SPACES		TOTAL NET SQUARE FEET		TOTAL NSF X 1.2 (Internal Circ.)		TOTAL GROSS SQUARE FEET	
	EXISTING	1995	2005	1995	2005	1995	2005	1995	2005	1995	2005	1995	2005
Attorney General	61	7	92	7,980	9,630	2,260	2,700	10,240	12,330	12,290	14,795	17,555	21,135
District Attorney	45	53	63	5,640		3,290	3,750	8,930	10,490	10,715	12,590	15,305	17,985
Office of Special Prosecutions and Appeals	15	19	25	2,080		1,580	2,100	3,660	4,800	4,390	5,760	6,270	8,230
Public Defender	38	45	53	4,980	5,750	3,010	3,330	7,990	9,080	9,590	10,895	13,700	15,565
Office of Public Advocacy	22	29	37	3,480	4,290	1,180	1,220	4,660	5,510	5,390	6,610	7,985	9,445
Adult Probation	39	42	50	4,820	5,760	1,310	1,510	6,130	7,270	7,355	8,725	10,505	12,465
Judicial Council	9	12	15	1,320	1,580	930	1,010	2,250	2,590	2,700	3,110	3,855	4,445
TOTAL PERSONNEL	625.5	743	921	-	-	-	-	-	-	-	-	-	-
TOTAL NET SQUARE FEET				84,085	101,555	151,960	172,785	236,045	274,340	283,495	329,207		
TOTAL GROSS SQUARE FEET												404,645	470,305
1982 FACILITY PROGRAM COMPARISON										290,515	348,007	415,021	497,153
DIFFERENCE										-7,020	-18,800	-10,376	-26,848

out
 24,550
 may be out, (no of
 out
 out
 395,032 - ACS rev.
 Wong's rev.
 w/o exp. agencies

Table 2
 FACILITY PROGRAM - Supreme Court
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Chief Justice	1	1	1	600	500	500	P	Includes toilet, closet
Law Clerk	2	2	2	120	240	240	P	
Law Extern	1	1	1	120	120	120	P	
Executive Secretary	1	1	1	200	200	200	O	Includes visitor wait area
Subtotal	5	5	5		1,060	1,060		
Associate Justice	4	4	4	450	1,800	2,700	O P	Includes toilet closet
Law Clerk	9	8	8	120	960	1,440	O P	2 law clerks per justice (existing 3 in Juneau)
Law Extern	4	4	4	120	480	720	O P	
Secretary/Clerical	7	4	4	200	800	1,200	O	Includes visitor wait area
Receptionist	-	1	1	70	70	70	O	Located in central reception area
Visiting/Pro-Tempore Justice	1	1	1	300	300	300	P	Includes toilet, closet
Subtotal	25	22	25		4,410	6,430	3130	
Subtotal, Personnel	30	27	37		5,470	7,490		
SHARED SPACES:								
Central Reception	1-257				-100	-100		Adjacent to lobby area
Public Waiting Area	1-257				250	250		Adjacent to lobby area
Courtroom	1	1	1	3,300	3,300	-3,300	3000	
Soundlock	-	1	1	55	55	55		
Attorney Conference Room	-	2	2	120	240	-240	120	
Justices' Robing Room	1	1	1	275	275	275		Includes toilet
Justices' Conference Room	1	1	1	500	500	500		in appellate clerk.
Duplication Area	1	1	1	100	100	100		
General Storage	-	-	-	-	350	400		
Law Library	1	1	1	2,300	2,300	-2,300	2100	existing
Staff Lounge	-	1	1	120	120	120		
Subtotal, Shared Spaces					7,590	7,640		
TOTAL					13,060	-15,130	12,930	
TOTAL X 1.2, Internal Circulation					15,670	18,155	315	Total Programmed Space 16,915
1982 TOTAL PROGRAMMED SPACE COMPARISON					15,462	17,946		
DIFFERENCE					+208	+209		

SOURCES OF DIFFERENCE:

- . Addition of courtroom soundlock
- . Addition of staff lounge

Table 3
 FACILITY PROGRAM - Court of Appeals
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Chief Judge	1	1	1	350	350	350	P	Includes toilet and closet
Law Clerk	2	2	2	120	240	240	P	May be centrally located
Secretary	1	1	1	200	200	200	O	Includes visitor wait area
Subtotal	4	4	4		790	790		
Associate Judge	2	5	5 ⁶	350	1,750	-1,750-240	20 P	Includes toilet and closet
Law Clerk	4	10	10 ¹²	120	1,200	-1,200-140	40 P	
Secretary	3	5	5 ⁶	200	1,000	-1,000-120	20 O	1 floater secretary, includes visitor wait area
Receptionist	-	1	1	70	70	-70	0	Located in central reception area
Visiting Judge	-	1	1	300	300	-300	P	Includes toilet and closet
Subtotal	9	22	22²⁴		4,320	4,320		
Subtotal, Personnel	13	26	26²⁹		5,110	5,110	5530	
SHARED SPACES:								
Reception Area	-	-1	-1	100	100	-100		Adjacent to lobby area/ WITH APPELLATE
Public Waiting Area	-	-1	-1	250	250	-250		Adjacent to lobby area/ CLERK
Courtroom	-	1	1	1,200	1,200	1,200		
Soundlock	-	1	1	55	55	-55		
Attorney Conference Room	-	-2	-2	120	240	-240		
Judges' Robing Room	-	1	1	200	200	200		Includes toilet
Judges' Conference Room	-	1	1	200	200	-200	300	
Duplication	-	1	1	100	100	100		
General Storage	-	-	-	-	350	400		
Law Library	-	-	-	-	800	-800	100	May be merged w/Supreme Court Library
Staff Lounge	-	-	-	-120	-120	-120		WILL USE SUPREME CT.
Subtotal, Shared Spaces					3,615	-3,665	2000	
TOTAL					8,725	-8,775	7500	
TOTAL X 1.2, Internal Circulation					10,470	-10,530	8400	TOTAL PROGRAMMED SPACE 10,630
1982 TOTAL PROGRAMMED SPACE COMPARISON					11,430	11,490		
DIFFERENCE					-960	-960		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of associate Judges and respective support staff.
- . Addition of staff lounge.

Table 4
 FACILITY PROGRAM - Appellate Court Clerk's Office
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Chief Clerk	1	1	1	220	220	220	P	
Secretary	1	1	1	200	200	200	O	Includes visitor wait area
Deputy Clerk	1	1	1	120	120	120	P	
Legal Technician	1	1	2	120	120	240	P	
Clerical Staff	5	6	X 6	70	420	490 720	O	
Computer Staff	-	1	2	70	70	140	SP	
Staff Attorney	2	3	X 3	120	360	480 360	P	
Attorney Secretary	1	1	X 1	70	70	140 70	O	Includes reception and files
Subtotal	12	15	X 17		1,580	3,030 1,710		
SHARED SPACES:								
Public Counter	-	1	1	100	100	100		Include in clerical area Include in clerical area Include in clerical area Include in clerical area Include in clerical area Include in clerical area
Records Examination	-	1	1	150	150	150	SP	
Attorney Work Area	-	1	1	100	100	100		
Clerical Work Area	-	1	1	200	200	200		
Computer Terminal Area	-	1	1	100	100	100		
Records Storage	-	-	-	-	150	200 150		
Supplies Storage	-	-	-	-	75	100		
Duplication	-	1	1	100	100	100		
Staff Lounge	-	1	1	120	120	120		
Subtotal					1,095	1,170 1,120		
TOTAL					2,675	3,200 2,830		
TOTAL X 1.2, Internal Circulation					3,210	3,840		TOTAL PROGRAMMED SPACE 3450
1982 TOTAL PROGRAMMED SPACE COMPARISON					3,873	4,780		
DIFFERENCE					-663	-940		

SOURCES OF DIFFERENCE:

- . Reduction in projected staffing, to track with reduction in projected size of Court of Appeals.
- . Addition of attorney work area.
- . Increase in internal circulation factor.

Table 5
FACILITY PROGRAM - Superior Court
Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Superior Court Judge	12	14	15 14	300	4,200	4,800	P	Includes toilet and closet
Secretary	13	14	16 14	200	2,800	-3,200	O	Includes visitor wait area
Law Clerk	12	14	16 14	120	1,680	-1,920	P	
In-Court Clerk	16	16	20 14	70	1,120	-1,400	O	Centrally located
Visiting Judge	1	1	2 1	300	300	-600	P	Includes toilet and closet
Subtotal	54	59	70 54		10,100	-11,920	1,100	
SHARED SPACES:								
Multi-Defendant Courtroom	-	1	1	2,300	2,300	2,300		
Civil Courtroom	-	8	10	1,200	9,600	12,000		
Criminal Courtroom	-	5	5	1,200	6,000	6,000		
Soundlock	-	14	16	-55	770	880		
Jury Room	-	9	10	400	3,600	4,000		
Attorney Conf/Witness Wait	-	14	16 14	80	1,120	-1,280	1120	12 person jury includes 2 toilets
Judge's Conf/Hearing Room	-	1	1	400	400	400		
Central Reception Area	-	1	1	200	200	200		Provides control of public access to chambers and other private spaces
Robing/Multi-Use Room	-	10	12 10	120	1,200	-1,440	1200	
Prisoner Holding Cells	-	6	6	250	1,500	1,500		Secured access to criminal courtrooms
Public Waiting Area	-	-	-	-	1,330	1,520		Adjacent to lobby area
Subtotal					28,020	31,520	31,120	
SHARED SPACES, IN-COURT CLERKS								
Duplication Room	-	1	1	100	100	-100	200	May be combined with supplies storage
Exhibit Storage	-	1	1	-	100	150		Secured and fireproofed
Records Storage	-	-	-	-	100	150		Include in clerical area
Supplies Storage	-	-	-	-	50	100		Walk-in closet
Work Area	-	-	-	-	150	200		Adjacent to clerical area
Shared Staff Lounge	-	1	1	120	120	120		
Subtotal					630	-820	20	
Subtotal, Shared Space					28,650	32,340		
TOTAL					38,750	44,260	42,140	
TOTAL X 1.2, Internal Circulation					46,500	53,112	50,568	TOTAL PROGRAMMED SPACE 52,380
1982 TOTAL PROGRAMMED SPACE COMPARISON					47,862	57,312		
DIFFERENCE					-1,362	-4,200		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of judicial positions and ancillary staff and facilities.
- . Increase in internal circulation factor.

Table 6
 FACILITY PROGRAM - District Court
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Judge	9	10	12 10	300	3,000	-3,600	200P	Includes toilet and closet Adjacent to law library In central area Not assigned in central area Located in reception area Includes toilet and closet
Law Clerk	2	2	3 2	120	240	-360	40P	
In-Court Clerk Supervisor	1	1	1 1	100	100	100	SP	
In-Court Clerk	11	11	14 12	200	2,200	-2,800	2000	
Security/In-Court Clerk	3	3	4	70	210	280	0	
Receptionist	1	1	1	70	70	70	0	
Visiting Judge	1	1	1	300	300	300	P	
Subtotal	28	29	36 31		6,120	-7,510	6390	
SHARED SPACES:								
Media Room	-	1	1	300	300	300		Adjacent to arraignment courtroom HIGH SECURITY! Locate in basement
Arraignment/High Security Courtroom	-	1	1	1,800	1,800	1,800		
Prisoner Holding Area	-	5	6	250	1,250	1,500		Shared between pairs of courtrooms
Motions Courtroom	-	1	1	1,800	1,800	1,800		
District Courtroom	-	9	11	1,200	10,800	13,200		3200 600 For Arraignment/High Security courtroom, 12 person jury 6 person jury Adjacent to public lobby area Combine with open clerical area Provides control of public access to chambers and other private spaces Adjacent to clerical area
Soundlock	-	11	13	55	605	715		
Attorney Conf/Witness Waiting	-	11	13	100	1,100	1,300		
Jury Deliberation Room	-	1	1	400	400	-300		
Jury Deliberation Room	-	6	7	300	1,800	-2,100		
Judge's Conference Room/ Law Library	-	1	1	400	400	400		
Public Waiting Area	-	-	-	-	720	840		
Records Storage	-	-	-	-	150	200		
Central Reception Area	-	-	-	-	150	175		
Supplies/General Storage	-	1	1	100	100	100		
Duplication Area	-	1	1	100	100	100		
Shared Clerical Work Area	-	-	-	-	100	150		
Staff Lounge	-	1	1	120	120	120		
Subtotal					21,695	-25,200	20500	
TOTAL					27,815	-32,710	32810	
TOTAL X 1.2, Internal Circulation					33,380	39,250	36100	TOTAL PROGRAMMED SPACE 462,270
1982 TOTAL PROGRAMMED SPACE COMPARISON					33,330	41,054		
DIFFERENCE					+50	-1,804		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of judicial positions and ancillary staff and facilities.
- . Increase in internal circulation factor.

Table 7
 FACILITY PROGRAM - Probate
 Prepared: June, 1987

NO CHANGE

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Probate Master	1	1	2	220	220	440	P	
Legal Technician	1	1	2	120	120	240	P	
Secretary/In-Court Clerk	1	1	2	70	70	140	O	
Clerical Support	2	2	2	70	140	140	O	Includes part-time help
Subtotal	5	5	0	-	550	960		
SHARED SPACES:								
Hearing Room	-	1	2	600	600	1,200		Adjacent to public counter
Reception/Waiting Area	-	-	-	-	350	400		
Attorney Conference Room	-	1	2	80	80	160		
Public Counter Area	-	1	1	-	120	150		Adjacent to clerical area
Confidential Records Storage	-	-	-	-	300	300		Fireproofed secured vault
Open Records Storage	-	-	-	-	100	200		Include in open clerical area
Supplies/General Storage	-	-	-	-	50	50		
Duplication	-	1	1	100	100	100		May be combined with supplies storage
Shared Work Area	-	1	1	100	100	100		Adjacent to clerical area
Subtotal					1,800	2,660		
TOTAL					2,350	3,620		
TOTAL X 1.2, Internal Circulation					2,820	4,345		TOTAL PROGRAMMED SPACE 4,165
1982 TOTAL PROGRAMMED SPACE COMPARISON					3,657	4,375		
DIFFERENCE					-837	-30		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of masters and ancillary staff and facilities.
- . Increase in internal circulation factor.

Table 8
 FACILITY PROGRAM - Family Court
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
CHILDREN'S MATTERS								
Standing Master	1	1	2	220	220	440	P	
Secretary	1	1	2	70	70	140	O	
In-Court Clerk	1	1	2	70	70	140	O	
Clerical Support	.5	1	2	70	70	140	O	Currently temporary position
Subtotal	3.5	4	8		430	860		
SHARED SPACES:								
Hearing Room	-	1	2	600	600	1,200		
Reception/Controlled Wait	-	1	1	-	200	250		Adjacent to clerical area
Secured Records	-	-	-	-	300	350		Juvenile records
Supplies/General Storage	-	-	-	-	50	50		
Shared Work Area	-	1	1	-	50	100		
Conference/Waiting Room	-	1	1	120	120	-120-150		Adjoining reception area
Subtotal					1,320	2,070		
PERSONNEL SPACES								
DIVORCE AND DOMESTIC RELATIONS								
Standing Master	2	2	3	220	440	660	P	
Secretary/In-Court Clerk	2	2	3	70	140	210	O	
Subtotal	4	4	6	-	580	870		
SHARED SPACES								
Hearing Room	-	2	3	600	1,200	-1,800-150		LARGER HEARING RM FOR CHILDREN MATTERS
Reception Area	-	1	1	-	100	150		Adjacent to clerical area
Records Storage	-	1	1	-	100	150		Adjacent to clerical area
Supplies/General Storage	-	1	1	50	50	50		
Clerical Work Area	-	-	-	-	50	100		
Public Waiting Area	-	-	-	-	360	540		
Attorney Conference Area	-	1	1	120	120	120		
Subtotal					1,980	2,910		
CUSTODY INVESTIGATORS								
Supervising Custody Investigator	1	1	1	170	170	170	P	
Assistant Custody Investigator	2	3	4	120	360	480	P	
Secretary	1	2	2	70	140	140	O	
Subtotal	4	6	7	-	670	790		
SHARED SPACES:								
Reception/Waiting Area	-	1	1	-	200	250		Combine with secretary area
Records Storage	-	1	1	-	75	100		Combine with secretary area
Supplies/General Storage	-	1	1	50	50	50		Adjacent to clerical area

Table B, Continued
 FACILITY PROGRAM - Family Court
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
Shared Work Area	-	1	1	100	100	100		
Child Wait Area	-	1	1	100	100	100		
Subtotal					525	600		
JUVENILE INTAKE AREA								
Reception/Waiting Area	-	1	1	250	250	250	O P	Seating for 10 Combined with reception area For use by non-tenant intake officers Near clerical area for usual monitoring For juveniles in detention Also used as isolation room
Clerical Area	-	1	1	70	70	70		
Office	-	1	2	120	120	240		
Secure Holding Room	-	2	2	70	140	140		
Toilet	-	2	2	50	100	100		
Secured Interview Room	-	2	2	80	160	160		
Subtotal					840	960		
SHARED SPACES FOR ALL DEPARTMENTS								
Large Conference Room	-	1	1	220	220	220		May be used as alternate Jury Deliberation Room
Children's Toy and General Stor.	-	1	1	50	50	50		
Children's Play Area	-	1	1	200	200	200		
Children's Toilet Facilities	-	1	1	70	70	70		
Duplication	-	1	1	70	70	70		
Multi-purpose Room	-	1	1	120	120	120		
Subtotal					730	730		
Subtotal, Personnel	11.5	13	21		1,600	2,520		
Subtotal, Shared Spaces					5,395	7,270		
TOTAL					7,075	9,790	1870	
TOTAL x 1.2% Internal Circulation					8,490	11,750	15480	TOTAL PROGRAMMED SPACE 17,180
1982 TOTAL PROGRAMMED SPACE COMPARISON					9,615	11,860		
DIFFERENCE					-1,125	-110		

SOURCES OF DIFFERENCE:

- . Elimination of on-site juvenile intake staff.
- . Increase in internal circulation factor.

NOTE: THIS UNIT IS IN EXIST. BOWEN BLDG., TO MINIMIZE INTERIOR REMODELLING, CIRC % INCREASED

Table 9
 FACILITY PROGRAM - Area Court Administration and Calendaring
 Prepared: June, 1987

NO CHANGES

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Area Court Administrator	1	1	1	220	220	220	P	Includes reception and visitor waiting area
District Court Administrator	1	1	1	170	170	170	P	
Rural Court Training Coordinator	1	1	1	120	120	120	P	
Secretary	1	1	1	200	200	200	O	
Trial Court Supervisor	1	1	1	100	100	100	SP	
Court Clerk	2	5	7	70	350	490	O	
Subtotal	7	10	12		1,160	1,300		
SHARED SPACES:								
Reception Area	-	1	1	100	100	100		Combine with clerical area Includes shared equipment area Combine with clerical area May be combined with duplication area Enclosed area
Shared Work Area	-	1	1	-	100	130		
Records Storage	-	1	1	-	150	200		
Supplies/General Storage	-	1	1	100	100	100		
Duplication	-	1	1	-	100	100		
Conference Room	-	1	1	220	220	220		
Staff Lounge	-	1	1	120	120	120		
Subtotal					890	970		
TOTAL					2,050	2,270		
TOTAL x 1.2, Internal Circulation					2,460	2,725		TOTAL PROGRAMMED SPACE 3,100
1982 TOTAL PROGRAMMED SPACE COMPARISON					2,762	3,115		
DIFFERENCE					-302	-390		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of calendaring staff.
- . Increase in internal circulation factor.

Table 10
 FACILITY PROGRAM - Traffic Court Clerks
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES: Supervisor Cashier/Clerk Clerk	1 2 13	1 3 17	1 4 23 20	120 70 70	120 210 1,190	120 280 1,610	P O O	At counter
Subtotal	16	21	28 25		1,520	2,010		
SHARED SPACES: Public Counter Records Storage Supplies Storage Computer Terminal Area Clerical Work Area/Temporary Clerk Area Staff Lounge	- - - - - -	1 1 1 1 1 1	1 1 1 1 1 1	- - - - - 120	400 150 50 200 300 120	400 175 50 250 350 120		Adjacent to clerical area Combine with clerical work area May be combined with duplication Include in clerical work area
Subtotal					1,220	1,345		
TOTAL					2,740	3,355		3145
TOTAL X 1.2, Internal Circulation					3,290	4,025		774 TOTAL PROGRAMMED SPACE 9450 *
1982 TOTAL PROGRAMMED SPACE COMPARISON					4,554	5,366		
DIFFERENCE					-1,264	-1,341		

SOURCES OF DIFFERENCE:

- Reduction in projected number of ancillary facilities.
- Increase in internal circulation factor.

* incl. traffic/comm. magistr.

Table 11
 FACILITY PROGRAM - Traffic/Committing Magistrates
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Magistrates Office	1	2	2	170	340	340	P	Access to private toilet
In-Court Clerk	1	2	2	70	140	140	O	
Subtotal	2	4	4		480	480		
SHARED SPACES:								
Reception Area	-	1	1	100	100	100		Combine with in-court clerk area
Records/Supplies Storage	-	-	-	-	75	100		
Public Waiting Area	-	1	1	-	600	900		Combine with in-court clerk area Adjacent to public lobby
Hearing Room	-	2	2	600	1,200	1,200		
Staff Toilet	-	1	1	50	50	50		
Subtotal					2,025	2,350		
TOTAL					2,505	2,830		
TOTAL x 1.2, Internal Circulation					3,005	3,395		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					2,599	3,836		
DIFFERENCE					+406	-441		

SOURCES OF DIFFERENCE:

- . Reduction in 2005 projection of number of magistrates and ancillary staff and facilities.
- . Increase in internal circulation factor.
- . Addition of staff toilet.

Table 12
 FACILITY PROGRAM - Trial Court Clerk's Office
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Clerk of Court	1	1	1	170	170	170	P	
Deputy Clerk	1	1	2	120	120	240	P	
Legal Technician	2	3	3	100	300	300	SP	
Secretary/Court Clerk	1	1	2	70	70	140	O	
Receptionist	1	1	1	70	70	70	O	Combine with reception area
Subtotal	6	7	9		730	920		
SHARED SPACES:								
Reception	-	1	1	100	100	100		
Administrative Record Storage	-	1	1	-	75	100		Include in secretarial area
Supplies Storage	-	1	1	120	120	120		
Shared Equipment & Clerical Area	-	1	1	-	50	100		
Subtotal					345	420		
CRIMINAL & PRETRIAL PERSONNEL SPACES								
Supervisor	1	1	1	100	100	100	SP	
Assistant Supervisor	2	2	3	80	160	240	SP	
Criminal Clerk	14	17	-20-17	70	1,190	-1,400 11	O	
Pre-trial Interviewer	1	1	2	120	120	240	P	
Subtotal	18	21	26 23		1,570	1,980		
SHARED SPACES								
Public Counter	-	1	1	100	100	100		Off of main lobby
Index Card File Area	-	1	1	-	120	140		Combine with clerical area
Docket and Document Storage	-	1	1	-	120	140		Adjacent to clerical area
Shared Clerical Work Area	-	1	1	-	170	220	O	
Computer Terminal Area	-	1	1	-	100	150		Combine with clerical area
Supply/Form Storage	-	1	1	50	50	50		Adjacent to clerical area
Subtotal					660	800		
CIVIL AND SMALL CLAIMS PERSONNEL SPACES:								
Supervisor	1	1	1	100	100	100	SP	
Asst. Supervisor - Small Claims	1	1	1	80	80	80	SP	
Asst. Supervisor - Journaling	1	1	1	80	80	80	SP	
Clerk - Small Claims	3	4	-6-5	70	280	-420 5	O	
Clerk - Journaling	7	8	-10-8	70	560	-700 5	O	
Subtotal	13	15	25 16		1,100	1,380		

Table 12, Continued
 FACILITY PROGRAM - Trial Court Clerks Office
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
SHARED SPACES: Public Counter - Small Claims	-	1	1	100	100	100		
Reception Area	-	10	12	25	250	300		
Public Counter - Civil	-	1	1	100	100	100		
Public Work Area	-	-	-	-	150	200		Small Claims
Index Card File Storage	-	-	-	-	120	140		Include in journaling clerical area
Docket/Document Storage	-	-	-	-	120	140		Include in journaling clerical area
Clerical Work Area	-	-	-	-	100	120		Include in journaling clerical area
Equipment Area	-	-	-	-	50	100		Include in journaling clerical area
Records Storage	-	-	-	-	250	300		Include in small claims clerical area
Index File Area	-	-	-	-	120	140		Include in small claims clerical area
Shared Work Area	-	-	-	-	75	100		Include in small claims clerical area
Subtotal					1,435	1,740		
ACCOUNTING PERSONNEL SPACES: Supervisor	1	1	1	100	100	100	SP	
Clerk	3	4	5-4	70	280	350	O	
Subtotal	4	5	85		380	450		
SHARED SPACES: Public Counter	-	1	1	100	100	100		Cashier design
Records Storage	-	1	1	250	250	250		Fireproofed and secured
Shared Work Area	-	-	-	-	50	75		Include in clerical area
Computer Equipment Area	-	-	-	50	50	50		Include in clerical area
Subtotal					450	475		
APPEALS PERSONNEL SPACES: Supervisor	1	1	1	100	100	100	SP	
Clerk	3	4	5	70	280	350	O	
Subtotal	4	5	6		380	450		
SHARED SPACES: Public Counter	-	1	1	100	100	100		Adjacent to public counter
Records Viewing Area	-	1	1	150	150	150		Include in clerical area
Records Storage	-	-	-	-	400	500		Include in clerical area
Shared Work Area	-	-	-	-	100	150		Include in clerical area
Subtotal					750	900		

Table 12, Continued
 FACILITY PROGRAM - Trial Court Clerks Office
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
RECORDS/EXHIBITS PERSONNEL SPACES: Supervisor Clerk Clerical Support	1 14 5	1 17 5	1 -20 5	100 70 -	100 1,190 *	100 -1,400 -1,100	SP 0 0	Part-time assistance, included in shared work area
Subtotal	20	23	25		1,290	1,500		
SHARED SPACES: Public Counter Public Viewing Area Index Files Public Copier/Equipmt Storage Active Records Storage Inactive Records Storage Shared Work Area Civil Exhibits Storage Criminal Exhibits Storage Public Micro-viewing Area	- - - - - - - - - - -	1 1 1 1 1 1 - 1 1 1 1	1 1 1 1 1 1 - 1 1 1 1	200 - - - - - - - - - -	200 300 250 350 1,500 3,000 380 500 700 300	200 350 300 400 2,000 4,000 420 500 700 350		Hard copy viewing Public access Current to 5 years old 5 years to 10 years old Includes part-time assistance stations Fireproofed and secured Fireproofed and secured
Subtotal					7,480	9,220		
SHARED SPACES - ALL SECTIONS Conference Room Duplication Area Staff Lounge Staff Toilets Staff Coat Closet	- - - - - -	2 3 2 4 1	3 3 2 4 1	80 80 150 70 100	160 240 300 280 100	240 240 300 280 100		Include in clerical area
Subtotal					1,080	1,160		
Subtotal, Personnel	65	76	102		5,450	6,680		
Subtotal, Shared Spaces					12,200	14,715		
TOTAL					17,650	21,395		
TOTAL X 1.2, Internal Circulation					21,180	25,675		TOTAL PROGRAMMED SPACE 31,905
1982 TOTAL PROGRAMMED SPACE COMPARISON					21,809	27,828		
DIFFERENCE					-629	-2,153		

SOURCES OF DIFFERENCE:

- . Elimination of micrographics unit.
- . Increase in projected number of staff positions, primarily civil and records units.
- . Increase in internal circulation factor.

Table 13
 FACILITY PROGRAM - Transcript
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Supervisor	1	1	1	120	120	120	P	
Transcriber - Full-Time	5	6	7 6	120	720	840 720	P	
Telex Operator	1	1	2 1	70	70	140 70	O	
Subtotal	7	8	10 8		910	1,100		
SHARED SPACES:								
Reception	-	-	-	-	150	200		Adjacent to telex operator-
Public Listening Area	-	1	1	-	200	250 100		Adjacent to reception area; visual supervision by telex operators
Tape Storage	-	1	1	-	850	1,000 150		
Supplies Storage	-	1	1	50	50	50		
Equipment Area	-	1	1	-	200	300		
Duplication Area	-	1	1	100	100	100		
Conference/Staff Room	-	1	1	220	220	220		
Records Storage	-	-	-	-	75	100		Combine with telex operator area
Shared Work Area	-	-	-	-	100	150		Combine with telex operator area
Subtotal					1,945	2,370		
TOTAL					2,855	3,470		
TOTAL x 1.2, Internal Circulation					3,425	4,165		TOTAL PROGRAMMED SPACE 4,250
1982 TOTAL PROGRAMMED SPACE COMPARISON					2,907	3,579		
DIFFERENCE					+518	+586		

SOURCES OF DIFFERENCE:

- Increase in projected number of full-time staff.
- Increase in internal circulation factor.

Table 14

FACILITY PROGRAM - Jury Assembly
Prepared: June, 1987

* combine w/ training FAC (BLDG. Amm.)

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES: Clerk/Supervisor	1	1	1	100	100	100	SP 0	
Jury Clerk	2	3	4	70	210	280		
Subtotal	3	4	5		310	380		
SHARED STAFF SPACES: Reception/Control	-	1	1	100	100	100		Include in open clerical area
Shared Work Area	-	1	1	-	80	100		
Computer Terminal Area	-	1	1	50	50	50		
Records/Supply Storage	-	1	1	100	100	100		
Duplication	-	1	1	100	100	100		
Subtotal					430	450		
JURY ASSEMBLY SHARED SPACES								
Jury Assembly Area	-	1	1	-	2,200	2,420	training center	
Smoker's Lounge	-	1	1	350	350	350		
Non-Smoker's Lounge	-	1	1	350	350	350	Includes semi-private work areas	
Juror Toilet	-	2	2	100	200	200	Includes semi-private work areas	
General Storage	-	1	1	120	120	120		
Coffee Prep/Vending Area	-	1	1	80	80	80	Accessed from both lounges	
Subtotal					3,300	3,520		
Subtotal, Shared Spaces					3,730	3,970		
TOTAL					4,040	4,350		
TOTAL x 1.2, Internal Circulation					4,850	5,220	300	TOTAL PROGRAMMED SPACE 10,150
1982 TOTAL PROGRAMMED SPACE COMPARISON					4,053	4,384		
DIFFERENCE					+797	+836		

SOURCES OF DIFFERENCE:

- . Addition of coffee prep/vending area.
- . Increase in internal circulation factor.

Table 15
 FACILITY PROGRAM - Grand Jury
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
SHARED SPACES:								
Hearing Room	-	1	1	900	900	-900-8 ⁰⁰		May also serve as auxiliary jury deliberation room for trial courts
Juror's Lounge	-	1	1	400	400	-400-3 ⁰⁰		
Juror's Toilet	-	2	2	30	60	60		
Reception/Control Area	-	1	1	200	200	-200-1 ⁰⁰		
Secured Witness Waiting Area	-	1	1	120	120			
Large Witness Waiting Area	-	1	1	200	200	200		
Clerical Work Area	-	1	1	70	70	-70-		
TOTAL				1,950	-1,950-	1555		
TOTAL X 1.2, Internal Circulation				2,340	-2,340-	1700		TOTAL PROGRAMMED SPACE 2244
1982 TOTAL PROGRAMMED SPACE COMPARISON				1,950	1,950			
DIFFERENCE				+390	+390			

SOURCES OF DIFFERENCE:

- . Addition of internal circulation factor.

Table 16
 FACILITY PROGRAM - Coroner/Public Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Coroner/Public Administrator	1	1	1	220	220	220	P	
Deputy Coroner	1	1	1	170	170	170	P	
Secretary	1	1	-2-1	70	70	-140	O	Combine with reception area
Vital Statistics Clerk	3	4	-5-3	70	280	-350	O	Adjacent to public counter
Subtotal	6	7	5		740	-880	40	
SHARED SPACES:								
6-Person Jury Courtroom	1	1	1	900	900	900		
Soundlock	1	1	1	55	55	55		
Public Waiting Area	-	1	1	300	300	-300		Adjacent to courtroom For 6 people
Jury Room	-	1	1	300	300	300		
Reception Area	-	1	1	-	150	-200	O	
Public Counter	-	2	2	100	200	200		
Open Records Storage	-	1	1	-	250	300		Combine with secretary/clerical area
Deceased Effects Storage	-	1	1	350	350	350		Secured, fireproofed area, freight access, with 50 NSF ante room for viewing; separate ventilation system
Closed Records Storage	-	1	1	300	300	300		Secured, fireproofed area, freight access, with 50 NSF ante room for viewing
Duplication Area	-	1	1	100	100	100		Combine with supplies storage
Supplies Storage	-	1	1	50	50	50		
Clerical Work Area	-	1	1	-	150	200		Combine with secretarial/clerical area
Shared Terminal Area	-	1	1	100	100	-100	O	In central location near public counter
Staff Lounge	-	1	1	120	120	-120	O	
Subtotal					3,325	3,475		
TOTAL					4,065	4,355	3,925	
TOTAL X 1.2, Internal Circulation					4,880	5,225	1,255	TOTAL PROGRAMMED SPACE 5,602
1982 TOTAL PROGRAMMED SPACE COMPARISON					6,337	7,343		
DIFFERENCE					-1,457	-2,118		

SOURCES OF DIFFERENCE:

- . Elimination of projected staff and facilities to support public guardian functions.
- . Increase in internal circulation factor.

Table 17
 FACILITY PROGRAM - Court Security and On-Call Bailiffs
 Prepared: June, 1987

included w/ J.S.

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Security Officer	1	1	2	100	100	200	0	
Security Aide	1	1	2	30	30	60	0	
On-Call Bailiff	9	11	13	10	110	130	0	Uses shared spaces
Subtotal	11	13	17		240	390		
SHARED SPACES:								
Staff Space	-	-	-	-	150	200		Combine with bailiff and security aides' area
Staff Toilets	-	2	2	35	70	70		
Bailiff's Locker Area	-	-	-	-	75	100		Add to bailiff and security aides' area
Supplies Storage Room	-	-	-	-	100	150		
Subtotal					395	520		
TOTAL					635	910		
TOTAL x 1.2, Internal Circulation					760	1,090		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					746	1,027		
DIFFERENCE					+14	+63		

SOURCES OF DIFFERENCE:

- . Increase in internal circulation factor.

Table 18
 FACILITY PROGRAM - Alaska Alcohol Safety Action Program
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Administrator	1	1	1	170	170	170	P	
Administrative Technical	1	1	2	120	120	240	P	
Receptionist	1	1	1	70	70	70	SP	
Clerk	4	6	8	70	420	560	O	
Probation Officer	3	4	5	120	480	600	P	
Subtotal	10	13	17		1,260	1,640		
SHARED SPACES:								
Reception Area	-	1	1	-	150	-200		Adjacent to receptionist room Secured; store in file cabinets
Records Storage	-	1	1	-	150	-200		
Supplies/General Storage	-	1	1	50	50	50		Combine with supplies storage
Duplication	-	1	1	100	100	100		
Work Area	-	1	1	-	100	125		
Computer Area	-	1	1	-	100	100		
Shared Conference Room/Lounge	-	1	1	200	200	200		
Subtotal					850	975		
TOTAL					2,110	2,615		
TOTAL X 1.2, Circulation Circulation					2,530	3,140		TOTAL PROGRAMMED SPACE 4,260
1982 TOTAL PROGRAMMED SPACE COMPARISON					2,357	2,885		
DIFFERENCE					+173	+255		

SOURCES OF DIFFERENCE:

- . Increase in projected number of clerical staff positions.
- . Increase in internal circulation factor.
- . Provision of combined conference room and staff lounge.

Table 19
 FACILITY PROGRAM - Judicial Services
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
ADMINISTRATIVE PERSONNEL SPACES: Lieutenant	1	1	1	170	170	170	P	
Sergeant	1	1	1	120	120	120	P	
Administrative Asst.	1	1	1	70	70	70	SP	
Subtotal	3	3	3		360	360		
WRIT SERVICE UNIT Court Service Officer	4	5	6	70	350	420	O	
Trooper	1	1	2	70	70	140	O	
Subtotal	5	6	8		420	560		
PRISONER TRANSPORT Court Service Officer	13	16	20	70	1,120	1,400	O	
Trooper	2	4	6	30	120	180	O	
Clerk	3	4	5	70	280	350	O	
Subtotal	18	24	31		1,520	1,930		
SHARED SPACES: Public Counter/Waiting	-	1	1	100	100	100		Adjacent to writs service/admin area Out of public view
Computer (AJIS) Terminal Room	-	1	1	100	100	100		
Records Storage	-	1	1	100	100	100		
Supplies Storage	-	1	1	200	200	200		
Duplication	-	1	1	100	100	100		
Staff Lounge	-	1	1	200	200	200		
Staff Locker Area	-	1	1	-	150	200		
Staff Toilets/Shower	-	2	2	70	140	140		
Courthouse Security Control Area	-	1	1	200	200	200		
Clerical Work Area	-	1	1	-	200	200	Add to clerical area	
Subtotal					1,440	1,540		
PRISONER AREAS Central Prisoner Control Area	-	-	-	-	520	600		With CCTV terminals Secured with toilet; up to 6 men each Secured with toilet; up to 6 women each With video tape/CCTV terminals
Prisoner Holding Cell - Male	-	11	14	70	770	980		
Prisoner Holding Cell - Female	-	4	4	70	280	280		
Secured Interview Room	-	4	4	80	320	320		
Disruptive Defendant Area	-	2	2	100	200	200		
Subtotal					2,090	2,380		

NEW
 CONCEPT,
 DIFF.
 APP. TO
 H.C. DES.

→ 80 MEN TOTAL
 → 11 WOMEN TOTAL

Table 19, Continued
 FACILITY PROGRAM - Judicial Services
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS	
		1995	2005		1995	2005			
OTHER SPACES	-	-	-	600	600	600			
Covered Vehicular Sallyport	-	-	-	150	150	150		Adjacent to main access point	
Subtotal					750	750			
Subtotal, Personnel	26	33	42		2,300	2,850			
Subtotal, Shared Spaces					4,280	4,670			
TOTAL					6,580	7,520			
TOTAL X 1.2, Internal Circulation					7,895	9,025		TOTAL PROGRAMMED SPACE 25,815	
1982 TOTAL PROGRAMMED SPACE COMPARISON					6,790	7,705			
DIFFERENCE					+1,105	+1,320			

SOURCES OF DIFFERENCE:

- Reduction in writ service staff projection.
- Increase in internal circulation factor.

PLUS PRISONER CIRCULATION TUNNELS, HOLDING CELLS ON ROOF, ETC

Table 20
 FACILITY PROGRAM - Municipal Warrant Section
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Sergeant	1	1	1	140	140	140	P	
Police Officer	12	12	14	30	360	420	O	
Clerk	3	4	5	70	280	350	O	
Court Liaison Officer	1	1	1	120	120	120	P	
Domestic Violence Officer	1	1	1	170	170	170	P	
Subtotal	17	19	22		1,070	1,200		
SHARED SPACES:								
Public Counter Area	-	1	1	-	75	100		Adjacent to clerical area
Records Storage	-	1	1	-	75	100		Adjacent to clerical area
Supplies Storage	-	1	1	50	50	50		
Shared Work Area	-	1	1	-	160	200		Adjacent to clerical and officer areas
Duplication	-	1	1	100	100	100		
Staff Lounge	-	1	1	120	120	120		
Computer Terminal Area	-	1	1	100	100	100		Shared open area near public counter
Prisoner Holding Cell	-	2	2	70	140	140		
Prisoner Processing Area	-	1	1	300	300	300		Intoximeter, photos, fingerprinting
Officer Waiting Area	-	1	1	300	300	300		For testifying officers
Subtotal					1,420	1,510		
TOTAL					2,490	2,710		
TOTAL X 1.2, Internal Circulation					2,990	3,250		TOTAL PROGRAMMED SPACE 41,307
1982 TOTAL PROGRAMMED SPACE COMPARISON					1,694	1,992		
DIFFERENCE					+1,296	+1,258		

SOURCES OF DIFFERENCE:

- . Addition of court liaison officer and domestic violence officer.
- . Addition of prisoner holding and processing areas.
- . Addition of officer waiting area.
- . Increase in internal circulation factor.

Table 21
 FACILITY PROGRAM - State Court Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
ADMINISTRATION								
Administrative Director	1	1	1	350	350	350	P	Includes toilet
Administrative Aide	1	1	1	120	120	120	P	
Staff Counsel	1	1	1	120	120	120	P	
Attorney	1	1	1	120	120	120	P	
Executive Secretary	1	1	1	200	200	200	O	Includes reception/wait area and records
Deputy Administrative Director	1	1	1	220	220	220	P	
Administrative Associate	1	1	1	120	120	120	P	
Executive Secretary	1	1	1	200	200	200	O	Includes reception/wait area and records
Subtotal	8	8	8		1,450	1,450		
PERSONNEL								
Director	1	1	1	170	170	170	P	
Personnel Analyst	1	1	1	120	120	120	P	
Personnel Technician	1	1	1	120	120	120	P	
Clerk	3	4	5	70	280	350	O	
Subtotal	6	7	8		690	760		
SPECIAL PROJECTS								
Coordinator	1	1	1	170	170	170	P	
Secretary	1	1	1	150	150	150	O	Includes records storage
Subtotal	2	2	2		320	320		
MAGISTRATES SYSTEMS								
Coordinator	1	1	1	170	170	170	P	
Secretary	1	1	1	70	70	70	O	
Subtotal	2	2	2		240	240		
MATERIAL OPERATIONS								
Manager	1	1	1	170	170	170	P	
Secretary <i>Project mgr</i>	1	1	2	70	70	140	O	
Subtotal	2	2	3		240	310		
MICROGRAPHICS								
ACA/Court Specialist	1	1	1	170	170	170	P	
Supervisor/Coordinator	1	1	1	120	120	120	P	
Assistant Supervisor	1	1	1	70	70	70	SP	
Quality Control Clerk	1	1	1	-	-	-		Included in quality control room Included in source document recording area Included in processing/temp worker area
Camera Operator	4	4	5	-	-	-		
Prep Clerk	6	7	8	-	-	-		
Subtotal	14	15	17		360	360		

Table 21, Continued
 FACILITY PROGRAM - State Court Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
FISCAL OPERATIONS								
Manager	1	1	1	170	170	170	P	
Field Auditor	1	1	1	120	120	120	P	
Accounting Analyst	1	2	3 ²	120	240	360 ²	P	
Supply Officer	2	2	2	120	240	240	P	
Clerical Supervisor	1	1	1	100	100	100	SP	
Clerk	4	5	6 ⁴	70	350	420 ²	O	
Subtotal	10	12	14¹¹		1,220	1,410¹¹		
TECHNICAL OPERATIONS								
Manager	1	1	1	170	170	170	P	
Program Analyst	3	3	4 ³	120	360	480 ³	O	
Research Analyst	1	1	1	120	120	120	O	Includes records storage
Quality Control Clerk	1	1	1	120	120	120	O	Includes computer terminals
Data Entry Clerk	3	3	3	70	210	210	SP	
Subtotal	9	9	10⁹		980	1,100⁹		
ELECTRONICS								
Supervisor	1	1	1	170	170	170	P	
Technician	3	4	5 ⁴	100	400	500 ⁴	O	
Subtotal	4	5	6⁵		570	670⁵		
COMMISSION ON JUDICIAL CONDUCT								
Commission Member	-	1	1	100	100	100	P	
Clerical Support Staff	-	1	1	100	100	100	O	Includes reception and files
Subtotal	-	2	2		200	200		
SUPPLY, MAIL, PRINTING & SWITCHBOARD								
Storekeeper	1	1	1	120	120	120	P	
Assistant Storekeeper	1	1	1	120	120	120	P	
General Helper	3	5	7	55	275	385	O	
Printer	2	3	4	70	210	280	O	
Switchboard Operator	1	1	1	-	-	-	O	Locate station in lobby
Subtotal	8	11	14		725	905		
Subtotal, Personnel	65	75	86		6,995	7,725		
SHARED SPACES: PERSONNEL DIVISION								
Visitor Waiting Area	-	1	1	50	50	50		Combine with clerical area
Applicant Desk Area	-	1	1	-	210	270		Adjacent to clerical area

Table 21, Continued
 FACILITY PROGRAM - State Court Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
Secured File Storage	-	-	-	-	200	250		Adjacent to clerical area, with copier
Shared Work Area	-	-	-	-	100	150		
Computer/Terminal Area	-	1	1	100	100	100		Include in open clerical area
Forms/General Storage	-	1	1	50	50	50		Combine with clerical area
Subtotal					710	870		
MAGISTRATE SYSTEMS								
Visitor Waiting Area	-	1	1	50	50	-50		Include in clerical open area
Records/General Storage	-	-	-	-	100	150		Include in clerical open area
Shared Work Area	-	-	1	50	50	50		Include in clerical open area
Audio-Visual Equip. Storage Rm	-	1	1	120	120	120		
Printed Resources Storage Rm	-	1	1	120	120	120		
Subtotal					440	490		
MATERIAL OPERATIONS								
Visitor Waiting Area	-	1	1	50	50	-50		Combine with clerical area
Building Documents Storage	-	1	1	50	50	50		Walk-in storage accessible from director's office
Records/Brochures/Sample Storage	-	1	1	50	50	50		Walk-in storage for supply officers
Shared Work Area	-	1	1	100	100	100		Include in clerical area
Equipment Area	-	-	-	-	100	-150		Include in clerical area
Subtotal					350	-400	50	
MICROGRAPHICS								
Receiving/Pick-up Counter	-	1	1	100	100	100		
Sorting & Distribution Area	-	1	1	-	300	400		
Source Document Filming Room	-	2	2	200	400	400		With revolving darkroom door
Supplies Storage	-	2	2	100	200	200		For chemicals, films, etc.
Processing & Film Handling Room	-	1	1	250	250	250		With revolving darkroom door
Quality Control Room	-	1	1	250	250	250		
Duplication/Equipment Area	-	1	1	200	200	200		Combine with sorting and distribution
Cassette Storage	-	1	1	200	200	200		Fireproofed and secured
Micro-Jacket Storage	-	1	1	200	200	200		Fireproofed and secured
Temporary Operators Area	-	1	1	-	250	400		
Shared Work Area	-	1	1	120	120	120		Combine with clerical area
Subtotal					2,470	2,720	500	
FISCAL OPERATIONS								
Visitor Waiting Area	-	1	1	50	50	-50		Include in clerical area
Records Storage Area	-	-	-	-	150	200		Include in clerical area
Shared Work Area	-	-	-	-	150	200		Include in clerical area
Equipment Area	-	1	1	100	100	100		Include in clerical area
Subtotal					450	550		

Table 21, Continued
 FACILITY PROGRAM - State Court Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
TECHNICAL OPERATIONS								
Visitor Waiting Area	-	1	1	50	50	-50		Include in clerical area
Records/Computer Print-Out Storage	-				150	200		Adjacent to research analyst
Shared Work Area	-	1	1	100	100	100		Include in data entry clerk's area
Computer Work Area	-	-	-	-	1,750	-2,000	1150	Adjacent to data entry clerk's area
Subtotal					2,050	2,350	2150	
ELECTRONICS								
Electronics Workroom	-	-	-	-	800	-1,000	200	Include to technician work area
Equipment Storage Room	-	1	1	200	200	200		
Supplies Storage Room	-	1	1	100	100	100		
Subtotal					1,100	1,300	1100	
SUPPLY & MAIL/PRINTING								
Visitor Waiting Area	-	1	1	50	50	50		Include in clerical area
Shared Work Area	-	1	1	50	50	50		Include in clerical area
Temporary Bulk Storage Area	-	1	1	1,000	1,000	1,000		
Central Supplies Storage	-	-	-	-	4,800	5,400		
Mail Processing Area	-	1	1	300	300	300		
Duplication	-	1	1	100	100	100		
Print Shop	-	1	1	1,500	1,500	1,500		
Work Area	-	1	1	100	100	100		
Short-Term Paper Storage	-	1	1	500	500	500		Adjacent to printship
Subtotal					8,400	9,000		
DEPARTMENTAL								
Central Reception/Control Area	-	1	1	200	200	200		Foyer area
Large Conference Room	-	1	1	400	400	400		
Small Conference Room	-	1	1	200	200	200		
General Office Supplies	-	1	1	200	200	200		
Duplication	-	1	1	100	100	100		
Staff Lounge	-	1	1	200	200	200		
Subtotal					1,300	1,300		
Subtotal, Shared Spaces					17,270	18,980		
TOTAL					24,265	26,705	24,910	
TOTAL X 1.2, Internal Circulation					29,120	32,045	30,290	TOTAL PROGRAMMED SPACE 31,575

Table 21. Continued
 FACILITY PROGRAM - State-Court Administration
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
1982 TOTAL PROGRAMMED SPACE COMPARISON					28,175	31,523		
DIFFERENCE					+945	+522		

SOURCES OF DIFFERENCE:

- . Elimination of projected training unit staff positions (other training facilities moved to Table 22, Building Amenities).
- . Addition of micrographics unit.
- . Increase in internal circulation factor.
- . Addition of commission on judicial conduct (deleted elsewhere).

Table 22
 FACILITY PROGRAM - Law Library
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
State Law Librarian	1	1	1	170	170	170	P	
Reference Librarian	2	2	2	120	240	240	P	
Technical Services Librarian	1	1	2	120	120	240	P	
Library Assistant	2	3	4	70	210	280	SP	
Library Clerks	3	4	5	-	-	-		Use library workroom and other library spaces
Subtotal, Personnel	8	11	14	-	740	930		
SHARED SPACES:								
PUBLIC SPACES								
Foyer/Control Area	-	1	1	150	150	150		
Reference Counter	-	1	1	200	200	200		
Computer Terminal Area	-	2	3	60	120	180	SP	Acoustic privacy
Micro-Reader and Storage	-	1	1	-	200	200		Reference collection
Index File Area	-	1	1	100	100	100		Reference collection
Duplication Area	-	2	3	80	160	240		Locate per level
Public Phone Area	-	2	2	30	60	60	SP	
Reading & Research Area	-	-	-	-	2,700	-3,000 ²		30 square foot/person
Study Rooms	-	6	9 ⁷	60	360	-540 ⁴	SP	
Public Toilet Facilities	-	2	2	100	200	200		
Book Return	-	1	1	100	100	100		
Printed Resource Area	-	-	-	-	6,840	8,580		
Subtotal					11,190	13,550		
LIBRARY WORKROOM								
Receiving and Mailing	-	1	1	100	100	100		Combine with library assistants and clerical areas
Staff Duplication Area	-	1	1	80	80	80		Combine with library assistants and clerical areas
Equipment Area	-	1	1	100	100	100		Combine with library assistants and clerical areas
Supplies/General Storage	-	1	1	120	120	120		Combine with library assistants and clerical areas
Work Area	-	1	1	100	100	100		Combine with library assistants and clerical areas
Records Storage	-	1	1	100	100	100		Combine with library assistants and clerical areas
Computer Terminal Area	-	1	1	100	100	100		Combine with library assistants and clerical areas
Staff Lounge	-	1	1	120	120	120		Combine with library assistants and clerical areas
Subtotal					820	820		
Subtotal, Shared Spaces					12,010	14,370		
TOTAL					12,750	15,300	14,815	
TOTAL X 1.2, Internal Circulation					15,300	18,360	17,815	TOTAL PROGRAMMED SPACE 17,815
1982 TOTAL PROGRAMMED SPACE COMPARISON					13,408	15,923		

Table 22, Continued
 FACILITY PROGRAM - Law Library
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
DIFFERENCE					+1,892	+2,437		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of staff positions.
- . Reduction in number of study rooms.
- . Increase in internal circulation factor.

Table 23
 FACILITY PROGRAM - Building Amenities
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
SHARED SPACES: Press Room	-	1	1	300	300	300		
Equipment/Storage/Multi-purpose Room	-	6	6	350	2,100	2,100		
Subtotal					2,400	2,400		
TRAINING FACILITIES: Visitor Waiting Area	-	-	-	-	100	100		
Training Center	-	-	-	-	1,800	1,800		
Trainers' Lounge/ Coffee Prep. Area	-	-	-	-	200	200		
Audio-Visual Equipment	-	-	-	-	200	200		
Storage	-	-	-	-	200	200		
Workroom	-	-	-	-	150	150		Includes copier
Subtotal					2,650	2,650		
TOTAL					5,050	5,050		
TOTAL x 1.2, Internal Circulation					6,060	6,060		TOTAL PROGRAMMED SPACE 51,470
1982 TOTAL PROGRAMMED SPACE COMPARISON					10,000	10,000		
DIFFERENCE					-3,940	-3,940		

INCL. w/ JURY ASS'N.

SOURCES OF DIFFERENCE:

- . Elimination of cafeteria and day care center.
- . Addition of training facilities.

NOW INCLUDES: 1/2 ROOMS
 PUBLIC LOBBIES
 EQUIP. & GEN. BLDG STORAGE
 TOT/PE MAINT.

Table 24
 FACILITY PROGRAM - Attorney General
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
ADMINISTRATION								
Assistant Attorney General	1	1	1	220	220	220	P	
Other Professionals/Office Manager	1	2	3	120	240	360	P	
Administrative Assistant/Clerk	1	1	2	100	100	200	SP	
Subtotal	3	4	6		560	780		
SPECIAL LITIGATION								
Attorney	1	2	2	120	240	240	P	
TAXATION & BUSINESS REGULATIONS								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	8	9	11	120	1,080	1,320	P	
Secretary	3	4	6	70	280	420	O	
Subtotal	12	14	18		1,500	1,880		
OIL AND GAS								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	3	4	6	120	480	720	P	
Secretary	1	1	2	70	70	140	O	
Subtotal	5	6	9		690	1,000		
NATURAL RESOURCES & ENVIRONMENTAL PROTECTION								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	7	8	9	120	960	1,080	P	
Secretary	3	4	4	70	280	280	O	
Subtotal	11	13	14		1,380	1,500		
HUMAN SERVICES								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	5	6	8	120	720	840	P	
Paralegal	1	1	1	100	100	100	SP	
Secretary	4.5	5	5	70	350	350	O	
Subtotal	10.5	13	15		1,310	1,430		
HUMAN RIGHTS								
Attorney	1	1	1	120	120	120	P	
Secretary	0.5	1	1	70	70	70	O	
Subtotal	1.5	2	2		190	190		

Table 24, Continued
 FACILITY PROGRAM - Attorney General
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
TRANSPORTATION & PUBLIC FACILITIES								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	6	7	8	120	840	960	P	
Secretary	3	4	5	70	280	350	O	
Subtotal	10	12	14		1,260	1,450		
CONSUMER PROTECTION								
Supervising Attorney	1	1	1	140	140	140	P	
Attorney	1	2	3	120	240	360	P	
Secretary/Reception	4	4	5	70	280	350	O	
Subtotal	6	7	9		660	850		
OTHERS								
File Clerk	1	1	1	70	70	70	O	
Investigator/Paralegal	-	1	2	120	120	240	P	
Subtotal	1	2	3		190	310		
Subtotal, Personnel	61	75	92		7,980	9,630		
SHARED SPACES:								
Reception Area	-	2	2	100	200	200		
Central Records Storage	-	1	1		400	500		
Large Conference Room	-	1	1	300	300	800		Group conference rooms
Small Conference Room	-	1	2	150	150	800		
Law Library	-	1	1	-	350	400		
Duplication (floor model)	-	1	1	100	100	100		
Duplication (table-top model)	-	2	2	80	160	160		semi-enclosed, include in clerical
Supplies Storage	-	1	1	100	100	100		
Staff Lounge	-	1	1	-	200	250		
Shared Work Area	-				300	390		
Subtotal, Shared Spaces					2,260	2,700		
TOTAL					10,240	12,330		
TOTAL X 1.2, Internal Circulation					12,290	14,795		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					14,649	18,885		

Table 24, Continued
 FACILITY PROGRAM - Attorney General
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
DIFFERENCE					-2,359	-1,090		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of staff positions.
- . Reduction in internal circulation factor.

OUT

Table 25
 FACILITY PROGRAM - District Attorney
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
ADMINISTRATION								
District Attorney	1	1	1	220	220	220	P	
Chief Asst. District Attorney	1	1	1	170	170	170	P	
Associate Attorney	2	2	3	120	240	360	P	
Administrative Assistant	1	1	1	120	120	120	P	
Clerk	1	2	2	70	140	140	O	
Subtotal	6	7	8		890	1,010		
INTAKE UNIT								
Supervising Attorney	1	1	1	120	120	120	P	
Attorney	2	2	3	120	240	360	P	
Paralegal	1	2	2	120	240	240	P	
Subtotal	4	5	6		600	720		
JUVENILE UNIT								
Attorney	1	1	2	120	120	240	P	
DISTRICT COURT UNIT								
Supervising Attorney	1	1	1	120	120	120	P	
Attorney	5	6	7	120	720	840	P	
Subtotal	6	7	8		840	960		
SUPERIOR COURT UNIT								
Supervising Attorney	1	1	1	120	120	120	P	
Attorney	5	6	7	120	720	840	P	
Paralegal	3	3	4	120	360	480	P	
Subtotal	9	10	12		1,200	1,440		
SENSITIVE CRIMES UNIT								
Supervising Attorney	1	1	1	120	120	120	P	
Attorney	1	2	2	120	240	240	P	
Paralegal	1	1	2	120	120	240	P	
Subtotal	3	4	5		480	600		
SUPPORT STAFF								
Clerical Supervisor	3	3	4	120	360	480	P	
Clerical Support	11	13	15	70	910	1,050	O	
Data Processing Supervisor	1	1	1	100	100	100	SP	
Data Processing Clerk	1	2	2	70	140	140	O	
Subtotal	16	19	22		1,510	1,770		
Subtotal, Personnel	45	53	63		5,640	6,740		

Table 25, Continued
 FACILITY PROGRAM - District Attorney
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
SHARED SPACES:								
Reception Area	-	1	1	200	200	200		Group together, also used by temporary personnel Include in open clerical areas
Witness Waiting	-	2	2	120	240	240		
Conference/Interview Room	-	2	3	80	160	240		
Conference Room	-	1	1	400	400	400		
Work Area	-	-	-	-	290	350		
Supplies Storage & Duplication	-	2	2	100	200	200		
Records Storage	-	1	1	-	650	750		
Computer Terminal Room	-	2	2	100	200	200		
Law Library/Resources	-	1	1	-	350	450		
Deposition Room	-	2	3	120	240	360		
Exhibit Storage	-	1	1	120	120	120		
Staff Room	-	1	1	120	120	120		
Children's Waiting Area	-	1	1	120	120	120		
Subtotal, Shared Spaces					3,290	3,750		
TOTAL					8,930	10,490		
TOTAL X 1.2, Internal Circulation					10,715	12,590		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					11,646	13,251		
DIFFERENCE					-931	-661		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of staff positions.

Table 26
 FACILITY PROGRAM - Office of Special Prosecutions and Appeals
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Chief Attorney	1	1	1	220	220	220	P	
Assistant Attorney	7	9	12	120	1,080	1,440	P	
Paralegal	2	3	4	120	360	480	P	
Supervising Secretary	1	1	1	70	70	70	O	
Legal Secretary	3	4	5	70	280	350	O	
Clerk	1	1	2	70	70	140	O	Combine with reception area
Subtotal	15	19	25		2,080	2,700		
SHARED SPACES:								
Reception/Waiting	-	1	1	-	150	200		
Records & Exhibit Storage	-	1	1	-	250	300		Secured exhibit area
Supplies Storage	-	1	1	-	100	150		Combine with duplication area
Duplication	-	1	1	100	100	100		
Staff Lounge	-	1	1	120	120	120		
Library/Conference Room	-	1	1	-	350	400		
Shred Work Area	-	1	1	-	90	110		Add to clerical area
Expansion Offices	-	3	6	100	300	600		For temporary staff
File Receiving & Temporary Stor	-	1	1	120	120	120		Staging area for incoming files
Subtotal					1,580	2,100		
TOTAL					3,660	4,800		
TOTAL x 1.2, Internal Circulation					4,390	5,760		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					5,073	6,255		
DIFFERENCE					-683	-495		

SOURCES OF DIFFERENCE:

- . Reduction in projected number of staff positions.
- . Addition of Expansion offices and file receiving/storage space.
- . Reduction in internal circulation factor.

Table 28
 FACILITY PROGRAM - Office of Public Advocacy
 Prepared: June, 1987

Brant McGee

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
ADMINISTRATIVE								
Public Advocate	1	1	1	220	220	220	P	
Administrative Assistant	1	1	1	170	170	170	P	
Accounting Technician	1	1	1	120	120	120	P	
Subtotal	3	3	(3)		510	510		
CIVIL DIVISION								
Attorney	3	3	3	120	360	360	P	
Associate Attorney	4	5	6	120	600	720	P	
Legal Secretary	1	1	2	70	70	140	O	
Subtotal	8	9	(11)		1,030	1,220		
CRIMINAL DEFENSE								
Attorney	3	7	9	120	840	1,080	P	
Secretary	1	1	2	70	70	140	O	
Subtotal	4	8	(11)		910	1,220		
PUBLIC GUARDIAN								
Public Guardian	5	7	9	120	840	1,080	P	
Accounting Technician	1	1	1	120	120	120	P	
Secretary	1	1	2	70	70	140	O	
Subtotal	7	9	12		1,030	1,340		
Subtotal, Personnel	22	29	37		3,480	4,290		
SHARED SPACES:								
Reception Area	-	6	6	25	150	150		Adjacent to clerical area
Conference/Library Room	-	1	1	400	400	400		
Staff Lounge	-	1	1	120	120	120		
Interview Room	-	2	2	80	160	160		
Clerical Work Area	-	1	1	80	80	80		
Computer/Duplication/Supplies	-	1	1	150	150	150		
Records Storage	-	-	-	-	120	160		Combine with clerical area
Subtotal, Shared Spaces					1,180	1,220		
TOTAL					4,660	5,510		
TOTAL x 1.2, Internal Circulation					5,590	6,610		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON								NOT INCLUDED IN 1982 PROGRAM

May be out

- VISTA WORKERS
- Appellate Atty
- Assoc. Atty # 7 P.T. = 4
- CRIM. " "
- SOCIAL WORK. STUDENTS
- CONTRACT INVESTIGATORS
- C.J. INTERNS

Table 29
 FACILITY PROGRAM - Adult Probation
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Probation Officer V	1	1	1	220	220	220	P	
Administrative Assistant	1	1	2	100	100	200	SP	
Probation Officer IV	1	1	1	170	170	170	P	
Probation Officer III	3	3	4	170	510	680	P	
Probation Officer II	20	22	25	120	2,640	3,000	P	
Social Worker	1	1	2	120	120	240	P	
Commun. Com	3	3	4	120	360	480	P	
Clerical Support Staff	8	9	10	70	630	700	O	
Receptionist	1	1	1	70	70	70	O	Combine with reception area
Subtotal	39	42	50		4,820	5,760		
SHARED SPACES:								
Reception Area	-	1	1	-	300	400		
Records Storage	-	1	1	-	150	100		Include in clerical area
Conference Room	-	1	1	-	350	400		
Duplication	-	1	1	100	100	100		Combine with supplies storage
Supplies Storage	-	1	1	-	100	150		
Staff Lounge	-	1	1	120	120	120		
Shared Work Area	-	-	-	-	90	140		Add to clerical areas
Computer Terminal Room	-	1	1	100	100	100		Semi-enclosed in clerical areas
Subtotal					1,310	1,510		
TOTAL					6,130	7,270		
TOTAL X 1.2, Internal Circulation					7,355	8,725		TOTAL PROGRAMMED SPACE
1982 TOTAL PROGRAMMED SPACE COMPARISON					7,017	10,307		
DIFFERENCE					+338	-1,582		

SOURCES OF DIFFERENCE:

- . Increase in short-term projected number of staff positions.
- . Decrease in long-term projected number of staff positions.
- . Reduction in internal circulation factor.

out

Table 27
 FACILITY PROGRAM - Public Defender
 Prepared: June, 1987

7/9/87

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS	
		1995	2005		1995	2005			
PERSONNEL SPACES:									
Chief Public Defender	1	1	1	220	220	220	P		
Deputy Public Defender	1	1	1	170	170	170	P		
Assistant Public Defender	20	25	28	120	3,000	3,360	P		
Investigator	3	4	6	100	400	600	SP		
Legal Intern	2	2	3	70	140	210	SP		
Administrative Officer	1	1	1	170	170	170	P		
Secretary	6	7	9	70	490	630	O		
Trainer	1	1	1	100	100	100	P		
Administrative Accountant	1	1	1	100	100	100	P		
Administrative Assistant	1	1	1	120	120	120	P		
Receptionist	1	1	1	70	70	70	O	Combine with reception area	
Subtotal	38	45	53		4,980	5,750			
SHARED SPACES:									
Reception/Waiting Area	-	20	20	25	500	500		Includes coat closet	
Central Records Storage	-	1	1	-	1,000	1,200			
Supply/General Storage	-	1	1	-	250	300			
Law Library	-	1	1	-	350	400			
Large Conference Room	-	1	1	400	400	400			
Conference Room/Staff Lounge	-	1	1	200	200	200		Accommodates A.V. equipment	
Witness Waiting Area	-	1	1	120	120	120			
Work Area	-	-	-	-	90	110		Include in clerical area, computers	
Shared Duplication	-	1	1	100	100	100			
Subtotal					3,010	3,330			
TOTAL					7,990	9,080			
TOTAL X 1.2, Internal Circulation					9,590	10,895		TOTAL PROGRAMMED SPACE	
1982 TOTAL PROGRAMMED SPACE COMPARISON					7,312	9,107			
DIFFERENCE					+2,278	+1,788			

SOURCES OF DIFFERENCE:

- . Increase in projected number of staff positions.
- . Addition of large conference room.
- . Deletion of deposition room.

May be out

PERSONNEL/FACILITIES	EXISTING NO. OF UNITS	PROJECTED UNITS BY PHASE		UNIT AREA	NET AREA REQUIRED BY PHASE		SPACE TYPE	REMARKS
		1995	2005		1995	2005		
PERSONNEL SPACES:								
Director	1	1	1	220	220	220	P	
Senior Staff Associate	1	1	1	120	120	120	P	
Staff Attorney	1	3	4	120	360	480	P	
Executive Secretary	1	1	1	200	200	200	P	
Clerical Support Staff	2	2	3	70	140	210	SP	Includes part-time and temporary staff
Research Assistant	3	4	5	70	280	350	SP	Includes part-time and temporary staff
Subtotal	9	12	15		1,320	1,580		
SHARED SPACES:								
Conference Room	-	1	1	300	300	300		
Data/Equipment Area	-	1	1	100	100	100		Combine with coding space
Coding Space	-	1	1	100	100	100		
Supplies Storage	-	1	1	100	100	100		Combine with supplies storage
Duplication	-	1	1	100	100	100		
Shared Work Area	-	1	1	-	80	110		
Records Storage	-	1	1	-	150	200		Combine with clerical area
Subtotal					930	1,010		
TOTAL					2,250	2,590		
TOTAL x 1.2, Internal Circulation					2,700	3,110		
1982 TOTAL PROGRAMMED SPACE COMPARISON					2,434	2,865		
DIFFERENCE					+266	+245		

SOURCES OF DIFFERENCE:

- Increase in projected number of staff.
- Increase in internal circulation factor.

OUT

SENATOR BINKLEY: Mr. Snowden, when was the decision made to tear down the old District Court Building?

ART SNOWDEN: When we were looking at the renovation and the cost and they went in and did the seismic and things like that, Mr. Chairman, they drilled in that building and they said to bring this up to code would cost a tremendous amount of money. And right now, California, for example, has a law on the books that says if you don't bring things up to code because of the earthquake zone there or something, you either have to bring it up to code or destroy it in seven years. So, our thought is when

the new facility opened, that's three years from now, add the seven years if we took the California requirement, you got ten years to keep it open. Now, so we decided that after we determined that the building could not be used for long-term purposes without extensive remodeling to bring it up to code, which would have been prohibitively expensive.

SENATOR BINKLEY: So you kind of figured the California law was a good one for Alaska, so the Administrator of the Court System will implement the California law?

ART SNOWDEN: No.

SENATOR BINKLEY: Tear down the building and

ART SNOWDEN: Mr. Chairman, I took that to the Supreme Court, and the Supreme Court felt in the State liability that it knows the building has the code deficiencies and we pick beyond it a reasonable period of time to keep it open, it would create tremendous liability for the State. That was a Supreme Court decision.

SENATOR BINKLEY: What's that? Reason versus the California Earthquake law? I haven't seen that Supreme Court decision.

SENATOR FISCHER: No, wait a minute. That was a decision of the Supreme Court acting in the administrative function of the court, not a decision of the Supreme Court that determines that your...

SENATOR BINKLEY: Mr. Chairman, when was that decision made?

ART SNOWDEN: That decision was probably made within the last seven months.

SENATOR BINKLEY: It was made after this stuff then?

ART SNOWDEN: Oh yes, sir.

SENATOR BINKLEY: Okay.

SENATOR DUNCAN: Mr. Chairman, could I talk? Could I just real quickly, on the space, 350,000 square feet. I have a hard time visualizing what 350,000 square feet would look like. I know that's a lot of space, so I, you're familiar with the State Office Building, here in Juneau, the one that hangs over the hill over here, seven stories.

ART SNOWDEN: Yes, sir.

SENATOR DUNCAN: Where you're holding the construction?

ART SNOWDEN: Yes, sir.

SENATOR DUNCAN: Do you know how large that building is?

ART SNOWDEN: No, sir.

SENATOR DUNCAN: It's 157,000 square feet of office space and 72,000 square feet of parking space, for a total of 230,000. So, the new court structure is going to going to be one-third larger than that structure.

ART SNOWDEN: Mr. Chairman, I think on that, we're not talking office spaces. A court room, this is an old court room. To leave room for juries, for the public, as is required by law, those are big spaces those court rooms, and necessarily so. Holding, circulation, all take tremendous amount of different patterns than an office building. We are not intending to build and office building.

SENATOR DUNCAN: I understand that, but there's also, Mr. Chairman, there's also a lot of office work that goes on in there. I guess



Coffman Engineers, Inc.

March 8, 1988

Mrs. Kit Duke
Project Manager
Alaska Court System
310 "K" Street
Anchorage, Alaska 99501

Reference: **EXISTING STATE COURTHOUSE IN ANCHORAGE**

Dear Mrs. Duke:

The existing State Courthouse at the corner of Fourth Avenue and "K" Street in Anchorage was designed in 1962. The Courthouse as-built drawings indicate that the building was designed for seismic forces in accordance with Uniform Building Code (UBC) requirements that were in effect at that time.

Since 1962, major advancements have been made in the area of seismic design. The design force level for Anchorage buildings has greatly increased. Under the criteria established for the new Courthouse Expansion, the UBC seismic design forces are more than 100% greater than the code forces used to design the existing courthouse.

While it is theoretically possible to upgrade the building to current code levels, major structural modifications would be required. In addition, the modifications could adversely affect the functional space utilization of the building.

The design criteria for the new Courthouse Expansion includes site-specific criteria developed by Shah and Zsutty of Stanford University. The criteria for the Courthouse Expansion exceeds code requirements and includes design requirements for seismically-induced ground failures which are not addressed in the UBC. It is not possible to modify the existing courthouse structure to meet, or even approach, the criteria established for the new Courthouse Expansion.

Alaska Court System
March 8, 1988
Page 2

In summary, the existing courthouse does not meet current code requirements by a factor of two and cannot be upgraded to meet existing standards. It is our opinion that renovation of the building to improve its seismic performance is not a practical alternative to new construction.

Please contact me if I can be of further assistance.

Sincerely,

COFFMAN ENGINEERS, INC.



Neil T. Person, P.E.
Project Manager

80308.1/L1/wp/t

c: 87118-60

APPENDIX ONE
PROJECT BUDGET

84,887,000
1,500,000
95,606,000

Construction Cost	\$67,570,000
Furnishings and Equipment	6,000,000
Construction Contingency	6,652,000
Art-in-Public-Places Amount	665,000
Construction Administrative Costs, Including Permits, Construction Management Fees, etc.	<u>4,000,000</u>

	84,887,000	
+	<u>9,969,000</u>	1981
	94,856,000	
+	<u>150,000</u>	PF/PF Loan
	95,606,000	
+	<u>1,500,000</u>	SB 415
	97,106,000	
	(1,177,112)	less what was spent on remodeling etc.
	<u>95,928,888</u>	

APPENDIX TWO

ALASKA COURT SYSTEM
ANCHORAGE COURTHOUSE EXPANSION PROJECT

~~X SEE NEXT PAGE X~~

EXPENDITURES to 2/15/88

Site Acquisition, Demolition, and Permits
Programming
Facilities Design, Seismic Investigation
Remodeling Existing Buildings
Utilities Relocation
Warehouse Costs
Rental Property Costs
Financing Costs

\$3,258,661.60
665,940.97
3,478,460.34
1,151,786.66
925,119.91
17,621.24
4,840.41
3,089.80

CASH NOT ACCRUAL

TOTAL

\$9,069,672.03

Seismic 400.0

Funds Needed to Complete Design
Phases Prior to Sale of Bonds

Completion of Construction Documents
Review and Permit Fees
Bidding Costs

\$1,223,596.00
143,404.00
133,000.00

TOTAL

\$1,500,000.00

2 1/2

PROJECT BUDGET

Fe 22, 1988

Between 2-15-88 & 3-15-88
we are going to spend 750.0
PURE PUC 1650.0

1/20 DAYS = \$2,500.0 PER DAY

ALASKA COURT SYSTEM
ANCHORAGE COURTHOUSE EXPANSION PROJECT
3/15/88

FY 82 CAPITAL APPROPRIATION

Appropriation Amount \$ 9,969,000

Expenditures: (paid)

Site Acquisition, Demolition and Permits	\$ 3,258,662 ✓
Programming	665,941 ✓
Facilities Design and Seismic Investigation	3,942,165 ✓ 500.0
Remodeling Existing Buildings	1,151,787 ✓ 1,150
Utilities Relocation	925,120 ✓
Warehouse Costs	20,485 ✓
Rental Property Costs	4,840 ✓

TOTAL \$ 9,969,000

PUBLIC FACILITIES PLANNING FUND LOAN

Loan Amount \$ 750,000

Expenditures:

Facilities Design (paid)	\$ 532,734
Facilities Design (obligated)	<u>217,266</u>

TOTAL \$ 750,000

SENATE BILL 415 APPROPRIATION REQUEST

Appropriation Request \$ 1,500,000

Expenditures: (Proposed)

Completion of Construction Documents	\$1,223,596
Review and Permit Fees	143,404
Bidding Costs	<u>133,000</u>

TOTAL \$ 1,500,000

MEMORANDUM

DATE: February 4, 1988

TO: Governor Steve Couper

FROM: Lee Gorsuch, Director, IS&R

SUBJECT: The Impacts of Constructing the Anchorage Courthouse Expansion

BACKGROUND

The Alaska Court System (ACS) proposes to build a major, 134,000 sq.ft., addition to the existing Boney Building and a new, 222,000 sq.ft., east "wing". These proposed additions would expand the 250,000 sq.ft. of space ACS' Anchorage and its participating agencies currently occupy to about 566,000 sq.ft.. To date, \$143,000 has been expended to acquire and clear the building site and an additional \$2-2.5m has been expended to date to conduct extensive seismic research, to develop the program requirements, and to prepare the construction design. Approximately \$1.5m of direct legislative appropriation is needed immediately if the construction design work is to be completed and be "bid ready" by the end of this May. Actual construction is planned to begin this September and run 30 months, with project completion scheduled for March, 1991. The total cost of the project is estimated to be about \$90m.

Currently ACS occupies 150,000 sq.ft. in the Boney Building, 60,000 sq.ft. in the old district courthouse, and leases 12,000 sq.ft. of commercial office space. Under the proposed project, two other state agencies who currently occupy about 31,000 sq.ft. of commercial office space would vacate their leased office space to become part of the reconfigured ACS complex.

The proposed project would have four major impacts. First, the project will impact the court system's performance by alleviating current space deficiencies, correcting operational inefficiencies, and providing for future expansion. Second, it would impact the local economy by increasing employment during the 30 month construction phase of the project and subsequently by adding to the local workforce workers who will be required to operate and maintain the new facility. Third, it would impact state government by adding to the cost of the court system as a result of lease/bond costs, the expense of operating and maintaining the new facility, and the costs associated with expanded court services. And fourth, the project would increase the supply of downtown Anchorage commercial office space by eliminating the office space which ACS currently leases.

ACS staff are currently: 1) revising their long term projections for needed court related space, 2) preparing financial projections of lease, o/m. and programmatic costs of the project, and 3) developing options to proceeding with the proposed project this year. This information is not yet available. Until it is, only a very preliminary assessment of the current proposal can be prepared. Similarly, assessing the impact of alternative approaches to meeting ACS space requirements, other than simply delaying construction, can only be prepared after ACS has identified and developed realistic space alternatives.

ANALYSIS

The Alaska Court System

The proposed project would have a major impact on the efficiency of services provided by ACS. It would alleviate current overcrowding and physical plant deficiencies. It would provide for separate and secure circulation systems for prisoners and court officials. It would expand the number of courtrooms and hearing rooms from 28 to 40. It would provide for public waiting areas and assembling and training areas for prospective jurors. And it would provide for the currently projected needs of ACS over the next two decades.

The Anchorage Economy

The impact of the project on the Alaska economy is straight forward. The project's construction costs are estimated to be \$65m of which about 40% is likely to go toward employment. Spreading this amount over the 30 month duration of the project results in an annual payroll of approximately \$10.4m annually. Despite state labor laws not all of this payroll will go to current Alaska residents, but if we were to assume 80% of it would, then about \$8.3m would be added to the local payroll. Using an economic multiplier of 1.4, the direct and indirect impact would then be about 300 jobs annually and about \$11.6 m of additional personal income for the two and one half year construction period. Some additional value added will also result directly from project construction. The additional permanent employment created by the new facility is difficult to estimate without having the program development plans of the agency. Nonetheless, jobs related to building maintenance will increase as will jobs related to program operations, however some job expansion within ACS would likely occur independently of the new facility.

33.

885.0
30

The State Budget

To achieve the above described economic impact requires the expenditure of state funds which could have been spent on other projects or programs. Assuming the total cost of the project is \$90m and that it is financed by a lease/bond sale, the annual lease

cost to the state would be approximately \$9m for the balance of the lease bond period (likely to be 30 years). This expense would be partially offset by the \$900,000 of current lease payments which would be saved once the building is occupied. In addition, the maintenance of the facility, including insurance, utilities, janitorial services, etc..., could cost between 5-10% of the \$65m construction cost. Thus, an additional annual expenditures of \$3.5-6.5m would be required to maintain the proposed facility. A third, and potentially substantial, budgetary impact could result from programmatic services ACS is able to provide because the facility is built which it could not provide without it. However, to place an estimate on this would be conjectural.

What impact this additional expenditure of \$15.5m will have on the state budget is also conjectural. However, it is clear that the state's revenue forecasts are showing declines rather than increases in state revenues. If these forecasts are reliable, all additional state expenditures, including those associated with the ACS project, will require either new revenue resources or a reallocation of state spending priorities. In either case, the \$15.5m has a very real opportunity cost. It could be spent on other state programs, services, or facilities, some of which may have larger public benefits or greater economic impacts than the ACS project.

The Anchorage Real Estate Market

The Anchorage commercial office space market is unstable due to a serious excess supply. Realtors estimate downtown office vacancies to be in excess of 500,000 sq.ft.. Class A office lease rates have fallen from a high of about \$2.40 per sq.ft. two years ago to about \$1.55 currently. Although most realtors do not expect Class A office lease rates to fall much further, they do expect that the total amount of vacant space could increase, but primarily in Class B and C properties.

The ACS project would displace approximately 45,000 sq.ft. of leased office space as of March, 1991. Given the projected rate of economic recovery for Anchorage, it is very unlikely the current surplus of downtown office space will be reduced significantly by 1991, thus, this displacement will add to the already large surplus of vacant office space. However, because the ACS leased office space represents a relatively small proportion of total downtown office space, its price impacts will be relatively negligible. Nonetheless, they will have a depressing impact on prices and add to an already large surplus. Vacancy rates in the buildings currently leased by ACS average an estimated 25% and would be directly impacted by the displacement.

Page 4

THE COST OF POSTPONEMENT

Postponing the ACS project would:

- *adversely impact the efficient operation of the court system.
- *delay the economic impact on the Anchorage economy unless equivalent money were spent in Anchorage by the state.
- *not likely have an appreciable impact on the commercial office space market.
- *delay the impacts of an additional \$11.5-14.5m on the state budget.

11

1	UNIVERSITY OF ALASKA (CONT.)				1	
2			APPROPRIATION	APPROPRIATION FUND SOURCES	2	
3		ALLOCATIONS	ITEMS	GENERAL FUND	OTHER FUNDS	3
4	RURAL EDUCATION (38 POSITIONS)	3,210,700				4
5	UNIVERSITY OF ALASKA SOUTHEAST		15,816,700	9,768,700	6,048,000	5
6	UNIVERSITY OF ALASKA SOUTHEAST (181 POSITIONS)	12,207,300				6
7	ISLANDS COLLEGE (16 POSITIONS)	1,672,000				7
8	KETCHIKAN COLLEGE (29 POSITIONS)	1,937,400				8
9		* * * * *	* * * * *			9
10		* * * * * ALASKA COURT SYSTEM	* * * * *			10
11		* * * * *	* * * * *			11
12	ALASKA COURT SYSTEM		39,549,100	39,549,100		12
13	APPELLATE COURTS (53 POSITIONS)	3,754,400				13
14	TRIAL COURTS (520 POSITIONS)	31,124,200				14
15	IT IS THE INTENT OF THE LEGISLATURE THAT THE TOGIAK					15
16	MAGISTRATE POSITION WILL BE FILLED IF THE COURT SYSTEM					16
17	DETERMINES THAT ITS CRITERIA FOR ASSIGNING MAGISTRATES					17
18	HAS BEEN MET.					18
19	IT IS THE INTENT OF THE LEGISLATURE THAT ANY LEASE COST					19
20	SAVINGS RESULTING FROM THE MOVE OF THE ADMINISTRATIVE					20
21	AND SUPPORT DIVISION TO LESS EXPENSIVE SPACE LAPSE INTO					21
22	THE GENERAL FUND.					22
23	ADMINISTRATION AND SUPPORT (68 POSITIONS)	4,670,500				23
24	IT IS THE INTENT OF THE LEGISLATURE THAT THE GOVERNOR'S					24
25	CRIMINAL JUSTICE WORKING GROUP SUBMIT A REPORT TO THE					25
26	SIXTEENTH LEGISLATURE BY THE 30TH DAY OF THE SESSION					26
27	REGARDING THE STATUS AND PLANS FOR CONTINUING EDUCATION					27

11

Submitted by: Chairman of the Assembly
at the request of the Mayor
Prepared by: Department of Finance
For Reading: March 15, 1988

MUNICIPALITY OF ANCHORAGE
ALASKA
RESOLUTION NO. AR 88-63(S)

A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE, ALASKA SUPPORTING THE
CONSTRUCTION OF A STATE COURT FACILITY IN ANCHORAGE.

WHEREAS, the Municipality of Anchorage and the State of Alaska have long supported the need for expanded court system facilities in Anchorage; and

WHEREAS, the State of Alaska has over the years expanded court system facilities throughout the state; and

WHEREAS, the latest information available shows that it is in the best interests of the administration of justice in this state, judicial district and community to expand court system facilities in Anchorage; and

WHEREAS, the Municipality of Anchorage strongly supports the construction of the expanded court system facility at this time; and

WHEREAS, the State of Alaska has asked for the support of the Municipality of Anchorage in the construction of this much needed facility; and

WHEREAS, the State of Alaska has requested assistance from the Municipality in providing financing for the Court System facilities, in the event that such financing cannot be provided by the Alaska State Building Authority, as authorized by Senate Bill No. 328.

NOW THEREFORE BE IT RESOLVED by the Municipality of Anchorage, as follows:

Section 1. The Municipality strongly supports the efforts of the State of Alaska to provide for an expansion of court system facilities in Anchorage.

Section 2. The Municipality supports state funding of the expanded facility that is consistent with that used in other similar facilities and is financially prudent under the circumstances including but not limited to non-recourse financing provided by the Municipality which must be approved through the normal procedures established by charter, ordinance and rules of the Assembly.

SECTION 3. This Resolution No. AR 88-03(S) shall take effect immediately.

PASSED AND APPROVED by the Anchorage Assembly this 15th day of March, 1988.

Chairman

ATTEST:

Municipal Clerk

STATE OF ALASKA

DEPARTMENT OF REVENUE

TREASURY DIVISION

STEVE COWPER, GOVERNOR

ELEVENTH FLOOR
STATE OFFICE BUILDING
P.O. BOX SB
JUNEAU, ALASKA 99811-0400

March 10, 1988

The Honorable John Binkley
Co-Chairman
Senate Finance Committee
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Dear Senator Binkley:

I would like to offer the Department of Revenue's comments on the credit implications of the Anchorage court building financing, as you have requested. They are:

1. the financing would be lease-purchase obligation (either lease revenue bonds or certificates of participation in rent); as such,
 - a. it will be considered by the rating agencies as part of the State's debt burden, generally in the same light as State general obligation bonds, because repayment of the debt comes from the State's general fund; please see the enclosed letter of December 29, 1983 from Richard P. Larkin of Standard & Poor's;
 - b. recognition may be given by the rating agencies to the fact that, in some cases, the additional debt service burden may be partially or entirely offset by reductions in rent of other facilities under true operating leases; nevertheless, the shift to a lease-purchase obligation does change the character of the State's obligation as Mr. Larkin's letter indicates;
 - c. the rating on the debt generally will be one full grade below the State's general obligation bond rating, due to the fact that the lease payments are subject to appropriation and do not carry the full faith and credit pledge of a general obligation bond; see the enclosed excerpt on lease obligations from Standard & Poor's "Debt Ratings Criteria"; this means the interest costs will be as much as 30

basis points, or .3 percent higher, than if the financing was through general obligation bonds;

2. the effect on the State's debt burden resulting from the financing would be considered by the rating agencies both in magnitude and duration;
 - a. the State's capacity to issue debt at its current Aa/AA- ratings has generally been measured by the guideline that debt service should not exceed 5 percent of unrestricted revenues; this includes all debt which is paid from the State's general fund (general obligation bonds, lease-purchase obligations, municipal school debt reimbursement, and University of Alaska revenue bonds); as the enclosed table and graphs indicate, the State debt burden significantly exceeds this level (14.4 percent for FY 88 using September 1987 30th percentile revenue estimates), even if only general obligation debt is considered (7.6 percent); few states with Aa ratings exceed 5 percent; if issuance of additional debt was likely to cause a rating downgrade, such issuance would have to be evaluated from the standpoint of issuers of moral obligation, municipal, and other State and State agency debt whose ratings and interest costs are tied to the State's general obligation rating;
 - b. the agencies have displayed much concern with debt which extends beyond the Prudhoe curve; as a result, a maximum maturity of 10 years or so might have to be considered; this could noticeably increase debt service requirements.

In conclusion, Alaska has many strengths which offset its high debt levels. These are cited in the enclosed rating reviews. It is not clear that issuance of the courthouse financing would raise a serious risk of a rating adjustment. Yet, it would use up some of the State's debt capacity, even though such capacity cannot be precisely measured and would add to the State's fixed costs.

The rating agencies are aware of the authorization for the Anchorage court financing. However, their analysis is based on debt issued. Issuance of financing for the courthouse would likely trigger yet another review of the State's credit by the rating agencies. The State has been under close scrutiny by

The Honorable John Binkley
March 10, 1988
Page 3

the rating agencies (as witnessed by the enclosed reviews)
since the drop in oil prices and will probably remain so, in
any event, with the approaching decline of the Prudhoe curve.

Yours truly,

Milton B. Barker

Milton B. Barker
Deputy Commissioner

MBB/gb
88-72

Enclosures

Standard & Poor's Corporation

25 Broadway, New York, New York 10004



December 29, 1983

RECEIVED
JAN 03 1984

Mr. Milt Barker
Deputy Commissioner
Department of Revenue
11th Floor State Office Bldg.
Pouch, SB
Juneau, Alaska 99811

ALASKA DEPARTMENT OF REVENUE
TREASURY DIVISION
JUNEAU

Dear Mr. Barker:

I would like to respond to your letter of December 13, regarding our views on lease obligations.

Lease Payments are viewed in essentially the same light as debt service on general obligation bonds, regardless of whether the obligation is cancellable due to non-appropriation. In fact, debt obligations secured by lease payments are included in our computations for overall debt burden.

Many states do not consider lease rental debt under debt limitation laws, primarily because legal interpretations view the obligations to pay rent as an annual budget item, and not a long term debt with a continuing appropriation. The fact remains, however, that the debt is still outstanding, and payable for as long as the property is being used by the lessee. While many leases permit non-payment of rent and cancellation of lease obligations, Standard & Poor's would be very concerned about an issuer's general obligation rating, in those cases where leases were cancelled as a ploy to avoid paying debt obligations.

I've enclosed some information regarding our approach to rating lease-~~rental~~ debt obligations. If you have any further questions, feel free to contact Vladimir Stadnyk or myself at (212) 201-1767.

Very Truly Yours,

Richard P. Larkin
Managing Vice President
Municipal Finance Department

cc: V. Stadnyk
T. Arthur

LEASE OBLIGATIONS

Lease obligation criteria

This policy statement updates and expands S&P's tax-exempt lease obligation criteria. Over the years, S&P has rated numerous lease transactions both of the instalment-sales and leveraged-lease types, for both real and personal property. Although the basic rating approach remains unchanged, some new innovations in the field, such as "master" leases and lease pools, have required some additional criteria implementation.

Lease-secured ratings differ depending on the lease provisions and the strength of the repayment source. Because constitutional and statutory laws regarding leases vary, few generalizations can be made about them. However, lease obligations generally fall into two categories:

- (1) Leases resembling long-term debt.
- (2) Higher risk obligations requiring annual appropriations and having limited legal remedies.

Ratings for the first category emphasize the long-term and binding nature of certain leases regardless of whether they are considered debt for other purposes such as debt limits or voting requirements. In cases where the lease is long-term, where the lessee covenants to budget and appropriate, where failure to appropriate constitutes an event of default, and where the legal recourse of a holder is similar to that of a long-term debt holder, ratings may be as high as the lessee's senior debt rating, depending on the capacity to make lease payments.

The second category involves leases which depend on budgetary appropriations (fiscal funding) by the lessee, and where legal remedies are limited in the event of nonappropriation. Owing to the risk that lease payments may be terminated before the obligation is repaid, ratings on these transactions are lower than the lessee's full faith and credit rating. Typically the lease rating is one full category below.

To rate a lease transaction requiring an annual appropriation, S&P evaluates the following:

- General creditworthiness of the lessee.
- Essentiality of the leased property.
- Security features in the lease agreement.

In addition, an opinion from a recognized bond counsel is necessary stating that the agreement is a net lease without the right of offset. A second opinion from lessee's counsel is also required stating that the lease transaction is valid, legal, binding, and enforceable.

Rating approach

S&P will rate a lease upon receipt of a formal application. If the entity appropriating the lease payments is rated, a meeting with S&P may be optional. However, the nature of the leased property or lessee may make a meeting advisable. All documentation is due at least two weeks before the rating date. If additional information is needed, the process may take longer.

Lease ratings reflect the credit qualities of the lessee and, therefore, the analysis begins with a review of the lessee's long-term creditworthiness. Since the lease payments are generally not a direct and continuing obligation, the lease rating is lower than the lessee's senior debt rating unless additional credit strengths are present.

After assessing the lessee's general credit strengths, the analysis focuses on the potential for an event of nonappropriation. Since leases must generally be renewed annually or biannually, nonappropriation is a major risk for the lessor and, by assignment, the certificate holder. Whether or not funds will be appropriated often depends on the importance of the leased property in providing essential services such as police and fire protection, general government or courthouse facilities or utility services. In addition, personal property leases for telecommunication systems, fleet purchases of rolling stock (such as police and fire vehicles), and centralized computer equipment are usually considered essential. The use of the property is more important

than its potential for technological obsolescence. However, the lease term should be matched to the property's useful life. S&P, therefore, gives greater weight to leased properties fulfilling essential roles. Leases for less than essential, real or personal property are viewed as weaker credits unless the lessee demonstrates—usually via a certificate of essential use—the need for the leased property. In all cases, the risk of nonappropriation may be reduced by the presence of a non-substitution provision which precludes the lessee from using the same or functionally similar property for at least 30 days in the event of nonappropriation. For property such as seasonal equipment, a longer period may be more suitable.

The history of legislative authorizations for lease financings, prior leasing experience, and the "intent" of the lessee (indicated, for example, by an equity interest in the leased property) are all important in determining lease ratings. These factors, however, are not substitutes for adequate legal protections. In some states, owing to constitutional or political limitations, lease debt is the only financing option. This tends to enhance these financings. For those leases where the effective date depends on successful completion or acceptance of the property, the rating is "provisional." For a master lease, when the lessee uses one agreement for multiple leased property, S&P requests that acceptance and the effective date of lease payments be tied to the receipt of the major lease component. The lessee can also substitute other leased property to assure timely payments. Particularly for state level master-leases where numerous operating departments may be involved, a simplified appropriation process helps assure the timely payment of obligations. A debt-service reserve can provide additional strength.

A rating is assigned for each issue accepted for review, whether or not it is of investment grade quality. Applications which do not meet S&P's basic criteria may not be accepted.

The following structural elements are viewed positively. Their absence or significant variation may adversely affect the rating:

- The term of the lease matches the term of the issue. This avoids exposure on renegotiation; if state law prohibits long-term leases, renewal should be automatic.
- The lessee unconditionally agrees to make rental or purchase-option payments as agreed. Such payments are not subject to counterclaim or offset pending the outcome of possible litigation over the leased property, the lease agreement, or any other aspect of the transaction.
- The lessee agrees to request appropriations for lease payments in its annual budget.
- The lease has a nonsubstitution provision of at least 30 days in the event of a nonappropriation.
- In the event of a nonappropriation, the lessee agrees to make the specified purchase-option payment or to return the leased property to the lessor at its own expense.
- The lessee agrees to maintain the leased prop-

erty in good repair and to insure it against loss or damage in an amount at least equal to the purchase-option value or replacement costs, if repair and replacement are mandated by the lease agreement. If applicable, the lessee maintains business interruption insurance and a special hazard policy. Self-insurance for these risks is permitted, so long as adequate reserve levels are maintained.

- For corporate lessors, there must be a sale and absolute assignment of lease rental payments to the trustee. This assures timely payment to the certificate holders if the lessor becomes insolvent. Other methods of "insolvency-proofing" the lessor must be provided for leveraged lease transactions.
- A security interest in the leased property is provided.
- Potential taxability exposure to the certificate holders should be addressed.
- Permitted investments for "trusteed funds" should meet applicable guidelines.

Documentation requirements

The following documentation is required:

- A completed rating application.
- A bond ordinance or trust agreement.
- An official statement or private placement memorandum.
- Authorizing resolution of the governing body.
- The lease agreements.
- An assignment agreement.
- The lease payment schedule with principal and interest components and the end payment in each year.
- A description of the lessee, its functions, services, management, and budgeting process, particularly as it concerns the lease payments.
- A general description of the leased property.
- A certificate of essential use describing the purpose and function of the leased property, focusing on its importance to the performance of the lessee's services for the duration of the lease term.
- If applicable, a delivery and installation schedule and a copy of the acceptance certificate.
- The opinion of a recognized bond counsel that the lease agreement is a net lease without the right of offset, and an opinion from lessee's counsel that it is valid, legal, binding, and enforceable in accordance with its terms.

Additional documentation may be requested if needed.

Ratio of Debt Service to Unrestricted Revenues
September 1987
(\$ Millions)

Fiscal Year	(1)		(2)		(3)		Certificates of Participation		(4)		Total Debt Service		
	Unrestricted Revenue	State GOB's	%	UA	%	ASBA	%	%	School Debt	%	%	%	
77	874.3	41.9	4.8%	1.5	.2%	9.9	1.1%	0	0	9.0	1.0%	62.3	7.1%
78	764.9	50.0	6.5	1.7	.2	10.1	1.3	0	0	11.4	1.5	73.2	9.6
79	1133.0	60.0	5.3	1.7	.2	10.1	.9	0	0	22.3	2.0	94.1	8.3
80	2501.2	75.1	3.0	1.8	.1	10.1	.4	0	0	24.1	1.0	111.1	4.4
81	3718.2	97.6	2.6	2.2	.1	10.0	.3	0	0	38.4	1.0	148.2	4.0
82	4108.4	97.5	2.4	2.3	.1	10.0	.2	0	0	38.3	.9	148.1	3.6
83	3631.0	143.6	4.0	2.3	.1	9.9	.3	0	0	36.2	1.0	192.0	5.3
84	3390.1	166.3	4.9	2.0	.1	9.9	.3	0	0	91.2	2.7	269.4	7.9
85	3260.0	169.5	5.2	2.0	.1	9.9	.3	.8	0	92.8	2.8	275.0	8.4
86	3075.0	163.2	5.3	1.8	.1	9.9	.3	.5	0	105.3	3.4	280.7	9.1
87	1798.7	154.9	8.6	1.8	.1	6.5	.4	.7	0	132.5	7.4	296.4	16.5
88	1934.2	147.9	7.6	1.7	.1	6.5	.3	3.7	.2	118.1	6.1	277.9	14.4
89	1784.3	135.5	7.6	1.8	.1	6.5	.4	4.8	.3	115.8	6.5	264.4	14.8
90	1925.1	120.3	6.2	1.7	.1	6.5	.3	5.2	.3	110.2	5.7	243.8	12.7
91	1870.5	95.5	5.1	1.7	.1	6.5	.3	5.2	.3	102.9	5.5	211.7	11.3
92	1834.5	68.2	3.7	1.7	.1	6.5	.4	5.2	.3	100.9	5.5	182.5	9.9
93	1829.0	59.7	3.3	1.7	.1	5.9	.3	5.2	.3	98.9	5.4	171.3	9.4
94	1757.5	33.9	1.9	1.5	.1	3.1	.2	5.2	.3	89.1	5.1	132.8	7.6
95	1682.5	23.1	1.4	1.5	.1	1.5	.1	5.2	.3	78.6	4.7	109.9	6.5
96	1631.7	21.5	1.3	1.5	.1	0	0	5.2	.3	69.5	4.3	97.7	6.0
97	1610.3	16.7	1.0	1.5	.1	0	0	5.2	.3	42.1	2.6	65.5	4.1
98	1577.0	14.4	.9	1.5	.1	0	0	5.2	.3	41.1	2.6	62.2	3.9
99	1522.0	9.0	.6	1.5	.1	0	0	5.2	.3	39.2	2.6	54.9	3.6
00	1484.2	2.6	.2	1.5	.1	0	0	4.3	.3	28.6	1.9	37.0	2.5
01	1452.1	0	0	1.0	.1	0	0	4.3	.3	26.7	1.8	32.0	2.2
02	1423.5	0	0	.4	0	0	0	4.3	.3	9.1	.6	13.9	1.0
03	1393.1	0	0	.3	0	0	0	4.3	.3	4.6	.3	9.2	.7
04	1397.4	0	0	.2	0	0	0	4.3	.3	3.4	.2	8.0	.6
05	1400.8	0	0	.1	0	0	0	4.3	.3	2.6	.2	7.1	.5

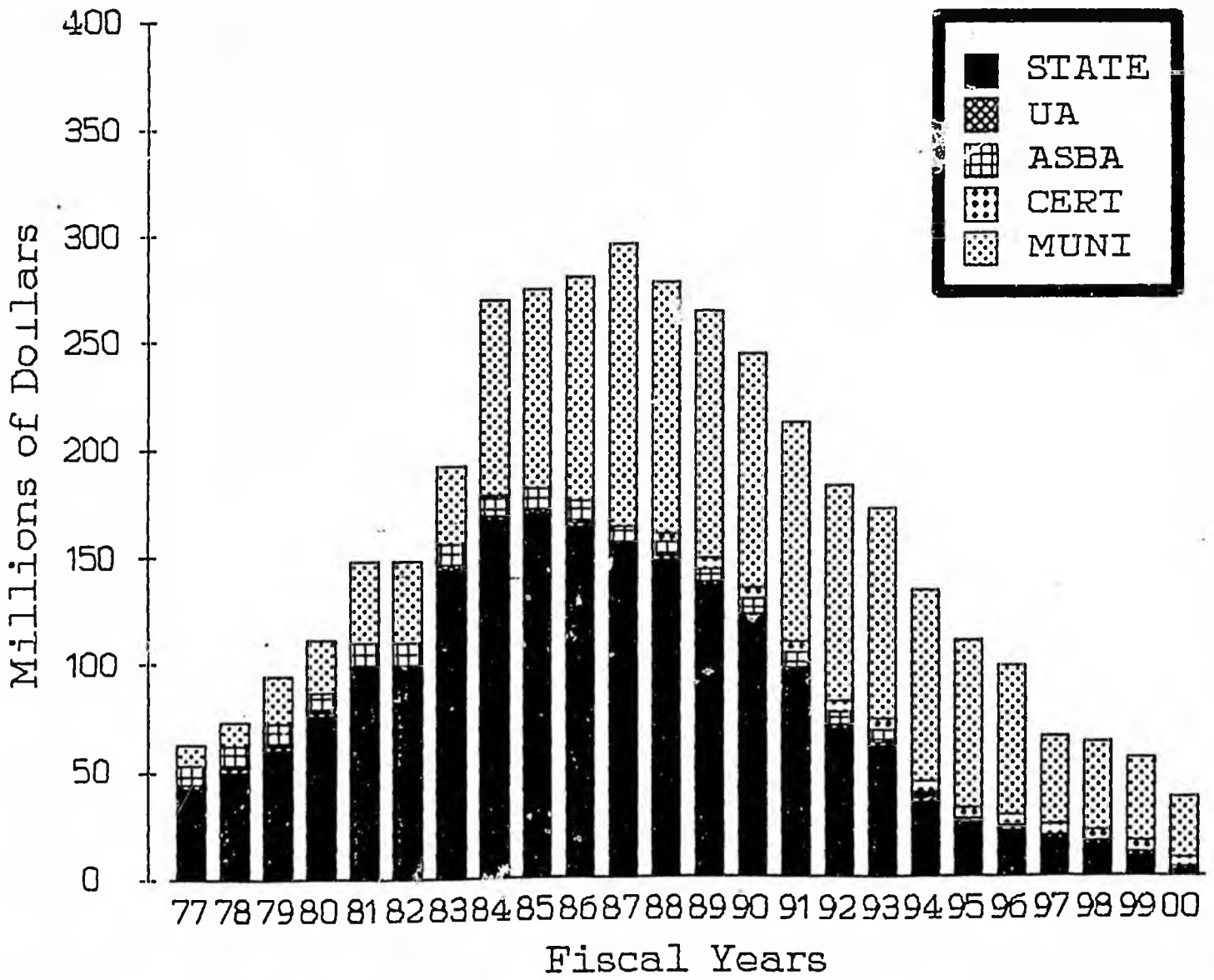
(1) September 1987 Department of Revenue revenue estimates, 30th percentile.

(2) University of Alaska bonds.

(3) Alaska State Building Authority lease revenue bonds.

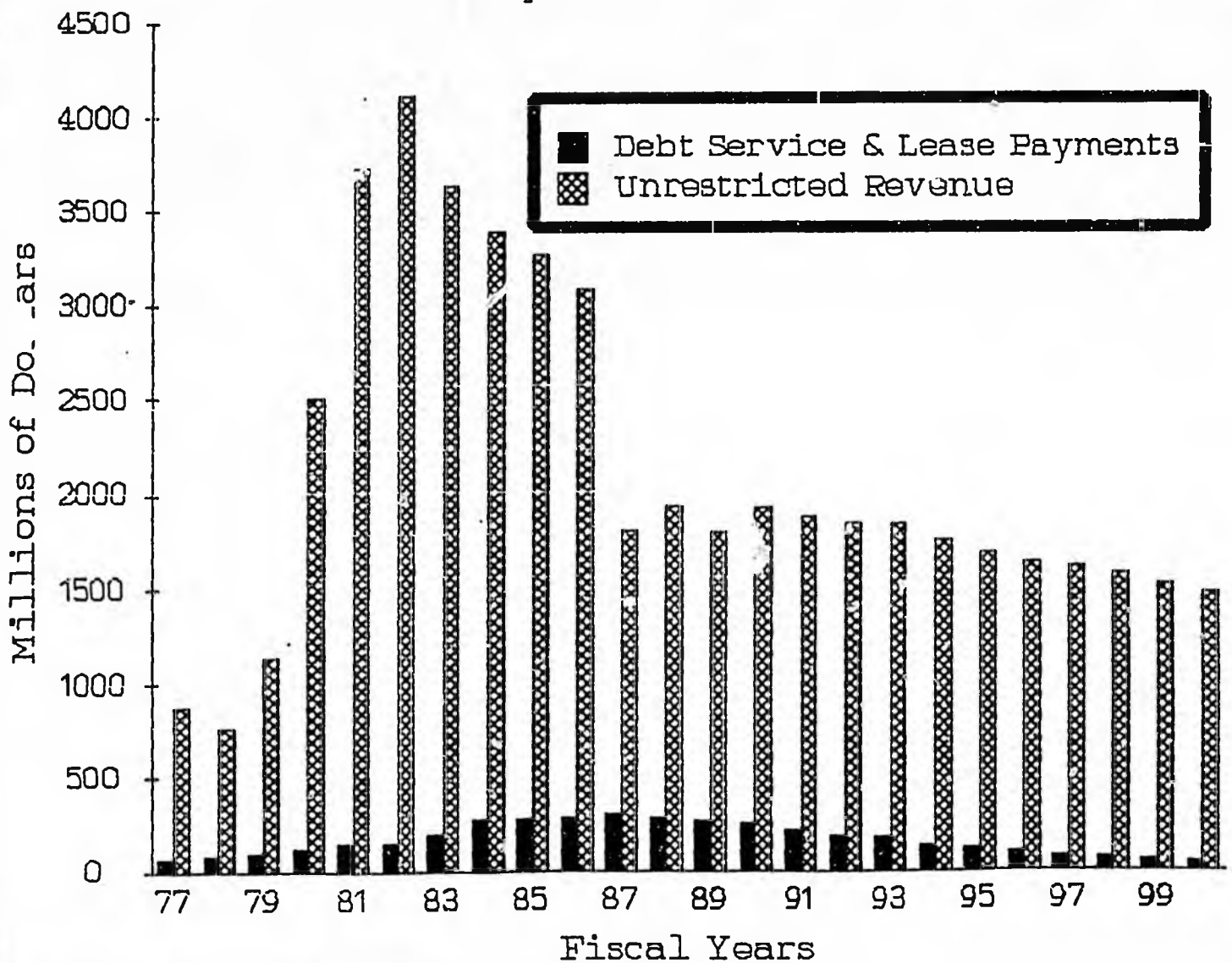
(4) Includes State reimbursement of municipal school debt issued through June 30, 1987.

Total Debt Service & Lease Payments



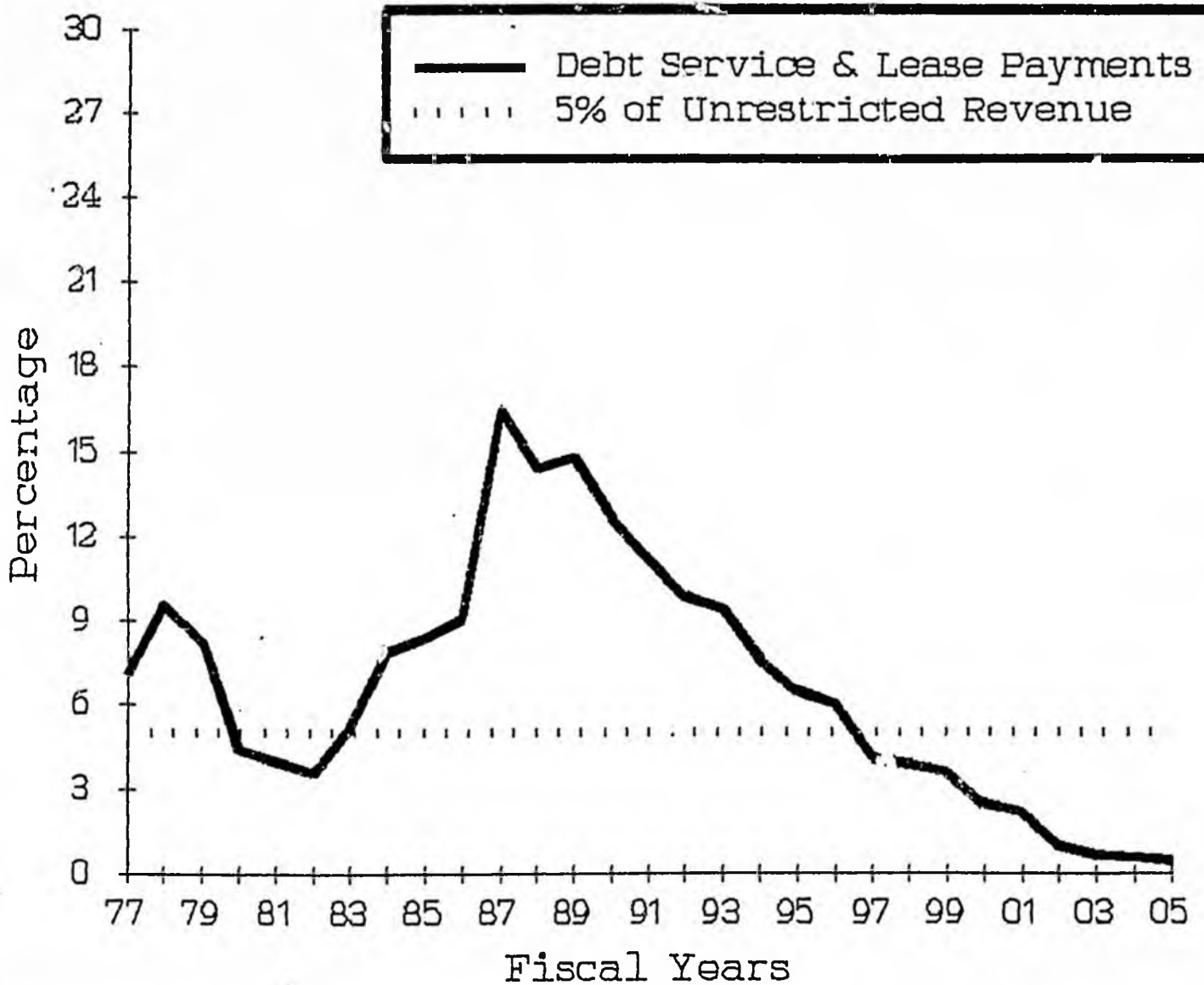
Debt Service vs. Unrestricted Revenue

September 1987



Debt Service as % of Revenue

September 1987



Alaska

Reviewed: rating affirmed

Rationale: Alaska's 'AA-' rating is affirmed on \$660 million of outstanding general obligation bonds. The rating reflects the state's continuing dependence on petroleum revenues, the slow process of stabilization and continuing volatility of the world oil market, and the state's conservative approach to petroleum revenue projections. Financial performance is commensurate with the rating, as evidenced by a good cash and fund balance position and substantial permanent fund earnings available for general fund appropriation. In the economy, there are signs of improvement in the secondary industries of timber, fishing, tourism, and minerals. Debt remains manageable, and is declining as the state continues to meet capital needs on a pay-as-you-go basis. Overall, the state's economy reflects growth in population, employment, and personal income and development in trade and services sectors.

Debt: The issuance of state debt historically has been high, due to the state's commitment to its capital improvement programs. Since the implementation of a debt management policy in 1983, the state has not issued bonds to meet infrastructure requirements, but rather has relied on pay-as-you-go financing. Depletion of oil-related revenues has sharply reduced appropriations to the capital budget. These appropriations fell to \$337.6 million in fiscal 1987 from a high \$1.2 billion in fiscal 1985, a decline of \$904 million or 72.8%. The fiscal 1988 budget projects another sharp drop in the capital appropriation to \$100.7 million, or a 70.2% fall. State G.O. debt declined from 67% of all Alaska public debt in 1972 to 31% in 1982, and 7% in 1986. Maximum annual debt service on all bonds is \$147.0 million, due in 1987. As currently structured, debt service requirements will decrease steadily through 1990 and accelerate through 2000.

Economy: Alaska's economic base remains primarily extractive, with major dependence upon oil and gas production, aided by the supportive industries of fishing, timber, tourism, and minerals. In 1986, approximately 86% of state revenues came from royalties and taxes paid on state-owned oil and gas leases. In

1987, this dependence declined to 77% and is projected to be 81% in 1988. Surveys indicate a declining production level for both the Cook Inlet fields and the Prudhoe Bay. Crude production at Prudhoe Bay is approximately 560 million barrels annually or 1.53 million barrels per day. Total statewide production is expected to peak at 1.85 million barrels per day and decline to about 775,000 barrels per day by fiscal 2000. This drop will be partially arrested by a miscible gas tertiary recovery project which will add approximately 115 million barrels to total Prudhoe reserves, and by production of 222,000 barrels per day from two new fields. These projects are expected to add one and a half to five years to the life of the Prudhoe Bay field. The Alaska Oil & Gas Conservation Commission has estimated the state's remaining recoverable reserves to be 6.6 billion barrels of oil and 30.9 trillion cubic feet of gas. The fishing and timber industries are still important contributors to Alaska's economy. Total revenues to fishermen from catch sold in Alaska for fiscal 1986 totaled \$885.6 million compared to \$700 million in fiscal 1985 and \$602.3 million in fiscal 1984. In 1986, the wholesale value of fish production was estimated at \$1.7 billion. While salmon catches have improved, the shellfish industry, a major revenue contributor, continues to be depressed with the decline of Alaskan king crab and shrimp stocks. Fish processing, which historically had been seasonal, is now a year-round enterprise, due largely to demand for certain products, like surimi, a fish paste used in the manufacture of imitation crab legs. The timber industry continues to be a significant contributor to the Alaskan economy; however, its share of export earnings has been declining since 1980. Exports of forest products have fallen at an average annual rate of 10% due to foreign competition and the strong U.S. dollar. In 1985, forest product exports from Alaska totaled \$213 million or 21% of all state exports. Given future depletion of oil reserves, some focus of attention has been shifted to minerals and mineral deposits. Shipments of coal to Korea from the Usibelli mine began in 1984, and totaled 640,000 tons in 1986. Eleven million tons will be shipped over the life of the

STANDARD & POOR'S CREDIT WEEK

contract. Development of a world-class molybdenum mine by U.S. Borax & Chemical Co. has been postponed due to price deterioration. Developmental activities are continuing with the Red Dog and Greens Creek zinc and lead mines. The Red Dog deposit is estimated at 29% of total U.S. deposits and is the world's second largest zinc mine. Tourism contributes significantly to the economy, but is not expected to exceed 1986 levels. In 1986, approximately 783,000 visitors spent over \$1 billion.

Following completion of the Trans Alaska Pipeline System in mid-1977, the population declined to 402,000 from 411,000. Meanwhile, state unemployment rose to 11.1% from 9.3% between 1977-1978. Due to recent weakness in oil and gas prices, 1986 annual unemployment rates have climbed to 10.9% from 9.5% in 1985. The population has grown 25% between 1980-1984. The current estimated population is 527,000. Government employment, historically high in Alaska, accounted for 29% of total income in 1980-1984. State per capita money income rose 9.8% between 1981-1983 to \$12,991, equaling 136.9% of the U.S. average.

Finances: Despite price fluctuations in the world oil market, the state has maintained a good financial posture. Petroleum revenues account for approximately 85% of general fund unrestricted revenues. Based on forecasted declines in petroleum revenues, fiscal 1986 ended with an unreserved fund balance deficit of \$196 million. To offset this deficit in fiscal 1987, \$427.3 million was transferred from the budget reserve fund into the general fund, making it possible for the general fund to end the year with a \$1.8 million deficit. Preliminary figures for fiscal

1988 indicate that as a direct result of a decline in projected petroleum revenues, a \$520 million unreserved fund balance deficit has been identified. It includes a \$250 million appropriation from the general fund to the budget reserve fund to assist in offsetting the deficit for fiscal 1988. Current information points to increased revenues in September which would eliminate the need for appropriating the funds, and at the same time minimizing or completely eliminating any deficit. Otherwise, the state could access \$799 million comprised of permanent fund earnings (\$569 million) and the Raibell Energy Fund (\$230 million) in available funds to correct the deficit. Permanent fund earnings and a proposed \$1 billion budget and reserve fund will be an integral part of the state's plan for softening the volatile petroleum generated revenues. Recognition of the weakened revenue posture is mirrored in the state's operating budget for fiscal 1988. The total operating budget of \$2.1 billion for fiscal 1988 is \$707 million (25.4%) less than fiscal 1986, and \$294.8 million (12.4%) less than fiscal 1987. The June 1987 revenue estimate for fiscals 1987-1989 shows flat growth. Petroleum revenues were an estimated 77% of general fund revenues in 1987, 81% in 1988, and 83% in 1989. These estimates indicate the continued dominance of petroleum revenues as the major contributor to the general fund. Total permanent fund assets for 1987 are \$8.8 billion. Approximately \$363 million of investment earnings from this fund in fiscal 1987 are available for dividend payments to each Alaskan resident. Anticipated payout is \$721 per person. The permanent fund earnings available for appropriation in fiscal 1988 will be approximately \$569 million.

Anthony H. Arthur
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State of Alaska

March 17, 1987

Comment

Moody's has been informed that both the senate and the house of representatives of the State of Alaska have passed, by a two-thirds vote, legislation which allows use of the Budget Reserve Fund by the General Fund. Signature by the governor is expected within the next few days, and the bill will be effective immediately. This measure should allow the state to finish its fiscal year without further cash shortages.

The legislature is considering various measures which would draw on reserves to erase the undesignated General Fund deficit. The governor intends to balance the budget for 1987-88, but no definitive action has been taken by the legislature to date.

analyst: **G. Cohen**

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State of Alaska

February 27, 1987

Comment

State of Alaska

The State of Alaska is facing a potentially serious cash shortage by the end of March unless corrective action is taken in the interim. General Fund revenues have been sharply reduced following the 1986 break in oil pricing, with unrestricted revenues to the fund in 1985-86 about 11% below the level of the previous year. It has been estimated that the General Fund will need about \$315 million in cash over and above expected receipts for the remainder of the 1986-87 fiscal year. At the present time, state officials expect that additional cash will be needed in the period between March 26, when a payroll is due, and April 1, when a debt service payment is due.

While Alaska has a liquidity problem, it also has substantial funded reserves. The General Fund contains a budget reserve which holds \$431 million and a railbelt energy reserve which holds \$280 million. In addition, about \$171 million of Permanent Fund earnings are generally available to the General Fund. However, use of these funded reserves requires legislative authorization.

One of two courses of action is considered likely. The first is that the legislature will appropriate sufficient monies from the budget reserve. Such legislation has been passed by the house and is pending in the senate but its usefulness is doubtful as house passage was only by simple majority, delaying effectiveness for 90 days, which is subsequent to the expected pressure date. It is possible that the senate could pass the legislation by a two-thirds vote and return it to the house; approval by that margin allows immediate effectiveness.

The second course of action available is use of the executive power of impoundment. The governor has indicated that if necessary he will invoke that power. In August 1986, the governor used his impoundment power to reduce appropriations. Fairbanks North Star Borough and the borough school district in November 1986 filed suit seeking to enjoin the governor from exercising impoundment powers.

Moody's will continue to monitor this situation and further developments will be reported.

analyst: C. Cohen

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CREDIT COMMENT

Alaska copes with volatile oil markets

Alaska continues to be subjected to revenue pressures created by the world oil market's volatility. January 1987 estimates projected a 62% decline in petroleum revenues in the fiscal year ending June 30, 1987, which would have led to a \$1.06 billion unreserved fund balance deficit. Only two months later, the situation changed for the better. March 1987 estimates reflect an improving revenue trend which—along with certain remedial actions taken by the state—will eliminate the deficit. Alaska will restrict capital, loan program, and general spending appropriations and will use budget reserves and revenues that exceeded the January estimate.

In light of the corrective actions and the financial cushion provided by earnings from Alaska's permanent fund, the 'AA-' rating is affirmed on the state's approximately \$656 million in outstanding general obligation debt. However, S&P will continue to monitor Alaska's financial performance, due to concerns over oil market volatility and its effect on the state's revenue performance. It is projected that 77% of fiscal 1987's general fund revenues will come from unrestricted petroleum revenues.

The January 1987 forecast revealed sharp declines in petroleum-related revenues for fiscals 1987-1989, with concurrent declines in the total general fund unrestricted revenues. Major declines were in the severance tax and royalties. When compared to fiscal 1986 actuals, severance tax revenues were estimated to decline 58% in fiscal 1987, 59% in fiscal 1988, and 55% in fiscal 1989. Also versus fiscal 1986's actuals, royalties were expected to decrease 68% in fiscal 1987, 54% in fiscal 1988, and 47% in fiscal 1989.

As the oil market firmed, March 1987's forecast portrayed a much better trend. Severance tax revenues are projected to increase 30% for fiscal 1987, 21% for fiscal 1988, and 21% for fiscal 1989. As for royalties, gains are expected to be 51% in fiscal 1987, 22% in fiscal 1988, and 18% in fiscal 1989.

Governor Steve Cowper plans to address fiscal 1987's revenue pressures and eliminate the potential deficit by restricting spending, tapping the budget reserve fund, and drawing on permanent fund earnings. The state's financial plan projects deficits for fiscals 1988-1991, and proposes draws on permanent fund earnings during those years to the extent needed after other revenue enhancement possibilities are applied. The draws on the permanent fund range from a high of \$368.6 million in fiscal 1987 to a low of \$15.5 million in fiscal 1991. S&P believes that the availability of the permanent fund's earnings will provide a cushion to soften adverse impacts from petroleum revenue declines. Total permanent fund balance is \$8.2 billion, while the unencumbered earnings reserve fund from which draws will be made is projected to be \$510 million.

Governor Cowper has submitted to the legislature a fiscal 1988 budget which takes into consideration reduction in petroleum-related revenue. The budget, which totals \$1.89 billion and includes a \$1.56 billion operating budget, reflects a reduction in state spending of approximately 26% over the level authorized in fiscal 1987 and 34% less than in fiscal 1986. To ensure a budget that would sustain state spending, the governor made four proposals: reimposition of the state income tax, increased fees and license costs, suspension of the economic limit factor affecting oil taxes (a state tax incentive designed to encourage the oil industry to produce marginal fields), and use of a portion of permanent fund earnings. The individual income tax is not likely to receive early approval.

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Alaska adjusts to falling oil prices

In response to sharply declining world oil prices, Alaska recently reduced revenue projections and will adjust its expenditure levels accordingly. These timely actions are in keeping with the state's conservative approach to dealing with possible fluctuations in its main revenue source, oil and gas extraction taxes.

S&P affirms the 'AA-' rating on Alaska's \$752.7 million in outstanding general obligation debt. The rating is based on a continuing strong financial position, a manageable debt position, and an economy that continues to evidence population growth, employment gains, and maturation in the trade and services sectors. S&P believes that over the next several years, the availability of approximately \$2 billion of unrestricted funds will soften the impact on state revenues created by unfavorable fluctuations in world oil prices. The situation will be continuously monitored with a view to identifying the longer-term impact on state operations. (For analysis on Alaska, see Mar. 3 *Credit-Week*.)

In January 1986, Alaska forecast revenue levels at \$3,125 million in fiscal 1986, \$2,719 million in 1987, and \$2,258 million in 1988. To reflect lower oil prices and declining North Slope production, projections made in March reduce fiscal 1986's revenues by \$404 million, 1987's by \$641 million, and 1988's by \$643 million. Despite the cuts, Alaska still will achieve a surplus of \$280 million in fiscal 1986. Although current revenue projections are more conservative than those prepared in January, state forecasters acknowledge that the downside risk exceeds any perceived upside potential given the instability of the oil markets.

Included in the March numbers are favorable adjustments for the Trans Alaska Pipeline System (TAPS) tariff of approximately \$85 million, \$170 million, and \$83 million for fiscal 1986, 1987, and 1988, respectively. Fiscal 1986's revenue projections may be adjusted again, up to \$3,180 million from \$2,721 million, due to a \$243 million Arco Alaska Inc. settlement and \$216 million in refunds and legal expenses from the TAPS settlement.

Controlling expenditures

In addressing the new revenue projections, Governor Bill Sheffield proposed a plan designed to control expenditures. Internal controls on state spending for the remainder of fiscal 1986 will be tightened, including a hiring freeze, travel restrictions, and contract controls. State employee contracts will be reopened for negotiation and reexamined to save money and preserve jobs. To minimize the impact of budget reductions on local taxpayers and the economy, the governor has submitted a proposal to the legislature which would reduce some operating expenses, capital construction, pass-through funds to local governments and school districts, and loan programs. The governor has also proposed the immediate implementation of a budget reserve fund, in which the fiscal 1986 surplus can be deposited for use to offset the current decline in revenues. Efforts are being made to increase the public's awareness of the situation.

The impact of reduced revenues on spending is softened by available and unrestricted cash totaling approximately \$2 billion. Of that, \$515 million is composed of a settlement of the Arco tariff case, refunds for past TAPS throughput and legal fees, and a resolution of the outer continental shelf issue with the federal government. Other available funds are \$200 million in an unrestricted account for the Susitna power project, which will not proceed, and a rainy day fund of approximately \$298 million in fiscal 1986, \$284 million in 1987, and \$270 million in 1988. A last resort is the permanent fund, which now totals approximately \$7 billion, use of which would require a constitutional change. Projections for this fund are \$8.5 billion in fiscal 1990 and \$16.6 billion in 2000.

Anthony H. Arthur
(212) 208-1777

STATE OF ALASKA

DEPARTMENT OF LAW

OFFICE OF THE ATTORNEY GENERAL

STEVE COWPER, GOVERNOR

REPLY TO:

1031 W 4th AVENUE
SUITE 200
ANCHORAGE, ALASKA 99501-1994
PHONE: (907) 276-3550

1st NATIONAL CENTER
100 CUSHMAN ST.
SUITE 400
FAIRBANKS, ALASKA 99701-4679

P.O. BOX K—STATE CAPITOL
JUNEAU, ALASKA 99811-0300
PHONE: (907) 465-3600

March 17, 1988

Hon. Rick Halford, Co-chairman
Senate Finance Committee
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Re: Specific authority for ASBA to
finance Anchorage court facility

Dear Senator Halford:

During a meeting of the Senate Finance Committee on March 16, 1988, you requested our opinion concerning the necessity to obtain specific approval for Alaska State Building Authority (ASBA) involvement in the Anchorage court facility project. AS 18.55.100(d) requires ASBA to receive legislative review and approval before it may "proceed" with a lease-purchase financing under AS 18.55.100(a)(15). The author of this memorandum offered the opinion that the approval given to the supreme court in sec. 3, ch. 78, SLA 1984 was adequate to satisfy the review and approval requirements of AS 18.55.100(d).

We regret that there was not more time to reflect on the basis for the opinion before it was given orally to the committee. Upon careful review and consultation with others, we wish to express substantial reservations concerning the wisdom of proceeding without specific approval of ASBA as lessor of the court facility project. Foremost, our reservations are based on consideration of the reaction of bond counsel and underwriters to any departures from the review and approval process set out in AS 18.55. They may balk at giving an unqualified approval for a project unless a new approval specific to ASBA is granted. Our concern is also based on the fact that the earlier approval given for the project in ch. 78, SLA 1984 was enacted before the review and approval requirement set out in AS 18.55.100(d) was added to ASBA's enabling Act.

The willingness to accept the approval granted in 1984 was based in part on our long-held opinion that a legislative veto of specific projects violates the separation of powers doctrine. It is also significant that the requirement of legislative review and approval of ASBA projects is the more recent enactment. We have successfully maintained in a lawsuit involving the Alaska State Housing Authority (ASHA), ASBA's predecessor

Hon. Rick Halford, Co-chairman
Senate Finance Committee
: Specific authority for ASBA

March 17, 1
Page

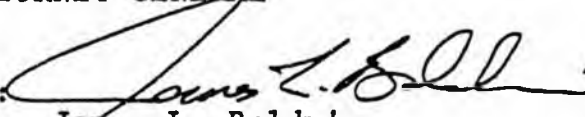
agency, that the legislature may not reserve approval power over specific projects proposed by ASHA. However, the legislature may by law enact specific standards for the exercise of the power of ASHA to lease public buildings. The decision in the case involving ASHA was not appealed to the supreme court. Based on the superior court's decision, we believe that a legislative approval required by statute is not a valid requirement and should not prevent ASBA from proceeding with the project. However, as mentioned earlier, potential investors usually are very cautious to explore the legal authority for this type of financing and will require adequate assurances that ASBA has the power to proceed and the blessings of the legislature.

In our opinion, it would be prudent to provide a new authorization for the Anchorage court facility by enacting the provisions of sec. 3 set out in SB 328. That bill is currently pending consideration in the State Affairs Committee. Rather than provide the committee with a letter of intent with the terms you requested, we suggest that the committee consider adding to the bill under consideration an effective date which states: "* Sec. __. This Act takes effect on the effective date of an Act authorizing the Alaska State Building Authority to proceed with the Anchorage court facility pursuant to AS 18.55.100(d)."

We regret the change in position and any inconvenience it may have caused the committee. However, this inconvenience is necessary to assure that the financing will not be bogged down by the uncertainty of potential investors in any bonds issued by the financing authority.

Sincerely yours,

GRACE BERG SCHAIBLE
ATTORNEY GENERAL

By: 
James L. Baldwin
Assistant Attorney General

JLB/pjg

April 21, 1988



Hand Delivered

The Honorable Steve Cowper
Governor
State of Alaska
P.O. Box A
Juneau, Alaska 99811

Dear Governor Cowper:

Please be advised that the Alaska State Building Authority, by statute, may not finance the construction of the proposed court facility in Anchorage without specific legislative authorization naming the Authority as the financial vehicle. Such authority has been sought in SB 328 and SB 341.

Furthermore, municipal attempts to finance the construction of this facility may be unsuccessful due to the Authority's current statutes preventing transfer of property held by the Authority at less than fair market value. The Alaska State Building Authority currently holds title to a portion of the property on which the existing court facility resides. Amendments to allow transfer to the state or a political subdivision are also included in SB 328 and SB 341.

In conversation with Assistant Attorney General Baldwin, prior authorization to the court system to proceed with this project does not satisfy the statutory requirements in AS 18.55.100(15)(d).

Sincerely,

ALASKA STATE BUILDING AUTHORITY

Barbara Morse-Quinn
Executive Director

STATE OF ALASKA

DEPARTMENT OF REVENUE

TREASURY DIVISION

STEVE COWPER, GOVERNOR

ELEVENTH FLOOR
STATE OFFICE BUILDING
P.O. BOX 58
JUNEAU, ALASKA 99811-0400

April 22, 1988

The Honorable John Binkley
Co-Chairman
Senate Finance Committee
Alaska State Legislature
P.O. Box V
Juneau, AK 99811

Dear Senator Binkley:

You have asked what effect there may be on lease-financing costs for an Anchorage Court Facility arising from the ownership of a portion of the project site by the Alaska State Building Authority ("ASBA").

My impression is that if ASBA serves as lessor and issuer of the financing any problems and potential costs would be minimized by virtue of the consolidation of title under ASBA as lessor.

If ASBA does not serve as lessor, either the ASBA property would need to be sold, at appraised value under current law (AS 18.55.255), or leased to the lessor, or otherwise incorporated in the financing without trampling ASBA's interests in the property. Whether this can be done without compensation to ASBA is unclear to me. In any event, it would appear to add to the complexity of bond counsel's job.

The added complexity of bringing in a third party to the financing (besides ASBA and the Court System) to serve as lessor would result in some additional bond counsel costs. Such costs are typically in the neighborhood of \$50,000 to \$75,000 for a lease-financing.

In addition, the complexity might result in the financing being more of a "story bond," requiring greater selling effort. In this case, one could expect to pay marginally greater interest rates.

Conceivably, the complexity might be such as to make it technically impossible to issue debt for the project. Whether this is so, I am unable to advise you.

The Honorable John Binkley
Page 2
April 22, 1988

For a better understanding of the possible problems arising from ASBA's ownership, I would urge you to contact ASBA's bond counsel.

Yours truly,

A handwritten signature in cursive script that reads "Milton B. Barker".

Milton B. Barker
Deputy Commissioner

MBB/gb
88-109

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 101; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL
	Favor	Opposed	Unde- cided	COLUMN PERCENT
HOUSE DISTRICT:				
17.....	22.5%	61.1%	16.4%	4.5%
18.....	25.5%	63.7%	10.8%	13.7%
19.....	19.1%	74.9%	6.0%	11.7%
110.....	21.5%	62.8%	15.7%	17.5%
111.....	25.0%	70.0%	5.0%	11.4%
112.....	25.9%	72.9%	3.2%	7.8%
113.....	16.1%	67.8%	16.1%	9.2%
114.....	14.8%	79.8%	5.4%	10.2%
115.....	24.9%	60.2%	14.9%	13.9%
ANCHORAGE STATE SENATE DISTRICTS				
Senate Dist F.....	25.2%	62.9%	13.9%	35.7%
Senate Dist G.....	22.0%	72.5%	5.5%	23.2%
Senate Dist H.....	19.7%	70.2%	10.2%	17.0%
Senate Dist I.....	20.7%	69.5%	10.9%	24.2%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

HELLENTHAL & ASSOCIATES, INC.

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL
	Favor	Opposed	Unde- cided	COLUMN PERCENT
HOUSE DISTRICT:				
17.....	83.0%	11.2%	5.7%	4.5%
18.....	76.3%	21.9%	1.8%	13.7%
19.....	84.7%	13.2%	2.1%	11.7%
110.....	80.2%	15.6%	4.2%	17.5%
111.....	89.3%	6.8%	4.0%	11.4%
112.....	76.1%	11.6%	12.2%	7.8%
113.....	76.9%	23.1%		9.2%
114.....	91.5%	6.8%	2.4%	10.2%
115.....	94.1%	4.6%	1.3%	13.9%
ANCHORAGE STATE SENATE DISTRICTS				
Senate Dist F.....	79.1%	17.5%	3.5%	35.7%
Senate Dist G.....	87.0%	10.0%	3.0%	23.2%
Senate Dist H.....	76.5%	17.9%	5.6%	17.0%
Senate Dist I.....	93.0%	5.2%	1.8%	24.2%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

HELLENTHAL & ASSOCIATES, INC.

THE PRECEDING PAGES WERE TREATED AS
A UNIT IN THE ORIGINAL FILE.

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

MARCH 16, 1988

**Office of the Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501
(907) 264-0547**

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

I. INTRODUCTION

In FY 1982, the Alaska State Legislature appropriated funds to the Alaska Court System for land acquisition, planning and design of new court facilities in Anchorage. The expanded facilities would extend the existing court facilities in Anchorage across I street and onto the block east of the existing facilities. The new facility was planned to provide an additional 350,000 square feet of space, in order to meet the court's projected needs to the year 2005.

A brief project history is included in the "Project Overview" included as Appendix A.

Under the current project time line, construction would begin in September 1988. However, maintenance of the time line is predicated on the issuance of request for construction bids in May and June. Any variance from the time line will prevent the commencement of the construction phase for at least one season.

This document discusses the space needs of the Anchorage court and presents information relevant to the size of the building.

II. CURRENT SPACE DEFICIT

A. The Anchorage court is not currently in a position where it comfortably fills the existing courthouse facility, or even where it is now pushing against the limits of the facility. Rather, the Anchorage court has so outgrown its existing space that some court offices have been forced out of the courthouse and into adjacent commercial rental space, and inefficiencies have been created by the forced splitting and relocations of departmental units. The result is a cramped facility which does not adequately serve the public's needs.

As part of a project to examine Anchorage court space needs which was undertaken by the supreme court in February 1988 (discussed more fully in section II, infra), the court examined the Anchorage court's needs as they exist at the present, as well as what they may be in future years. Looking at the known deficiencies in the current facility and applying established space standards to the existing staffing structure, it was concluded that the Anchorage court is currently operating in a facility which is 115,000 square feet smaller than it should be to accommodate present needs. Some of the problems associated with the current facility and this existing deficit are discussed below.

1. Jury Assembly

The current jury assembly area in the Anchorage courthouse is located in a windowless area of the courthouse basement. The court has received numerous complaints from jurors, and there have been several letters to the editors of local newspapers, noting that the jury area is crowded, depressing and makes potential jurors feel more like prisoners than citizens who are appreciated for performing their civic duties. Citizens are generally subject to personal hardship when they are called for jury service, and they are given only a nominal payment for their services. Current conditions are unpleasant and unacceptable and only add to the level of discomfort a juror may already have encountered by virtue of being called to serve.

Based on current standards for jury management, an additional 5,440 square feet of space would be needed to provide well planned, sufficient space for jury assembly for today's needs.

The jury assembly area in the expanded facility will allow for a more humane treatment of citizens called for jury duty. The new assembly area is appropriately sized to the number of jurors who can be expected to be called on most days. The jury area will contain some quiet working areas for those jurors who are called for jury service but who wish to read or work while waiting to be called to a courtroom. The area has been carefully designed to abut on the court's training and conference area to allow for temporary expansion of the jury area on days when an unusually high number of jurors must be called. The dual use of the training area allows the court to avoid the creation of an oversized jury area to accommodate for the unusual day, but which would be overly-expansive for the average day.

2. Judicial Services/Security Corridors and Access/Prisoner Circulation

During the past several years, there have been several escapes of prisoners from the Anchorage courthouse. These escapes have ranged from an incident of a juvenile accomplishing an escape by crawling up into the air circulation system after removing a ceiling panel, to a recent incident involving a prisoner removing his handcuffs and bolting while being escorted through a public area of the court. There can be no doubt that such escape possibilities create a significant danger to court personnel and the public. There can also be no doubt that escape attempts, when even temporarily successful, are extremely costly: a recent escape precipitated an area-wide mobilization of APD officers and the cordoning off of an entire neighborhood.

The current court facility in Anchorage is not designed in a manner which permits adequate isolation of prisoners from members of the public and court staff. Prisoners must be transported across open parking lots and through public and

private court areas to be taken to courtrooms for their court hearings.

The new court building has been carefully designed, through the use of private and prisoner circulation corridors, to eliminate contacts between prisoners and members of the public and court staff, and to minimize opportunities for escape. From the time that prisoners are delivered, via a closed sallyport, to the court complex, they are isolated and transported in secured areas. The new complex devotes approximately 28,815 square feet to judicial services, including holding cells and prisoner circulation. The design was developed with the cooperation and help of representatives from the Alaska State Troopers and the Anchorage Police Department, to insure that law enforcement needs were met.

The need for secured prisoner circulation in court buildings and the need for court building design that maximizes prisoner security has been documented in a myriad of sources. See, for example: Space Management and the Courts Design Handbook by F. Michael Wong, U.S. Department of Justice, LEAA, 1972 (Ch 5: Courthouse Security); Court Security - A Manual of Guidelines and Procedures, National Sheriffs' Association 1978 (Ch 7: Security Implications in Architecture, and Appendix A, Court Security Issues, Building Structure); "Courthouse Security", paper by Sue Johnson and Prakash Yerawadekar for New York Office of Court Administration, 1980; Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

3. Clerks' Office

The operation of the clerks' office has been profoundly affected by the existing space deficit, which amounts to 680 square feet. Components of the clerk's office are scattered around the facility, wherever space could be found to house them, with the result that operations which should logically be adjacent to one another are separated, and functions are fragmented. Some examples of the effects are:

- a. The records department has two public counters for accessing records, located on separate floors, and members of the public often try to access the wrong counter first, or must go to both counters, to get the files or information they need.
- b. Records are stored in a number of locations, since there is no room for a centralized storage area. Retrieval of files and other records is thus very difficult and inefficient.
- c. Inadequate facilities exist for safeguarding of exhibits. Only one small vault is available, which is used to store criminal exhibits. Other exhibits are stored in rooms around the court facility.
- d. The small claims department is located on a mezzanine level which can only be accessed by a staircase. Therefore,

handicapped individuals cannot access this department like other citizens, and court staff must leave the department and walk downstairs to help handicapped persons on small claims matters.

4. Law Library

The Anchorage Law Library is the administrative headquarters for the court system library system and houses the state's only major legal research collection. Besides serving the judiciary and legal practitioners, the library is an important resource for state and federal agency personnel, businesses, students, pro se litigants and the general public. While other states generally have several libraries with substantial legal collections, Alaska has no law school and no legal collection of any substance in any of its libraries other than the court system libraries.

Due to current space constraints, the Anchorage Law Library must keep a large portion of its collection in a storage area with very limited accessibility. With an estimated deficit of 6,800 square feet, the law library has no space for future expansion.

The new courthouse would provide the law library with the space necessary to improve access to current collections, to provide for the continuing growth of certain collections, and to acquire additional materials as needed. The expansion of the law library would also allow for the retention of materials in the more usable hardcopy format and would reduce the amounts of money spent on the costly conversion of collections to microfiche.

5. Courtrooms

The most obvious central focus of a courthouse is its courtrooms. Although much occurs beyond the courtroom walls, it is the courtroom which is the main arena for court proceedings, and it is the courtroom which is the most obvious symbol of the justice system in the eyes of the public.

Courtrooms are very specialized areas which require a number of technical modifications. Courtrooms must be acoustically sound to insure that an adequate record of all proceedings is obtained. Courtrooms must be designed to accommodate the many participants in court proceedings, which can include twelve or more jurors, the judge, the in-court clerk, law enforcement representatives, attorneys, litigants, witnesses and members of the public and press. Courtrooms must be carefully designed to reinforce respect for the dignity and impartiality of the courts. Standards adopted by the American Bar Association indicate that courtroom design should create "...an atmosphere of sobriety, tranquility and security." 1/

1/ Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

Because an insufficient number of courtrooms exist in the current Anchorage facility to accommodate all court proceedings which must be scheduled (the current trial court courtroom deficit amounts to 9,400 square feet), court proceedings are now being held in rooms which have been remodeled into temporary courtrooms and hearing rooms. These rooms do not provide for adequate access and egress by the judge, prisoners and members of the public, and their use creates significant security problems. For example, domestic violence matters are routinely heard in a small hearing room which allows for little separation between the parties, and between the parties and the judge. These types of proceedings are well-recognized as having the potential for violent interactions, and yet the restricted room available limits the ability of the court to protect itself and the litigants in these situations.

In the expanded facility, adequate numbers of appropriate courtrooms will be available. These courtrooms will be sized and modeled following established space standards, which will promote the goals of the justice system and incorporate reasonable security safeguards.

6. Administrative Offices

Since 1980, the administrative offices for the court system have been located outside of the court building in Anchorage. These offices currently occupy 12,240 square feet of rental space away from the court building. The administrative offices were removed when space constraints within the court building became so severe that administrative office space had to be reallocated to other judicial functions.

The separation of the administrative offices from the court building has resulted in a number of inefficiencies. Departments now located away from the court building include the personnel department, the departments responsible for recording equipment and computer equipment support, the department responsible for building maintenance, the accounting department and the purchasing department.

Because of the close functional relationship between the administrative offices and the Anchorage court, there is a constant flow of personnel and equipment between the two buildings. Many employees make several trips between the two facilities on any given day. The physical separation has resulted in the expenditure of personnel time and in confusion for court employees and the public. For example, electronics engineering staff must respond immediately to calls from courtrooms about defective recording equipment, which necessitates many trips between the facilities. Immediate attention to these problems is mandated because without properly functioning equipment, court proceedings must be delayed and there is a danger that an adequate court record cannot be produced. These employees are often required to transport delicate pieces of electronic equipment during these trips.

The expanded facility will provide for a reconsolidation of the administrative offices with the Anchorage court. This reconsolidation will restore the close working relationship between the now-separated court components and will eliminate commuting problems.

- B. The suggestion that the court expand into currently existing, unoccupied commercial space fails to take into consideration the many and varied special requirements of court facilities. Commercial buildings do not have space appropriate for courtrooms. Courtrooms must meet special acoustical and soundproofing specifications to allow for proper recording of court proceedings. Courtrooms have special requirements for egress and ingress to maximize the separation of judge, jury and defendant. Juror access to courtrooms located outside the court building would entail marching jurors in mass from the court building to the designated courtroom on a regular basis.

Transporting prisoners to court facilities that might be located in commercial buildings would be unnecessarily dangerous. In most commercial buildings, police would have to use public lobbies and elevators. Commercial buildings are not equipped with secure holding cells or sufficiently separate circulation patterns. Risk to the general public would be unacceptable.

Even if an expansion into available commercial space were limited to non-courtroom functions, it would be unacceptable. Functions of the court are tied together and tied to the courtroom. Moving departments or parts of departments out of the court building would fragment functions and gravely decrease efficient operation.

Movement of files from the court building to court offices several blocks away would seriously compromise the integrity of the court system's files and could result in loss or damage to critical court documents. The already difficult job of filing documents and locating files would become monumental.

Finally, the fragmentation of court services would be a source of confusion and frustration to the public.

III. SIZING AND NEEDS

A. Determination of Space Needs

In order to develop a plan for the expansion of the Anchorage court facility, the Alaska Court System hired an internationally recognized judicial space planning firm to prepare a program document, using space standards and design guidelines specifically developed for the Alaska Court System in a report published in 1976 entitled "Judicial Facility Standards and Design Guidelines." These standards were developed to provide guidelines to be used both in renovation of existing court facilities and construction of new court buildings. The information in the report was derived from the following sources:

1. Reference books and journals in the field of judicial space management, including "The American Courthouse" and "Space Management and the Courts - Design Handbook."
2. Interviews with persons functioning at various levels in courts, court-related departments and law enforcement agencies to verify functions, work relationships within departments and interrelationships with other agencies and departments, and spatial and environmental requirements.

The planning consultants retained have been heavily involved in the planning and designing of court facilities nationwide, on both the state and federal levels. The standards developed for the Alaska Court System correspond to space management concepts used across the country. These general space standards were applied to the information gathered about the Anchorage project, and a program document was produced detailing both existing space and projected space needs. This program document was the starting point for the architect's design work.

B. Reaffirmation of Sizing/Concerns Created by Changes in Alaska's Economic Conditions

The initial determination of needs and sizing for the courthouse expansion was accomplished in 1982. Since 1982, the State of Alaska has experienced significant changes due to a severe depression of economic conditions. In light of these changes, the supreme court reassessed the need for the courthouse expansion project in February 1988. (Detailed information concerning that reassessment process is contained within the "Project Overview" document attached as Appendix A. This "Project Overview" was provided to the Senate Finance Committee on February 22.)

One of the factors the supreme court considered was the current space deficit in the Anchorage courthouse. The existing space deficit was discussed earlier in this report. The Anchorage courthouse facility currently is experiencing a space deficit of 115,000 square feet. This figure represents space needed to accommodate existing needs. The lack of this space within the court complex has resulted in inefficiencies and problems for the public, as discussed earlier, as well as serious security problems for court staff and the public due to inadequate prisoner controls.

The court also examined economic and population data obtained from the Institute of Economic and Social Research's Alaska Economy and Housing Market Report dated October 1987. This data was used to formulate predictions about the court's future caseload, and the probable rate of growth which will be experienced by the court through the year 2003. (The process that the court followed in this regard is outlined in the aforementioned "Project Overview.") Based on the information available, and the reasonable predictions which could be made based upon that information, the court concluded that the new facility was still needed to meet the court's projected needs.

Although the court's growth has lessened during the last two years, the court's workload, as reflected by court filings, has shown a significant increase since FY 1981, when this project was first envisioned. The following chart summarizes the growth in trial court filings from FY 1981 until FY 1987.

ANCHORAGE COURT COMPLEX

TRIAL COURT ACTIVITY
Fiscal Years '81 - '87

Court Level	FY 1981	FY 1987	Percent Change FY81-FY87
SUPERIOR COURT			
Felony	413	957	131.7
Domestic Relations	3,737	4,608	23.3
Probate	777	1,280	64.7
General Civil	2,156	2,898	34.4
Children's Matters	445	679	52.6
Superior Court Filings:	<u>7,528</u>	<u>10,422</u>	<u>38.4</u>
DISTRICT COURT			
Misdemeanor	7,289	8,995	23.4
General Civil	2,929	6,734	129.9
Small Claims	4,393	7,333	66.9
District Court Filings:	<u>14,611</u>	<u>23,062</u>	<u>57.8</u>
=====	=====	=====	=====
TOTAL TRIAL COURT NON-TRAFFIC FILINGS	22,139	33,484	51.2

Source: Alaska Court System - FY 1981 & FY 1987 Annual Reports

ALASKA COURT SYSTEM

Analysis of Space in Anchorage Court Facility
(in square feet)

Total Space Available		557,755
Comprised of:		
Existing Boney Court Building	149,670	
Existing District Court Building	58,085	

Total Space in Existing Buildings	207,755	
Proposed Addition	350,000	

Total Space Available	557,755	
	=====	
Less Non-Court Space Assignments:		
Parking	51,670	
Commercial	7,500	
District Attorney/Office of Special Prosecutions	24,550	
Municipality of Anchorage Warrants Section	4,635	
Department of Transportation/Public Facilities Maintenance Section	3,735	
State Troopers Judicial Services Section (including sallyport, holding cells, & prisoner circulation)	25,815	117,905
	-----	-----
Space Available for Court System Use		439,850
Estimated Court System Space Needs in 1991 (including the current 115,000 square foot space deficit and 11,600 square feet of courtrooms, not fully utilized until 2006)	1491	328,797

Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		111,053
Space Loss from Demolition of District Court Building		58,085

Net Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		52,968
		=====

ALASKA COURT SYSTEM
ANCHORAGE COURTHOUSE EXPANSION PROJECT

Project Budget

Construction Cost	\$67,570,000
Construction Contingency	6,652,000
Furnishings and Equipment	6,000,000
Construction Administration Costs, including permits, construction management fees, etc.	4,000,000
Art-in-Public-Places	665,000
	<hr/>
Total Project Budget	<u>\$84,887,000</u>

Repayment of Public Facilities Planning Fund Loan \$ 750,000

Project Financing Options

30-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$229,600,000
Estimated Annual Debt Service (1991-2018)*	8,503,700
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.21

20-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$178,051,800
Estimated Annual Debt Service (1991-2008)*	10,473,600
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.03

10-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$122,363,700
Estimated Annual Debt Service (1991-1998)*	17,480,500
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$0.82

*Debt service is not paid during three year construction period.



FRENCH VOTE: Mitterand withstands his prime minister's challenge, Back Page

UNBEATEN
Dave ...
Sports, Page 2

FOR ANIMALS' SAKE
Two women who care
for them are at odds
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Six years and \$9 million later, still no courthouse addition

By **RICHARD MAUER**
Daily News reporter

On March 1, 1982, the state court system put out a call to architects. The announcement was straightforward: Submit a proposal for addition to the Anchorage courthouse that would meet judicial needs through the year 2010.

The construction cost was estimated at \$32 million, the size 190,000 square feet; and the date of completion sometime in 1985.

More than six years and \$9 million later, the court system is still far away from turning the first shovel of earth. Meanwhile, the project has grown to nearly twice the original size and more than double the first estimated cost.

Now the money has run out, stop-work orders have been issued to its consultants, and Court Administrator Art Snowden has found himself in the middle of a legislative battle over another \$1.5 million in architect fees he needs to prepare the project for bid.

Late Sunday, lawmakers from both houses were working to fashion a compromise in which up to \$4 million would be appropriated to redesign the project down to 250,000 square feet, a reduction of 100,000 square feet.

Along the way, the court system has ignored advice from its first earthquake-hazard consultants to drop the project and it retained a planner, Michael Wong, whose spiraling fee schedule required the courts to pay him for

years for the work he completed on June 29, 1982. The court's records on the addition are in disarray, and the legislative auditor is investigating the project and its consultants at the request of Sen. Johnne Binkley of Bethel.

Within the past month, as the controversy over the courthouse has deepened, the court system fired Wong, while its architect, McCool, McDonald of Alaska, has undergone a change of ownership. Allen McDonald, a central figure in the federal investigation into the payment of kickbacks and bribes in North Slope Borough construction projects, sold his 90 percent stake in the firm three weeks ago, according to the new president, John McCool.

The courts, lacking a professional construc-

tion manager on staff for most of the six-year period, have key documents on the project scattered in so many locations that finding contracts or their amendments becomes a chore.

The "Gle" documenting the architect selection process is a huge cardboard box mingling dog-eared records and floor plans for several projects, with numerous copies of some documents and none of others. On Friday, the court's deputy administrator, Stephanie Cole, was asked for a copy of the papers that authorized a 10 percent raise for Wong in 1984. To find those documents "is either going to be

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COURTHOUSE EXPANSION: Six years and \$9 mil

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very easy or very hard," she said. By the end of the day, they hadn't been located.

Kit Duke, an ex-transportation department architect hired within the past year by the courts to improve its management of the project, attributed the disarray to the fact that three or four people have held that responsibility since planning for the addition began. "There's never really been a project manager," she said. "In this project, the problem is a lack of having someone around who has continuity."

Unlike most other agencies, the court system has special legislative authority to bypass the Department of Transportation and Public Facilities and its in-house staff of project managers, architects and engineers, when constructing new buildings. Snowden began planning for the courthouse addition in 1981, when the legislature appropriated \$10 million to acquire land and design the building. On Dec. 23, 1981, he signed a contract with Wong, president of Space Management Consultants of Seattle and Honolulu, to study the space needs for the judiciary in Anchorage.

Wong, an architect and real estate developer, had met Snowden at a judicial institute in Aspen, Colo., in the early 1970s. Snowden was a court administrator in Maryland, and when he came to Alaska a few years later, he hired Wong for a series of studies of the Alaska criminal justice system.

The 1981 contract paid Wong 1 percent of the construction cost of the building. The bigger the building, the more Wong would get. And as the space consultant, Wong would be advising the court on the building size it needed.

That arrangement has since drawn fire from legislators, including Sen. Blukley, the Bethel Republican, who has argued that Wong could have a conflict of interest. But Wong, in an interview, said his fee was fair. "Our fee for the work we do is fairly minimal," he said.

Wong's work was to have been finished by June 30, 1985, with the completion of the project, and his fee and tasks were split into phases. The first phase was the biggest — producing the space management study — and was worth 55 percent of his total payment. He turned in his report on June 28, 1982, advising that 315,000 additional square feet of building would be needed by the year 2005. The courts accepted the work, and he was paid \$268,250 plus expenses, a fee based on a \$37.5 million building.

Wong set to work on his next task as liaison between the project architects and the court system, ensuring that the actual building reflected space needs and contemporary courtroom design. For that, he was to be paid another 35 percent of his total fee. The remaining 10 percent was to be paid while he watched over construction.

Along the way, project costs escalated. In March, 1983, he got another check for phase one work he completed the year before, this time for \$68,750. In March of the following year, the courts raised his fee from 1 percent to 1.1 percent, then wrote him another check for the 1982 work, this time for \$88,000. In October 1987, when the project cost was revised up again, this time to \$45 million, he got an additional \$28,228 for the old study.

Snowden says that Wong was worth the money, and went beyond the duties in his contract by assisting the court system in resolving unanticipated problems with municipal regulatory agencies.

With the downturn of the Alaska economy and the emigration of thousands of people from Anchorage, Wong was commissioned in 1987 to update his 1982 report for an additional \$35,000. His new study trimmed about 26,800 feet from the original space plan, and court officials have cut still more, but that still left a new building with roughly the



Art Snowden testifies last week before the House Judiciary Committee in

“With a 10 percent decrease in population, only dropped 1 percent. If we scale back, we into a building that is full the day we move I scale it back for political reasons, but my vision can use every square foot that we’ve asked

Wong's revised study was ridiculed in Juneau earlier this year when legislators discovered that he set aside space for seven Supreme Court justices, when the state has only five.

In addition, he planned office space for 58 attorneys general, including 6 assigned to consumer complaints. Today, there are about 18 attorneys general in Anchorage, with two handling consumer problems. Wong planned for 13 attorneys in the Office of Special Prosecutions and Appeals, which now has a staff of eight; 30 district attorneys, where the staff now has 21; 30 public defenders, versus 23 today; 13 attorneys and 9 public guardians in the Office of Public Advocacy, where today the numbers are six and four; and 13 Superior Court courtrooms and 13 District courtrooms, where today there are eight Superior Court judges and 11 District Court judges.

Wong defended his work, saying that the downturn of the economy is only temporary.

“The Boney Building was built in the early 70s and was supposed to last 20 years, but by 1980, it was already overcrowded,” he said, referring to the first courthouse annex. “You can see there could be a boom in the economy and the building which is built for 20 years is filled up in just 7 years. Over the next 15 years, if the Alaska economy gets back, and there's no reason it shouldn't be, there could be spurts again.”

In April, the court system terminated his contract, and Wong agreed that even if the

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Bars and \$9 million later, it's still only on paper



Anchorage Daily News/Finan Durner

at the House Judiciary Committee in Juneau.

increase in population, our caseload will double. If we scale back, we could move into a building that is full the day we move in. They may have political reasons, but my view is that we need a building that we've asked for.

— Art Snowden

Investigation that is nearing completion, has denied any wrongdoing. McCool said the new firm created in 1983 that took over the courthouse project — McCool, McDonald of Alaska — was separate from the Seattle company and had nothing to do with its activities.

However, in documents the Alaska firm filed with the state division of corporations in 1986, it said it was affiliated with the Washington firm, and that the Alaska employees used the Washington firm's profit-sharing pension fund. In addition, McCool, McDonald of Alaska didn't have to go through the selection process again to obtain the contract, as a totally new company might have had to do.

How the courthouse selection committee settled on McCool-McDonald is unclear from the records available. In an interview, one of the committee members, Robert Scott, said he recalled the committee was deadlocked for days over its choice "like a hung jury." In desperation, Scott said, they turned to Wong for his choice, and he picked McCool-McDonald.

Scott, who favored Wirum, said he nevertheless approved the result. "I thought the selection for the courthouse was really a good one. They presented their exhibits, and went through their oral interviews, and kept their cool. It got down to a really fine team."

The courts signed an interim contract with the architects, directing them to begin preliminary work. With the courthouse site in a potentially hazardous seismic area and secure bedrock too deep to reach, they subcontracted a geotechnical survey to the engineering firm of Harding Lawson Associates.

"We concluded in writing, in a report that I co-signed and put my Alaska registration number on, that it's just not a proper site for public occupancy where people had no choice to go into the building or not, and where there would be prisoners incarcerated," said Jay England of Harding Lawson. "Art Snowden just did not like our conclusions, so he hired a consultant from Stamford who arrived at some different conclusions."

The Stamford professor, Hareesh Shah, decided that the courthouse site was no riskier a place to build than other areas around town, and he and other consultants said the building could be strengthened to withstand the stresses of a strong quake.

In any event, the seismic issue became one of several wars fought on the local battlefield. The city's geotechnical commission decided the building shouldn't be built, then it was overruled by the planning and zoning commission.

In an earlier fight, the planning and zoning commission ruled out Snowden's original plan, to construct the entire addition on the parking lot adjacent to the courthouse. It said the building would have too much bulk, and the court system decided to spread new offices in a smaller building on the site, and upon a portion of the block across the street to the east. That plan, in turn, drew fire from historical preservationists, who sought to preserve some of the structures on the site.

All those battles took time, sending the project further and further behind schedule. And just as Wong's fees escalated, so did McCool-McDonald's. Their 1984 contract called for total fees, including those of sub-consultants, of \$536,600. By the time the contract was formally amended to increase their fees to \$2.3 million, on May 29, 1987, the firm had been paid more than \$1 million.

Snowden, now in a legislative battle he didn't want, has continued to resist calls to shrink the project any further.

"With a 10 percent decrease in population, our caseload only dropped 1 percent," he said. "If we scale back, we could move into a building that is full the day we move in. They may scale it back for political reasons, but my view is that we need a building that we've asked for."

In March of 1982, while Wong was working on his initial study, the court system was selecting an architect. Two officials each from the judiciary and the transportation department made up the selection committee, with Wong acting as a non-voting adviser.

Under a standard point system, four of 13 competing firms made it through the first round. According to documents on file in the court system, Harold Wirum & Associates was the first choice, with McCool-McDonald and Associates in second place. They and the other two top firms were asked to make personal presentations to the committee.

McCool-McDonald offered the committee an optimistic time frame, predicting it could design the building in 19 to 22 weeks, and possibly sooner. By way of experience, McCool-McDonald's chief architect in Alaska, John McCool, cited the firm's work with the North Slope Borough, and he said the firm planned to subcontract the structural design work to one of its North Slope partners, David Coffman.

At the time of that presentation, according to federal prosecutors, both firms had begun paying kickbacks to the influential Juneau lobbyist Lewis Dischner to maintain their position in the borough. By August of 1982, according to a federal indictment of Dischner and Carl Mathisen, employees of McCool-McDonald in Seattle were processing kickbacks from five North Slope contractors to Dischner and Mathisen. By 1984, the payments

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Lawmakers agree on how to pay for state budget

By JOHN LINDBACK
Daily News reporter

JUNEAU — The annual end-of-session frenzy hit the legislature Sunday with the House and Senate pulling together informal agreements on how to pay for next year's state budget.

Business was frequently interrupted for closed-door meetings.

Both House Speaker Ben Grussendorf and Senate President Jan Falke said they hoped a so-called "adjournment package" would hold through the end of the session and last year's blow-up over balancing the budget would not be repeated.

Both presiding officers predicted a Tuesday adjournment. The 120-day session limit requires adjournment by midnight Tuesday.

"I think there's going to be a sigh of relief and a feeling of accomplishment," said Grussendorf, D-Sitka.

The package includes agreements between House and Senate leaders on major issues, include legislative approval of a \$50 million draw next year from the Railbelt Energy Fund if it's needed to plug a deficit.

If the full House and Senate don't go along with that recommendation, legislators could find themselves short of money for their budget with mandatory adjournment staring them in the face.

"If Railbelt legislators vote it down, that will be a glitch," Falke said. Anchorage and Fairbanks legislators have regarded the \$228 million savings account for energy projects as their own. Some say it should be spent only for Railbelt communities if it won't finance energy development.

"I think we have enough people who have bought off on this that it'll go," Falke said, referring to the entire package.

Gov. Steve Cowper, who conferred with small groups of legislators in his office throughout the day, also predicted that legislators would approve the draw from the Railbelt fund. Some legislators told him the votes were there, Cowper said.

The rest of the adjournment package includes:

- Giving \$40 million in extra aid this year to municipal governments. Both houses have supported it for weeks, though they've had trouble finding a way to pay for it.

- Pulling \$80 million in cash from state home loan programs to help balance the budget.

- Repealing the budget reserve fund approved at last year's special session and replacing it with Cowper's plan for a state science foundation. Cowper wants \$8 million this session and \$100 million in future budget surpluses and oil tax windfalls to make Alaska a world center for arctic research.

Although it was clear Sunday that the adjournment rush was on, it was a day of fits and starts. Both houses interrupted action for closed meetings of their majority organizations to discuss various parts of the adjournment package. Meanwhile, lobbyists and members of the public milled about in the hall for hours waiting for committee meetings and floor action to begin.

Rep. Kay Brown, D-Anchorage and an advocate of open meetings legislation this session, walked out of a House majority caucus meeting when she felt too much substantive budget discussion was going on behind closed doors. The Senate majority met to discuss how big the capital budget should be and whether or not the distribution of money between election districts was fair, Falke said.

In addition to the closed majority meetings, legislative leaders huddled in their offices to discuss fine points of some parts of the adjournment package. Democrats from the Republican-dominated Senate majority negotiated with Grussendorf and other leaders of the Democrat-led House.

During breaks in the closed-door meetings some of the most controversial legislation of the session cleared various committees or received attention in other ways. They include:

- Anchorage court house. House Judiciary Chairman John Sund was working on a plan that would require the court system to scale back on plans for a 350,000-square-foot addition to the downtown courthouse. Critics have argued that the addition exceeds the court system's needs.

- Open meetings. A proposed constitutional amendment guaranteeing public access to debates on legislation cleared the Senate Judiciary Committee and landed in the

Gross tried but failed to convince the committee to kill the amendment. If approved it goes on the November election ballot.

- Sheffield legal fees. Legislative leaders negotiated

how to put \$302,000 in the budget to repay former Gov. Bill Sheffield legal costs during 1986 impeachment proceedings against him. One plan called for legislators, wary of a public backlash, to put in a supplemental appro-

priations bill for this year's state budget.

- Guide legislation. The House Rules Committee rewrote a controversial bill on hunting guides so that it makes no changes on guide

laws for the coming year while a task force studies conflicts between guides and outfitters. The Senate version of the bill would have given guides more control over the hunting that goes on in their exclusive guiding areas.



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Economist predicts turnaround by end of year

The Associated Press

FAIRBANKS — Barring another drastic drop in world oil prices or a national recession, Alaska's economy should begin turning around by late this year, an economist says.

Lee Gorsuch, director of the University of Alaska's In-

stitute of Social and Economic Research, made the comments Friday in a speech to delegates attending the Alaska Credit Union League's annual meeting.

"We're predicting a modest increase in employment beginning toward the end of this year of 1 to 2 percent, or

an average of about 1.5 percent a year," Gorsuch said. "If the price of oil remains between \$14 and \$18 a barrel, state revenues and spending should stabilize at about \$2 billion a year."

Gorsuch said \$1.7 billion of that would come from a single source — the oil industry.