

HB

112

SFIN

FILE

SENATE FINANCE COMMITTEE REPORT

DATE: 5/12/99

FURTHER:

3/28/00

DATE TURNED IN TO OFFICE: 28 March 2000

Finance Committee considered

HOUSE BILL NO. 112

"An Act establishing the Alaska public building fund; and providing for an effective date."

and recommends:

- be replaced with S CS HB 112 (FIN)
- adopt previous _____ CS _____
- attached amendment(s) Fortcoming
- adopt Letter of Intent by _____ CS
- further referral to the _____ Committee

- Senate Bill: same title
- new title
- House Bill: same title
- technical title
- new: SCR# _____

SIGNING DO PASS	DP	OTHER RECOMMENDATIONS	NR	DNP	AM
<i>Al Adams</i>	<input checked="" type="checkbox"/>	<i>Bill ...</i>	<input checked="" type="checkbox"/>		
<i>George ...</i>	<input checked="" type="checkbox"/>	<i>Lynne ...</i>	<input checked="" type="checkbox"/>		
<i>Loren ...</i>	<input checked="" type="checkbox"/>	<i>George ...</i>	<input checked="" type="checkbox"/>		
Co-Chair: <i>[Signature]</i>	<input checked="" type="checkbox"/>	Co-Chair:			
Co-Chair: <i>[Signature]</i>	<input checked="" type="checkbox"/>	Co-Chair:			

NEW FISCAL NOTE(S):

Department Date Zero Fiscal

<i>Multiple / Div of Legis Fin</i>	<i>3/27/00</i>		<i>\$10,230.0</i>

PREVIOUS FISCAL NOTE(S):*

Department Date Zero Fiscal

APPROPRIATION -- no fiscal note

*include fiscal notes accompanying Governor's bill

FISCAL NOTE

STATE OF ALASKA
2000 LEGISLATIVE SESSION

BILL NO. HB 112

3/29/00

Revision Date/Time (Note if correction) <u>3/27/2000</u>	Dept. Affected	Multiple
Title <u>An Act establishing the Alaska public building fund; and providing for an effective date.</u>	BRU	Multiple
Sponsor <u>Rep. James; Sen. Wilken</u>	Component	See attached sheets for individual components
Requester <u>Senate Finance</u>	Component No.	

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below

OPERATING EXPENDITURES	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
Personal Services	63.5	63.5	63.5	63.5	63.5	63.5
Travel	3.5	3.5	3.5	3.5	3.5	3.5
Contractual*	10,161.0	10,161.0	10,161.0	10,161.0	10,161.0	10,161.0
Supplies	2.0	2.0	2.0	2.0	2.0	2.0
TOTAL OPERATING	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0

Note: The amount of \$10,230.0 shown above includes budget transfers and duplicate expenditures; total new revenues and expenditures authorized by this fiscal note are \$1,247.1, of which \$1,177.8 is non-GF. See analysis for explanation.

CAPITAL EXPENDITURES
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*Note: Funds for renewal and replacement from the contractual line will only be spent on the 8 buildings in the facilities rent program.

CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts	713.2	713.2	713.2	713.2	713.2	713.2
1004 General Fund	0.0	0.0	0.0	0.0	0.0	0.0
1005 GF/ Program Receipts	66.4	66.4	66.4	66.4	66.4	66.4
1007 Interagency Receipts	2,349.8	2,349.8	2,349.8	2,349.8	2,349.8	2,349.8
1017 Ben Sys	51.6	51.6	51.6	51.6	51.6	51.6
1029 P/E Retirement	123.1	123.1	123.1	123.1	123.1	123.1
1133 Indirect Cost Recovery	33.0	33.0	33.0	33.0	33.0	33.0
1034 Teachers Retirement	55.3	55.3	55.3	55.3	55.3	55.3
1042 Judicial Retirement	0.2	0.2	0.2	0.2	0.2	0.2
1045 National Guard	1.6	1.6	1.6	1.6	1.6	1.6
1050 PFD Fund	115.6	115.6	115.6	115.6	115.6	115.6
1094 MHT Admin	21.5	21.5	21.5	21.5	21.5	21.5
1146 Fee Support	3.7	3.7	3.7	3.7	3.7	3.7
1147 Public Building Fund	6,695.0	6,695.0	6,695.0	6,695.0	6,695.0	6,695.0
TOTAL	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0

Note: The amount of \$10,230.0 shown above includes budget transfers and duplicate revenues; total new revenues and expenditures authorized by this fiscal note are \$1,247.1, of which \$1,177.8 is non-GF. See analysis for explanation.

Estimate of any current year (FY2000) cost: 0.0

POSITIONS

Full-time	0	0	0	0	0	0
Part-time	0	0	0	0	0	0
Temporary	0	0	0	0	0	0

ANALYSIS: HB112 creates the Public Building Fund. With this fiscal note, a structural change is requested to add the State Owned Facilities BRU, composed of the Facilities and Facilities Administration components, to manage the Public Building Fund. (As amended on 3/27/00, this fiscal note will fund one Accountant III position but eliminates funding for a facility planner position [a reduction of \$74.1 from the Public Building Fund originally shown.] PLEASE NOTE: Backup pages not revised.)

This fiscal note not only adds \$1,247.9 in new funds (primarily non-GF), but also uses the fiscal note to perform \$8,982.1 (as amended on 3/27/00) of technical budget restructuring, for a total fiscal note of \$10,230.0. An explanation of all of the transactions involved in the restructuring is identified on the attached pages. This fiscal note is 8 pages.

Prepared by:	Danith Watts <i>Danith R. Watts</i>	Phone <u>465-5435</u>
Division	Legislative Finance Division	Date/Time <u>3/27/00 10:43 AM</u>
Approved by	Senator John Torgerson <i>John Torgerson</i>	Date <u>3/27/00</u>
Agency	Alaska State Senate	

STATE OF ALASKA – 2000 LEGISLATIVE SESSION

Continuation of Analysis

☛ Explanation of the technical budgeting that makes the fiscal note appear to appropriate \$10,304.1, when in fact there are only \$1,247.9 new dollars appropriated

Gross Total Appropriations of all fund sources	10,304.1
– Less the 1147 Public Building Funds (technical double budgeting that allows DOA Facilities Component to perform service with dollars that are appropriated as GF and NGF in other state agencies for the purposes of paying rent)	(6,769.1)
– Less the 1007 Interagency Receipts (technical double budgeting allows DOT to perform service with dollars that are appropriated as GF and NGF elsewhere in the budget. In this case the source of the dollars that DOT receives is the PBF in the Facilities Component in DOA)	<u>(2,287.1)</u>
Net New Appropriations (Represents real new dollars appropriated by the fiscal note)	1,247.9

☛ HB112 creates the Public Building Fund. At the request of the Finance Committee, this fiscal note shows the transfers and the addition of new funds to create the Public Facilities Program. The appropriations required are as follows:

- | | |
|--|-----------|
| A. AGENCY TRANSFER OUT (ATROUT) general funds from budget components in the Departments of Transportation and Administration. | (4,290.5) |
| B. AGENCY TRANSFER IN (ATRIN) general funds to different budget components in the agency budgets to pay their rent to the Public Facilities Program. | 4,290.5 |
| C. ADD new fund expenditure and revenue authority (INC) to the agency budget components to pay rent to the Public Facilities Program. Revenue Sources exhibited below: | |

1002 Federal Receipts	713.2
1005 GF/Program Receipts	66.4
1007 Interagency Receipts	62.7
1017 Ben Sys	51.6
1029 P/E Retirement	123.1
1133 Indirect Cost Recovery	33.0
1034 Teachers Retirement	55.3
1042 Judicial Retirement	0.2
1045 National Guard	1.6
1050 PFD Fund	115.6
1094 MHT Admin	21.5
1146 Fee Support	3.7
Total	1,247.9

- | | |
|---|----------------|
| D. ADD new Public Building Fund expenditure/revenue authority to the Facilities Program Budget Request Unit for maintenance, operation, renewal and replacement of building components for eight state buildings. | |
| 1147 Public Building Fund | 6,769.1 |
| E. Replace DOT GF Expenditure Authority with IA Expenditure Authority to receive a maintenance contract from the Facilities Program | |
| 1007 Interagency Receipts | <u>2,287.1</u> |
| F. Gross Total of the Appropriations made by the fiscal note (Transfers and Additions) | 10,304.1 |

☛ The result of all of these appropriations is that the Public Building Fund will receive the following deposits during FY01:

- | | |
|--|--------------|
| A. State Agency Rents | 5,843.0 |
| B. Private Tenant Rents (Atwood Building and Court Plaza Buildings) | <u>926.1</u> |
| C. Total Receipts in the Public Building Fund & expenditures in the Facilities BRU | 6,769.1 |

DEPT	BUDGET COMPONENT	Type	Number	Amount	Revenue Type
Administration					
	Facilities	INC	2429	\$6,602.6	1147 Public Building Fund
	Facilities Administration	INC	2430	\$166.5	1147 Public Building Fund
	Risk Management	INC	71	\$17.6	1007 Interagency Receipts
	Retirement & Benefits	INC	64	\$51.6	1017 Ben Sys
	Retirement & Benefits	INC	64	\$88.7	1029 P/E Retirement
	Retirement & Benefits	INC	64	\$36.8	1034 Teachers Retirement
	Retirement & Benefits	INC	64	\$0.2	1042 Judicial Retirement
	Retirement & Benefits	INC	64	\$1.6	1045 National Guard
	Centralized Mail	INC	2333	\$18.6	1007 Interagency Receipts
	Administration State Facilities Rent	ATRIN	2484	\$464.6	1004 General Fund
	Leases	ATROUT	81	(\$2,003.4)	1004 General Fund
Community and Economic Development					
	DCED State Facilities Rent	ATRIN	2472	\$496.3	1004 General Fund
Corrections					
	DOC State Facilities Rent	ATRIN	2464	\$86.3	1004 General Fund
Education and Early Development					
	EED State Facilities Rent	ATRIN	2422	\$260.7	1004 General Fund
Fish and Game					
	Fish & Game State Facilities Rent	ATRIN	2426	\$169.6	1004 General Fund
Governor					
	Governor's Office State Facilities Rent	ATRIN	2461	\$429.5	1004 General Fund
Health & Social Services					
	HSS State Facilities Rent	INC	2478	\$175.7	1002 Federal Receipts
	HSS State Facilities Rent	ATRIN	2478	\$449.3	1004 General Fund
Labor and Workforce Development					
	DOL State Facilities Rent	ATRIN	2427	\$259.7	1004 General Fund
Legislature					
	Legislature State Facilities Rent	ATRIN	2485	\$99.2	1004 General Fund
Natural Resources					
	DNR State Facilities Rent	ATRIN	2423	\$1,268.6	1004 General Fund
Public Safety					
	Alaska Police Standards Council	INC	519	\$3.7	1146 Fee Support
	DPS State Facilities Rent	ATRIN	2469	\$88.7	1004 General Fund
Revenue					
	Tax Division	INC	2476	\$18.1	1005 GF/ Program Receipts
	Alaska State Pension Investment Board	INC	1961	\$34.4	1029 P/E Retirement
	Alaska State Pension Investment Board	INC	1961	\$18.5	1034 Teachers Retirement
	Permanent Fund Dividend	INC	981	\$115.6	1050 PFD Fund
	Child Support Enforcement	INC	111	\$537.5	1002 Federal Receipts
	AK Mental Health Trust Authority	INC	1423	\$21.5	1094 MHT Admin
	Alcohol Beverage Control Board	INC	100	\$48.3	1005 GF/ Program Receipts
	Commissioner's Office	INC	123	\$16.5	1007 Interagency Receipts
	Commissioner's Office	INC	123	\$23.4	1133 Indirect Cost Recovery
	Administrative Services	INC	125	\$10.0	1007 Interagency Receipts
	Administrative Services	INC	125	\$9.6	1133 Indirect Cost Recovery
	REV State Facilities Rent	ATRIN	2462	\$206.6	1004 General Fund
Transportation & Public Facilities					
	DOT State Facilities Rent	ATRIN	2471	\$11.4	1004 General Fund
	SE Region Facilities	ATROUT	604	(\$1,848.1)	1004 General Fund
	SE Region Facilities	INC	604	\$1,848.1	1007 Interagency Receipts
	Northern Region Facilities	ATROUT	2069	(\$439.0)	1004 General Fund
	Northern Region Facilities	INC	2069	\$439.0	1007 Interagency Receipts
Summary of All Revenue Sources					
\$713.2	1002 Federal Receipts			\$55.3	1034 Teachers Retirement
\$0.0	1004 General Fund			\$0.2	1042 Judicial Retirement
\$66.4	1005 GF/ Program Receipts			\$1.6	1045 National Guard
\$2,349.0	1007 Interagency Receipts			\$115.6	1050 PFD Fund
\$51.6	1017 Ben Sys			\$21.5	1094 MHT Admin
\$123.1	1029 P/E Retirement			\$3.7	1146 Fee Support
\$33.0	1133 Indirect Cost Recovery			\$6,769.1	1147 Public Building Fund

Expenditures/Revenues

(Thousands of Dollars)

Dept. Affected	1 ADM	2 ADM	ADM	3 ADM	4 ADM	5 ADM	6 ADM	7 DCED	8 DOC	9 EED	10 F&G
Component	Facilities	Facilities Admin	Total New Public Building Funds*	Risk Management	Retirement & Benefits	Centralized Mail	Administration State Facilities Rent	DCED State Facilities Rent	DOC State Facilities Rent	EED State Facilities Rent	Fish & Game State Facilities Rent
OPERATING EXPENDITURES	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001
Personal Services	0.0	137.6	137.6								
Travel	0.0	3.5	3.5								
Contractual	6,602.6	23.4	6,626.0	17.6	178.9	18.6	464.6	496.3	86.3	260.7	169.6
Supplies	0.0	2.0	2.0								
TOTAL OPERATING	6,602.6	166.5	6,769.1	17.6	178.9	18.6	464.6	496.3	86.3	260.7	169.6

FUND SOURCE

(Thousands of Dollars)

1002 Federal Receipts			0.0								
1004 GF			0.0				464.6	496.3	86.3	260.7	169.6
1005 GF/Program Receipts			0.0								
1007 Interagency Receipts			0.0	17.6		18.6					
1017 Ben Sys			0.0		51.6						
1029 P/E Retirement			0.0		88.7						
1133 Indirect Cost Recovery			0.0								
1034 Teachers Retirement			0.0		36.8						
1042 Judicial Retirement			0.0		0.2						
1045 National Guard			0.0		1.6						
1050 PFD Fund			0.0								
1094 MHT Admin			0.0								
1146 Fee Support			0.0								
1147 Public Building Fund	6,602.6	166.5	6,769.1								
TOTAL	6,602.6	166.5	6,769.1	17.6	178.9	18.6	464.6	496.3	86.3	260.7	169.6

POSITIONS

* The Total Public Building Funds includes rents received from private tenants in Atwood Building and the Court Plaza Building

Full-time	0	0	0								
Part-time	0	0									
Temporary	0	0									

This bill creates the Public Building Fund. The fiscal note contains the expected receipts from the rental rates charged to the tenants in the following buildings: Fairbanks Regional Office Building, Anchorage Atwood Building, Juneau Community Building, Juneau Court Plaza, Juneau Alaska Office Building, Juneau State Office Building, Juneau Public Safety Building, and the Juneau Douglas Island Building.

Expenditures/Revenues

Dept. Affected	11Gov	12 a&b HSS	13 Labor	14 Leg	15 DNR	16 PS	17 PS	18 Rev	19 Rev	20 Rev	21 Rev
Component	Governor's Office State Facilities Rent	HSS State Facilities Rent	DOL State Facilities Rent	Legislature State Facilities Rent	DNR State Facilities Rent	Alaska Police Standards Council	DPS State Facilities Rent	Tax Division	AK State Pension Investment Board	Permanent Fund Dividend	Child Support Enforcement
OPERATING EXPENDITURES	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001
Personal Services											
Travel											
Contractual	429.5	625.0	259.7	99.2	1,268.6	3.7	88.7	18.1	52.9	115.6	537.5
Supplies											
TOTAL OPERATING	429.5	625.0	259.7	99.2	1,268.6	3.7	88.7	18.1	52.9	115.6	537.5

FUND SOURCE

1002 Federal Receipts		175.7									537.5
1004 GF	429.5	449.3	259.7	99.2	1,268.6		88.7				
1005 GF/Program Receipts								18.1			
1007 Interagency Receipts											
1017 Ben Sys											
1029 P/E Retirement									34.4		
1133 Indirect Cost Recovery									18.5		
1034 Teachers Retirement											
1042 Judicial Retirement											
1045 National Guard											
1050 PFD Fund										115.6	
1094 MHT Admin											
1146 Fee Support						3.7					
1147 Public Building Fund											
TOTAL	429.5	625.0	259.7	99.2	1,268.6	3.7	88.7	18.1	52.9	115.6	537.5

POSITIONS

Full-time											
Part-time											
Temporary											

Explanation of the General Funds now showing in each agency's budget for Facilities Rent. These funds were transferred from DOT and DOA. These are not new general funds. The agencies will use these funds to pay rent to the Facilities BRU

Expenditures/Revenues

Dept. Affected	22 Rev	23 Rev	24 Rev	25 Rev	26 Rev	27 DOT/PF
Component	AK Mental Health Trust Authority	ABC Board	Commissioners Office	Administrative Services	REV State Facilities Rent	DOT State Facilities Rent
OPERATING EXPENDITURES	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001	FY 2001
Personal Services						
Travel						
Contractual	21.5	48.3	39.9	19.6	206.6	11.4
Supplies						
TOTAL OPERATING	21.5	48.3	39.9	19.6	206.6	11.4

FUND SOURCE

1002 Federal Receipts						
1004 GF					206.6	11.4
1005 GF/Program Receipts		48.3				
1007 Interagency Receipts			16.5	10.0		
1017 Ben Sys						
1029 P/E Retirement						
1133 Indirect Cost Recovery			23.4	9.6		
1034 Teachers Retirement						
1042 Judicial Retirement						
1045 National Guard						
1050 PFD Fund						
1094 MHT Admin	21.5					
1146 Fee Support						
1147 Public Building Fund						
TOTAL	21.5	48.3	39.9	19.6	206.6	11.4

POSITIONS

Full-time						
Part-time						
Temporary						

Expenditures/Revenues

Dept. Affected	28a DOT/PF	29a DOT/PF	Statewide	28 DOT/PF	29 DOT/PF	30 ADM	Total Reductions In General Fund	Total Fiscal Note Values
Component	SE Region Facilities Inc	Northern Region Facilities Inc	GF Transfers and New Funds	SE Region Facilities Trns Out	Northern Region Facilities Trns Out	Leases Trns Out	Total	Total
OPERATING EXPENDITURES	FY 2001	FY 2001	Total	FY 2001	FY 2001	FY 2001	Total	Total
Personal Services	332.8	135.0	467.8	(332.8)	(135.0)		(467.8)	137.6
Travel	1.5		1.5	(1.5)			(1.5)	3.5
Contractual	1,332.1	240.0	7,110.5	(1,332.1)	(240.0)	(2,003.4)	(3,575.5)	10,161.0
Supplies	181.7	64.0	245.7	(181.7)	(64.0)		(245.7)	2.0
TOTAL OPERATING	1,848.1	439.0	7,825.5	(1,848.1)	(439.0)	(2,003.4)	(4,290.5)	10,304.1

FUND SOURCE

1002 Federal Receipts			713.2				0.0	713.2
1004 GF			4,290.5	(1,848.1)	(439.0)	(2,003.4)	(4,290.5)	0.0
1005 GF/Program Receipts			66.4				0.0	66.4
1007 Interagency Receipts	1,848.1	439.0	2,349.8				0.0	2,349.8
1017 Ben Sys			51.6				0.0	51.6
1029 P/E Retirement			123.1				0.0	123.1
1133 Indirect Cost Recovery			33.0				0.0	33.0
1034 Teachers Retirement			55.3				0.0	55.3
1042 Judicial Retirement			0.2				0.0	0.2
1045 National Guard			1.6				0.0	1.6
1050 PFD Fund			115.6				0.0	115.6
1094 MHT Admin			21.5				0.0	21.5
1146 Fee Support			3.7				0.0	3.7
1147 Public Building Fund			0.0				0.0	6,769.1
TOTAL	1,848.1	439.0	7,825.5	(1,848.1)	(439.0)	(2,003.4)	(4,290.5)	10,304.1

POSITIONS

Full-time								
Part-time								
Temporary								

The transfers from DOT and DOA are shown above.
 Care will be required on the part of the Finance
 Committees to reduce the leasing budget only "once".

Expenditures/Revenues

Dept. Affected	New Dollars State Tenants	Private Tenant Revenues
Component		
OPERATING EXPENDITURES		
Personal Services		
Travel		
Contractual		
Supplies		
TOTAL OPERATING		
FUND SOURCE		
1002 Federal Receipts	713.2	0.0
1004 GF	0.0	0.0
1005 GF/Program Receipts	66.4	0.0
1007 Interagency Receipts	62.7	0.0
1017 Ben Sys	51.6	0.0
1029 P/E Retirement	123.1	0.0
1133 Indirect Cost Recovery	33.0	0.0
1034 Teachers Retirement	55.3	0.0
1042 Judicial Retirement	0.2	0.0
1045 National Guard	1.6	0.0
1050 PFD Fund	115.6	0.0
1094 MHT Admin	21.5	0.0
1146 Fee Support	3.7	0.0
1147 Public Building Fund	0.0	926.1
TOTAL	1,247.9	926.1

This sheet shows the funding sources for the Public Building Fund

Summary of Funds

General Fund Transfers from DOA & DOT	(4,290.5)
General Fund Transfers to State Agencies	<u>4,290.5</u>
	0.0
Replace GF Transfer from DOT	(2,287.1)
With IA Receipts In DOT	<u>2,287.1</u>
	0.0

Facilities BRU Receipts Sources

Transferred General Funds for State Agency Tenant	4,290.5
New Funds for State Agency Tenants	1,247.9
Private Tenant Receipts	926.1
Non General Funds already Budgeted in Agencies	304.6
Total Facilities BRU Receipts	6,769.1

Atwood	875.3
Court Plaza	50.8

State Agencies Tenants	5,843.0
Private Tenants	926.1
Total Facilities PBF	6,769.1

POSITIONS

Full-time
Part-time
Temporary

1-LS0522AD
Bannister
2/14/00

Adopted

SENATE CS FOR HOUSE BILL NO. 112(FIN)

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-FIRST LEGISLATURE - SECOND SESSION

BY THE SENATE FINANCE COMMITTEE

**Offered:
Referred:**

Sponsor(s): REPRESENTATIVE JAMES

SENATOR Wilken

A BILL

FOR AN ACT ENTITLED

1 "An Act establishing the Alaska public building fund; and providing for an
2 effective date."

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

4 * **Section 1.** AS 37.05 is amended by adding a new section to article 6 to read:

5 **Sec. 37.05.570. Alaska public building fund.** (a) There is created as a
6 special account in the general fund the Alaska public building fund into which shall
7 be deposited

8 (1) payments made to the Department of Administration by a public or
9 private occupant of a covered building under an agreement with the Department of
10 Administration for costs of the occupant's use and occupancy of building space; and

11 (2) appropriations to the Alaska public building fund.

12 (b) Beginning with the appropriations for the fiscal year beginning July 1,
13 2000, on an annual basis and under AS 37.07 (Executive Budget Act), the legislature
14 may appropriate amounts from the Alaska public building fund to the Department of

1 Administration to pay use, management, operation, maintenance, and depreciation costs
2 related to space of covered buildings managed under an agreement with the
3 Department of Administration.

4 (c) Appropriations to the Alaska public building fund are not one-year
5 appropriations and do not lapse under AS 37.25.010.

6 (d) The unexpected and unobligated balance of an appropriation from the
7 Alaska public building fund lapses into the Alaska public building fund at the end of
8 the fiscal year for which it was appropriated.

9 (e) Nothing in this section exempts money deposited into the Alaska public
10 building fund from the requirements of AS 37.07 (Executive Budget Act) or dedicates
11 that money for a specific purpose.

12 (f) In this section, "covered building" means the

- 13 (1) Alaska Office Building, located in Juneau, Alaska;
- 14 (2) Robert B. Atwood Building, located in Anchorage, Alaska;
- 15 (3) Court Plaza Building, located in Juneau, Alaska;
- 16 (4) Douglas Island Building, located in Juneau, Alaska;
- 17 (5) Fairbanks Regional Office Building, located in Fairbanks, Alaska;
- 18 (6) Juneau Community Building, located in Juneau, Alaska;
- 19 (7) Juneau Public Safety Building, located in Juneau, Alaska;
- 20 (8) Juneau State Office Building, located in Juneau, Alaska.

21 * Sec. 2. This Act takes effect July 1, 2000.

SENATE FINANCE COMMITTEE
2000 COMMITTEE ACTION

Bill Number	HB 112
Amendment	adpt "D" CS
Motion	
<u>Motion by</u>	P
<u>Objection</u>	
<u>Objection by</u>	(S)
<u>Removed</u>	✓
<u>Second Objection by</u>	
<u>Committee Member</u>	<u>Vote</u>
Senator Dave Donley	
Senator Loren Leman	
Senator Al Adams	
Senator Gary Wilken	
Senator Pete Kelly	
Senator Lyda Green	
Senator Randy Phillips	
Co-Chair Sean Parnell	
Co-Chair John Torgerson	
<u>Tally</u>	
Yea	0
Nay	0
Absent	0
<u>MOTION</u>	no obj

SENATE FINANCE
COMMITTEE
Amendment Number: #1
Bill Number: HB 112
Sponsor: ~~Torgerson~~ Date: 3/27/00
Logged In By: Mindy

AMENDMENT

OFFERED IN THE SENATE
TO: SCSHB 112(FIN)

BY SENATOR TORGERSON

1. Page 2, line 6:
2. Delete "unexpected"
3. Insert "unexpended"

25

SENATE FINANCE COMMITTEE
2000 COMMITTEE ACTION

Bill Number	HB 112
Amendment	#1
Motion	
<u>Motion by</u>	P
<u>Objection</u>	
<u>Objection by</u>	—
<u>Removed</u>	
<u>Second Objection by</u>	
<u>Committee Member</u>	<u>Vote</u>
Senator Loren Lemman	
Senator Al Adams	
Senator Gary Wilken	
Senator Pete Kelly	
Senator Lyda Green	
Senator Randy Phillips	
Senator Dave Donley	
Co-Chair Sean Parnell	
Co-Chair John Torgerson	
<u>Tally</u>	
Yea	0
Nay	0
Absent	0
<u>MOTION</u>	no obj

FISCAL NOTE

STATE OF ALASKA
2000 LEGISLATIVE SESSION

BILL NO. HB 112

Revision Date/Time (Note if correction) <u>3/27/2000</u>	Dept. Affected <u>Multiple</u>
Title <u>An Act establishing the Alaska public building fund; and providing for an effective date.</u>	BRU <u>Multiple</u>
Sponsor <u>Rep. James; Sen. Wilken</u>	Component <u>See attached sheets for individual components</u>
Requester <u>Senate Finance</u>	Component No. _____

Expenditures/Revenues (Thousands of Dollars)

Note: Amounts do not include inflation unless otherwise noted below.

OPERATING EXPENDITURES	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006
Personal Services	63.5	63.5	63.5	63.5	63.5	63.5
Travel	3.5	3.5	3.5	3.5	3.5	3.5
Contractual*	10,161.0	10,161.0	10,161.0	10,161.0	10,161.0	10,161.0
Supplies	2.0	2.0	2.0	2.0	2.0	2.0
TOTAL OPERATING	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0

Note: The amount of \$10,230.0 shown above includes budget transfers and duplicate expenditures; total new revenues and expenditures authorized by this fiscal note are \$1,247.1, of which \$1,177.8 is non-GF. See analysis for explanation.

CAPITAL EXPENDITURES	*	*	*	*	*	*
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*Note: Funds for renewal and replacement from the contractual line will only be spent on the 8 buildings in the facilities rent program.

CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts	713.2	713.2	713.2	713.2	713.2	713.2
1004 General Fund	0.0	0.0	0.0	0.0	0.0	0.0
1005 GF/ Program Receipts	66.4	66.4	66.4	66.4	66.4	66.4
1007 Interagency Receipts	2,349.8	2,349.8	2,349.8	2,349.8	2,349.8	2,349.8
1017 Ben Sys	51.6	51.6	51.6	51.6	51.6	51.6
1029 P/E Retirement	123.1	123.1	123.1	123.1	123.1	123.1
1133 Indirect Cost Recovery	33.0	33.0	33.0	33.0	33.0	33.0
1034 Teachers Retirement	55.3	55.3	55.3	55.3	55.3	55.3
1042 Judicial Retirement	0.2	0.2	0.2	0.2	0.2	0.2
1045 National Guard	1.6	1.6	1.6	1.6	1.6	1.6
1050 PFD Fund	115.6	115.6	115.6	115.6	115.6	115.6
1094 MHT Admin	21.5	21.5	21.5	21.5	21.5	21.5
1146 Fee Support	3.7	3.7	3.7	3.7	3.7	3.7
1147 Public Building Fund	6,695.0	6,695.0	6,695.0	6,695.0	6,695.0	6,695.0
TOTAL	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0	10,230.0

Note: The amount of \$10,230.0 shown above includes budget transfers and duplicate revenues; total new revenues and expenditures authorized by this fiscal note are \$1,247.1, of which \$1,177.8 is non-GF. See analysis for explanation.

Estimate of any current year (FY2000) cost: 0.0

POSITIONS

Full-time	0	0	0	0	0	0
Part-time	0	0	0	0	0	0
Temporary	0	0	0	0	0	0

ANALYSIS: HB112 creates the Public Building Fund. With this fiscal note, a structural change is requested to add the State Owned Facilities BRU, composed of the Facilities and Facilities Administration components, to manage the Public Building Fund. (As amended on 3/27/00, this fiscal note will fund one Accountant III position but eliminates funding for a facility planner position [a reduction of \$74.1 from the Public Building Fund originally shown.] PLEASE NOTE: Backup pages not revised.)

This fiscal note not only adds \$1, 247.9 in new funds (primarily non-GF), but also uses the fiscal note to perform \$8,982.1 (as amended on 3/27/00) of technical budget restructuring, for a total fiscal note of \$10,230.0. An explanation of all of the transactions involved in the restructuring is identified on the attached pages. This fiscal note is 8 pages.

Prepared by:	Danith Watts <i>Danith D. Watts</i>	Phone 465-5435
Division	Legislative Finance Division	Date/Time 3/27/00 10:43 AM
Approved by	Senator John Torgerson <i>John Torgerson</i>	Date 3/27/00
Agency	Alaska State Senate <i>Sen. Daniel</i>	

FY01 Facilities BRU Summary by Building

NEW

This Chart represents "Billable Rates" paid by Facilities BRU*

Total FY01 Billable Facility Rental Pool Costs in DOA Facilities BRU	Maintenance & Operations Costs	DOA Admin Costs	Risk Mgt Costs	Annual Depreciation	Total Annual Cost	Usable Sq Ft	Total Rent SF/Mo
Alaska Office	\$ 270,960	\$ 6,806	\$ 5,399	\$ 82,211	\$ 365,376	40,424	\$ 0.74
Atwood Building	\$ 2,129,672	\$ 100,866	\$ 9,963	\$ 1,007,208	\$ 3,247,709	251,451	\$ 1.08
Court Plaza	\$ 198,000	\$ 7,160	\$ 767	\$ 178,437	\$ 384,364	26,362	\$ 1.21
Douglas Island	\$ 185,000	\$ 4,570	\$ 6,662	\$ 49,085	\$ 245,317	31,816	\$ 0.63
Fairbanks Reg Office	\$ 439,000	\$ 11,622	\$ 3,449	\$ 169,835	\$ 623,906	34,125	\$ 1.51
Juneau Community	\$ 57,000	\$ 1,561	\$ 1,313	\$ 23,933	\$ 83,807	17,078	\$ 0.40
Juneau Public Safety	\$ 97,000	\$ 2,669	\$ 6,632	\$ 37,002	\$ 143,303	16,103	\$ 0.71
Juneau State Office	\$ 1,066,840	\$ 31,207	\$ 13,169	\$ 564,072	\$ 1,675,289	157,518	\$ 0.88
Total FY01	\$ 4,443,472	\$ 166,462	\$ 47,354	\$ 2,111,783	\$ 6,769,071	574,877	\$ 0.98

FY01 Facilities BRU Summary by Building

Facility	DEPT	Annual Cost	Usable Sq Ft
Alaska Office Building	DHSS	\$365,376	40,424
Atwood Building	ADMIN	\$46,569	3,606
Atwood Building	DCED	\$174,169	13,485
Atwood Building	DNR	\$1,268,644	98,224
Atwood Building	GOV	\$125,351	9,705
Atwood Building	PRIVATE	\$903,336	69,940
Atwood Building	REV	\$729,641	56,492
Court Plaza Building	ADMIN	\$4,024	276
Court Plaza Building	DHSS	\$43,537	2,986
Court Plaza Building	DOC	\$17,307	1,187
Court Plaza Building	GOV	\$240,020	16,462
Court Plaza Building	LEG	\$27,688	1,899
Court Plaza Building	PRIVATE	\$51,789	3,552
Douglas Island Building	DF&G	\$174,373	22,615
Douglas Island Building	DOC	\$70,944	9,201
Fairbanks Reg Office Building	ADMIN	\$6,545	358
Fairbanks Reg Office Building	DCED	\$4,278	234
Fairbanks Reg Office Building	DCED	\$60,297	3,298
Fairbanks Reg Office Building	DHSS	\$222,778	12,185
Fairbanks Reg Office Building	DOT	\$11,409	624
Fairbanks Reg Office Building	GOV	\$64,923	3,551
Fairbanks Reg Office Building	LABOR	\$223,619	12,231
Fairbanks Reg Office Building	REV	\$30,057	1,644
Juneau Community Building	DCED	\$63,805	13,002
Juneau Community Building	LEG	\$20,002	4,076
Juneau Public Safety Building	ADMIN	\$46,391	5,213
Juneau Public Safety Building	DPS	\$96,912	10,890
Juneau State Office Building	ADMIN	\$793,007	74,562
Juneau State Office Building	DCED	\$301,709	28,368
Juneau State Office Building	EDUC	\$221,421	20,819
Juneau State Office Building	LABOR	\$3,988	375
Juneau State Office Building	LEG	\$52,327	4,920
Juneau State Office Building	REV	\$302,836	28,474
TOTALS		\$6,769,071	574,877
State Agency Totals		\$5,813,946	501,385

FY01 Budget Allocations

FIN
11/19/99

A	B	C	D	E	D Rounded	E Rounded	F	G	H	I	J-SUM OF D THRU I	J-SUM OF D THRU I
Where to Budget----->	SUM of all the BRU's	Agency Program Component BRUs	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU	Agency Rental Rate BRU
Source of the Funding----->	Total Detail Budget	Other Facility Risk Mgt'	GF Transferred from DOA	GF Transferred from DOT	GF Transferred from DOA	GF Transferred from DOT	New Federal Funds	New GF/PR	New Other Non-General Funds	New VA	Total Agency Rental Rate BRU	ROUNDED (1000'S)
GOVERNOR	\$ 430,293	\$ 837	\$ 307,446	\$ 122,010	\$ 307.4	\$ 122.0	\$ -	\$ -	\$ -	\$ -	\$ 429,456	\$ 429.5
ADMINISTRATION	\$ 899,466	\$ 8,425	\$ 46,569	\$ 418,073	\$ 46.6	\$ 418.1	\$ -	\$ -	\$ 166,300	\$ 260,100	\$ 891,042	\$ 891.0
REVENUE	\$ 1,062,535	\$ 2,547	\$ 206,588	\$ -	\$ 206.6	\$ -	\$ 537,500	\$ 66,400	\$ 223,000	\$ 26,500	\$ 1,059,988	\$ 1,060.0
EDUCATION	\$ 262,415	\$ 1,741	\$ -	\$ 260,674	\$ -	\$ 260.7	\$ -	\$ -	\$ -	\$ -	\$ 260,674	\$ 260.7
HEALTH & SOCIAL SERVICES	\$ 631,690	\$ 6,717	\$ -	\$ 449,273	\$ -	\$ 449.3	\$ 175,700	\$ -	\$ -	\$ -	\$ 624,973	\$ 625.0
LABOR	\$ 287,904	\$ 1,268	\$ -	\$ 259,734	\$ -	\$ 259.7	\$ 15,000	\$ -	\$ -	\$ 11,900	\$ 286,634	\$ 286.6
COMM & ECON DEV.	\$ 500,040	\$ 3,729	\$ 174,169	\$ 322,143	\$ 174.2	\$ 322.1	\$ -	\$ -	\$ -	\$ -	\$ 496,312	\$ 496.3
NATURAL RESOURCES	\$ 1,268,644	\$ (0)	\$ 1,268,644	\$ -	\$ 1,268.6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,268,644	\$ 1,268.6
FISH & GAME	\$ 174,373	\$ 4,735	\$ -	\$ 169,638	\$ -	\$ 169.6	\$ -	\$ -	\$ -	\$ -	\$ 169,638	\$ 169.6
PUBLIC SAFETY	\$ 96,912	\$ 4,485	\$ -	\$ 88,727	\$ -	\$ 88.7	\$ -	\$ -	\$ -	\$ 3,700	\$ 92,427	\$ 92.4
CORRECTIONS	\$ 88,251	\$ 1,961	\$ -	\$ 86,290	\$ -	\$ 86.3	\$ -	\$ -	\$ -	\$ -	\$ 86,290	\$ 86.3
TRANSPORTATION & P/F	\$ 11,409	\$ 63	\$ -	\$ 11,346	\$ -	\$ 11.3	\$ -	\$ -	\$ -	\$ -	\$ 11,346	\$ 11.3
LEGISLATIVE AFFAIRS	\$ 100,015	\$ 780	\$ -	\$ 99,235	\$ -	\$ 99.2	\$ -	\$ -	\$ -	\$ -	\$ 99,235	\$ 99.2
TOTAL STATE AGENCIES	\$ 5,813,946	\$ 37,287	\$ 2,003,415	\$ 2,287,143	\$ 2,003.4	\$ 2,287.1	\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ 5,776,656	\$ 5,776.7
GF Transferred from DOA	\$ 2,003,415	\$ -	\$ 2,003,415	\$ -			\$ -	\$ -	\$ -	\$ -	\$ 2,003,415	\$ 2,003.4
GF Transferred from DOT	\$ 2,287,143	\$ -	\$ -	\$ 2,287,143			\$ -	\$ -	\$ -	\$ -	\$ 2,287,143	\$ 2,287.1
NGF	\$ 1,486,100	\$ -	\$ -	\$ -			\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ 1,486,100	\$ 1,486.1
AGENCY BUDGETED RISK MGT	\$ 37,287	\$ 37,287	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL STATE TENANTS REV	\$ 5,813,946	\$ 37,287	\$ 2,003,415	\$ 2,287,143			\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ 5,776,656	\$ 5,776.7

Budget>Total Exp+Rev Detail

Agency	Total M&O	Atwood M&O	Other Facility DOT M&O	Total Depreciation	Atwood Depreciation	Other Facility Depreciation	Total DOA Adm	Atwood DOA Adm	Other Facility DOA Adm	Total Risk Mgt
GOVERNOR SUMMARY	\$ 251,523	\$ 82,198	\$ 169,325	\$ 167,974	\$ 38,875	\$ 129,099	\$ 9,574	\$ 3,893	\$ 5,681	\$ 1,222
ADMINISTRATION SUMMARY	\$ 573,612	\$ 30,537	\$ 543,075	\$ 297,078	\$ 14,442	\$ 282,636	\$ 17,279	\$ 1,446	\$ 15,833	\$ 8,568
REVENUE SUMMARY	\$ 692,458	\$ 478,459	\$ 213,998	\$ 336,430	\$ 226,283	\$ 110,147	\$ 28,862	\$ 22,661	\$ 6,201	\$ 4,785
EDUCATION SUMMARY	\$ 141,003		\$ 141,003	\$ 74,553		\$ 74,553	\$ 4,125		\$ 4,125	\$ 1,741
HEALTH & SOCIAL SUMMARY	\$ 450,141		\$ 450,141	\$ 163,065	\$ -	\$ 163,065	\$ 11,767	\$ -	\$ 11,767	\$ 6,717
LABOR SUMMARY	\$ 159,885		\$ 159,885	\$ 62,215	\$ -	\$ 62,215	\$ 4,240	\$ -	\$ 4,240	\$ 1,268
COMMUNITY & ECON SUMMARY	\$ 395,175	\$ 114,210	\$ 280,964	\$ 191,400	\$ 54,015	\$ 137,385	\$ 13,421	\$ 5,409	\$ 8,012	\$ 4,283
DNR SUMMARY	\$ 831,908	\$ 831,908	\$ -	\$ 393,443	\$ 393,443	\$ (0)	\$ 39,401	\$ 39,401	\$ 0	\$ 3,892
FISH & GAME SUMMARY	\$ 131,499		\$ 131,499	\$ 34,890	\$ -	\$ 34,890	\$ 3,248	\$ -	\$ 3,248	\$ 4,735
PUBLIC SAFETY SUMMARY	\$ 65,598		\$ 65,598	\$ 25,023	\$ -	\$ 25,023	\$ 1,805	\$ -	\$ 1,805	\$ 4,485
CORRECTIONS SUMMARY	\$ 62,416		\$ 62,416	\$ 22,230	\$ -	\$ 22,230	\$ 1,644	\$ -	\$ 1,644	\$ 1,961
DOTPF SUMMARY	\$ 8,027		\$ 8,027	\$ 3,106	\$ -	\$ 3,106	\$ 213	\$ -	\$ 213	\$ 63
LEG AFFAIRS TOTALS	\$ 61,188		\$ 61,188	\$ 36,184	\$ -	\$ 36,184	\$ 1,863	\$ -	\$ 1,863	\$ 780
TOTAL STATE AGENCIES	\$ 3,824,435	\$ 1,537,313	\$ 2,287,122	\$ 1,807,590	\$ 727,058	\$ 1,080,532	\$ 137,442	\$ 72,810	\$ 64,632	\$ 44,479
PRIVATE TENANTS SUMMARY	\$ 619,037	\$ 592,359	\$ 26,678	\$ 304,193	\$ 280,151	\$ 24,042	\$ 29,020	\$ 28,056	\$ 964	\$ 2,875
TOTAL TENANT COSTS	\$ 4,443,472	\$ 2,129,672	\$ 2,313,800	\$ 2,111,783	\$ 1,007,209	\$ 1,104,574	\$ 166,462	\$ 100,866	\$ 65,596	\$ 47,354
GF	\$ 2,837,781	\$ 1,313,731	\$ 1,524,050	\$ 1,341,342	\$ 621,317	\$ 720,025	\$ 105,289	\$ 62,221	\$ 43,068	\$ 6,146
NGF	\$ 986,653	\$ 223,582	\$ 763,071	\$ 466,248	\$ 105,741	\$ 360,507	\$ 32,153	\$ 10,589	\$ 21,564	\$ 1,046
AGENCY BUDGETED RISK MGT				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,287
TOTAL STATE TENANTS REV	\$ 3,824,435	\$ 1,537,313	\$ 2,287,122	\$ 1,807,590	\$ 727,058	\$ 1,080,532	\$ 137,442	\$ 72,810	\$ 64,632	\$ 44,479
ISF (PRIVATE TENANTS) REV	\$ 619,037	\$ 592,359	\$ 26,678	\$ 304,193	\$ 280,151	\$ 24,042	\$ 29,020	\$ 28,056	\$ 964	\$ 2,875
TOTAL TENANT COSTS	\$ 4,443,472	\$ 2,129,672	\$ 2,313,800	\$ 2,111,783	\$ 1,007,209	\$ 1,104,574	\$ 166,462	\$ 100,866	\$ 65,596	\$ 47,354

Budget>Total Exp+Rev Detail

Atwood Risk Mgt	Other Facility Risk Mgt	Total Detail Budget	Atwood Interest (Front Section of Approp Bill)	Total Billable Rental Rate Costs	Atwood Total Rental Rate Costs
\$ 385	\$ 837	\$ 430,293	\$ 83,643	\$ 513,936	\$ 208,994
\$ 143	\$ 8,425	\$ 899,466	\$ 31,074	\$ 930,540	\$ 77,642
\$ 2,238	\$ 2,547	\$ 1,062,535	\$ 486,867	\$ 1,549,402	\$ 1,216,508
\$ -	\$ 1,741	\$ 252,415	\$ -	\$ 282,415	\$ -
\$ -	\$ 6,717	\$ 631,690	\$ -	\$ 631,690	\$ -
\$ -	\$ 1,268	\$ 287,904	\$ -	\$ 287,904	\$ -
\$ 534	\$ 3,729	\$ 500,040	\$ 116,217	\$ 616,257	\$ 290,385
\$ 3,892	\$ (0)	\$ 1,268,644	\$ 846,527	\$ 2,115,171	\$ 2,115,171
\$ -	\$ 4,735	\$ 174,373	\$ -	\$ 174,373	\$ -
\$ -	\$ 4,485	\$ 96,912	\$ -	\$ 96,912	\$ -
\$ -	\$ 1,961	\$ 88,251	\$ -	\$ 88,251	\$ -
\$ -	\$ 63	\$ 11,409	\$ -	\$ 11,409	\$ -
\$ -	\$ 780	\$ 100,015	\$ -	\$ 100,015	\$ -
\$ 7,192	\$ 37,287	\$ 5,813,946	\$ 1,564,328	\$ 7,378,274	\$ 3,908,701

\$ 2,771	\$ 104	\$ 955,125	\$ 602,768	\$ 1,557,894	\$ 1,506,105
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\$ 9,963	\$ 37,391	\$ 6,769,071	\$ 2,167,096	\$ 8,936,167	\$ 5,414,806
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\$ 6,146	\$ -	\$ 4,290,558	\$ 1,564,328	\$ 5,854,886	\$ 3,567,743
\$ 1,046	\$ -	\$ 1,486,100	\$ -	\$ 1,486,100	\$ 340,958
\$ -	\$ 37,287	\$ 37,287	\$ -	\$ 37,287	\$ -
\$ 7,192	\$ 37,287	\$ 5,813,946	\$ 1,564,328	\$ 7,378,274	\$ 3,908,701

\$ 2,771	\$ 104	\$ 955,125	\$ 602,768	\$ 1,557,894	\$ 1,506,105
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\$ 9,963	\$ 37,391	\$ 6,769,071	\$ 2,167,096	\$ 8,936,167	\$ 5,414,806
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Don't Erase, this area is critical to the Dept of Revenue calculation for Atwood NGF

Kman	\$ 234,500
Add'l earnings	\$ 106,458
Total Earnings	\$ 340,958
Total Expenses	\$ 729,641
Total NGF	\$ 340,958
Rate of Return	46.73%

Distribution Formula for NGF amongst Other Facility Costs based upon TOTAL NGF Available from Agency Submissions to OMB

Total Costs	
DOT M&O	\$ 2,287,122
Depreciation	\$ 1,080,532
DOA Adm.	\$ 64,632
Total Revenue	\$ 3,432,285
Rate of Return	100.00%

Total Available New Non-General Funds

Total NGF	
Atwood Bldg	\$ 340,958
Other Facilities	\$ 1,145,142
Total Revenue	\$ 1,486,100

Budget>Summary Rev. Allocations

Agency	Total M&O	Atwood M&O	Other Facility DOT M&O	Total Depreciation	Atwood Depreciation	Other Facility Depreciation	Total DOA Adm	Atwood DOA Adm	Other Facility DOA Adm	Total Risk Mgt
GOVERNOR SUMMARY	\$ 251,523	\$ 82,198	\$ 169,325	\$ 167,974	\$ 38,875	\$ 129,099	\$ 9,574	\$ 3,893	\$ 5,681	\$ 1,222
ADMINISTRATION SUMMARY	\$ 578,312	\$ 30,537	\$ 543,076	\$ 297,076	\$ 17,328	\$ 382,688	\$ 18,379	\$ 7,748	\$ 1,985	\$ 3,350
REVENUE SUMMARY	\$ 692,458	\$ 478,459	\$ 213,998	\$ 336,430	\$ 226,283	\$ 110,147	\$ 28,862	\$ 22,661	\$ 6,201	\$ 4,785
EDUCATION SUMMARY	\$ 141,003		\$ 141,003	\$ 71,553		\$ 71,553	\$ 3,725			\$ 1,723
HEALTH & SOCIAL SUMMARY	\$ 450,141		\$ 450,141	\$ 163,065	\$ -	\$ 163,065	\$ 11,767	\$ -	\$ 11,767	\$ 6,717
LABOR SUMMARY	\$ 159,885		\$ 159,885	\$ 32,215	\$ -	\$ 32,215	\$ 2,240	\$ -	\$ 2,240	\$ 1,120
COMMUNITY & ECON SUMMARY	\$ 385,775		\$ 385,775	\$ 191,400	\$ 24,016	\$ 167,385	\$ 15,124	\$ 5,008	\$ 3,012	\$ 1,438
DNR SUMMARY	\$ 831,908	\$ 831,908	\$ -	\$ 393,443	\$ 393,443	\$ (0)	\$ 39,401	\$ 39,401	\$ 0	\$ 3,892
FISH & GAME SUMMARY	\$ 131,499		\$ 131,499	\$ 34,890	\$ -	\$ 34,890	\$ 3,248	\$ -	\$ 3,248	\$ 4,735
PUBLIC SAFETY SUMMARY	\$ 65,598		\$ 65,598	\$ 25,023	\$ -	\$ 25,023	\$ 1,805	\$ -	\$ 1,805	\$ 4,485
CORRECTIONS SUMMARY	\$ 62,416		\$ 62,416	\$ 22,230	\$ -	\$ 22,230	\$ 1,644	\$ -	\$ 1,644	\$ 1,961
DOTPF SUMMARY	\$ 8,027		\$ 8,027	\$ 3,106	\$ -	\$ 3,106	\$ 213	\$ -	\$ 213	\$ 63
LEG AFFAIRS TOTALS	\$ 61,188		\$ 61,188	\$ 36,184	\$ -	\$ 36,184	\$ 1,863	\$ -	\$ 1,863	\$ 780
TOTAL STATE AGENCIES	\$ 3,824,435	\$ 1,537,313	\$ 2,287,122	\$ 1,807,590	\$ 727,058	\$ 1,080,532	\$ 137,442	\$ 72,810	\$ 64,632	\$ 44,479
PRIVATE TENANTS SUMMARY	\$ 619,037	\$ 592,359	\$ 26,678	\$ 304,193	\$ 280,151	\$ 24,042	\$ 29,020	\$ 28,056	\$ 964	\$ 2,875
TOTAL TENANT COSTS	\$ 4,443,472	\$ 2,129,672	\$ 2,313,800	\$ 2,111,783	\$ 1,007,209	\$ 1,104,574	\$ 166,462	\$ 100,866	\$ 65,596	\$ 47,354
GF	\$ 2,837,781	\$ 1,313,731	\$ 1,524,050	\$ 1,341,342	\$ 621,317	\$ 720,025	\$ 105,289	\$ 62,221	\$ 43,068	\$ 6,146
NGF	\$ 986,653	\$ 223,582	\$ 763,071	\$ 466,248	\$ 105,741	\$ 360,507	\$ 32,153	\$ 10,589	\$ 21,564	\$ 1,046
AGENCY BUDGED RISK MGT				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,287
TOTAL STATE TENANTS REV	\$ 3,824,435	\$ 1,537,313	\$ 2,287,122	\$ 1,807,590	\$ 727,058	\$ 1,080,532	\$ 137,442	\$ 72,810	\$ 64,632	\$ 44,479
ISF (PRIVATE TENANTS) REV	\$ 619,037	\$ 592,359	\$ 26,678	\$ 304,193	\$ 280,151	\$ 24,042	\$ 29,020	\$ 28,056	\$ 964	\$ 2,875
TOTAL TENANT COSTS	\$ 4,443,472	\$ 2,129,672	\$ 2,313,800	\$ 2,111,783	\$ 1,007,209	\$ 1,104,574	\$ 166,462	\$ 100,866	\$ 65,596	\$ 47,354

Budget>Summary Rev. Allocations

Atwood Risk Mgt	Other Facility Risk Mgt	Atwood Building Total	Other Facilities Total	Total Detail Budget	Other Facility Risk Mgt	Federal Funds	GF/PR	Other Non-GF	I/A	GF
\$ 385	\$ 837	\$ 125,351	\$ 304,942	\$ 430,293	\$ 837					\$ 429,456
\$ 149	\$ 3,125	\$ 46,588	\$ 848,368	\$ 898,180	\$ 3,125			\$ 389,300	\$ 302,100	\$ 184,374
\$ 2,238	\$ 2,547	\$ 729,641	\$ 332,894	\$ 1,062,535	\$ 2,547	\$ 537,500	\$ 66,400	\$ 223,000	\$ 26,500	\$ 206,588
\$ -	\$ 1,741	\$ -	\$ 221,871	\$ 221,871	\$ 1,741					\$ 280,874
\$ -	\$ 6,717	\$ -	\$ 631,690	\$ 631,690	\$ 6,717	\$ 175,700				\$ 449,273
\$ -	\$ 1,268	\$ -	\$ 21,607	\$ 21,607	\$ 1,268	\$ 100				\$ 21,743
\$ -	\$ 3,729	\$ 171,188	\$ 80,450	\$ 251,638	\$ 3,729					\$ 255,367
\$ 3,892	\$ (0)	\$ 1,268,644	\$ (0)	\$ 1,268,644	\$ (0)					\$ 1,268,644
\$ -	\$ 4,735	\$ -	\$ 174,373	\$ 174,373	\$ 4,735					\$ 169,637
\$ -	\$ 4,485	\$ -	\$ 96,912	\$ 96,912	\$ 4,485				\$ 3,700	\$ 88,727
\$ -	\$ 1,961	\$ -	\$ 88,251	\$ 88,251	\$ 1,961					\$ 86,290
\$ -	\$ 63	\$ -	\$ 11,409	\$ 11,409	\$ 63					\$ 11,346
\$ -	\$ 780	\$ -	\$ 100,015	\$ 100,015	\$ 780					\$ 99,235
\$ 7,192	\$ 37,287	\$ 2,344,373	\$ 3,469,571	\$ 5,813,946	\$ 37,287	\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ 4,290,558
\$ 2,771	\$ 104	\$ 903,337	\$ 51,788	\$ 955,125						
\$ 9,963	\$ 37,391	\$ 3,247,710	\$ 3,521,361	\$ 6,769,071						
\$ 6,146	\$ -	\$ 2,003,415	\$ 2,287,144	\$ 4,290,558	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,290,558
\$ 1,046	\$ -	\$ 340,958	\$ 1,145,142	\$ 1,486,100	\$ -	\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ -
\$ -	\$ 37,287	\$ -	\$ 37,287	\$ 37,287	\$ 37,287	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 7,192	\$ 37,287	\$ 2,344,373	\$ 3,469,573	\$ 5,813,946	\$ 37,287	\$ 728,200	\$ 66,400	\$ 389,300	\$ 302,200	\$ 4,290,558
\$ 2,771	\$ 104	\$ 903,337	\$ 51,788	\$ 955,125						
\$ 9,963	\$ 37,391	\$ 3,247,710	\$ 3,521,361	\$ 6,769,071						

The amounts shown on this row represent the Transfer out from DOA and from DOT. Please use the DOA GF to fund programs at the Atwood Building.

Budget> Atwood Transfer Detail

"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"	"J"
	DOT & PF M & O Posted Costs	Facility Annual Depre- ciation	DOA Admin Direct Costs	Risk Mgt Costs	Total Atwood Costs	Non-General Funds	Current FY00 Leasing Budget (GF)	AHFC Interest Expense	Total Billed In Rental Rate^
Atwood Building									
Administration	\$ 30,537	\$ 14,442	\$ 1,446	\$ 143	\$ 46,569	\$ -	\$ 46,569	\$ 31,074	\$ 77,643
Governor's Office	\$ 82,198	\$ 38,875	\$ 3,893	\$ 385	\$ 125,351	\$ -	\$ 125,351	\$ 83,643	\$ 208,993
Commerce	\$ 114,210	\$ 54,015	\$ 5,409	\$ 534	\$ 174,169	\$ -	\$ 174,169	\$ 116,217	\$ 290,386
Natural Resources	\$ 831,908	\$ 393,443	\$ 39,401	\$ 3,892	\$ 1,268,644	\$ -	\$ 1,268,644	\$ 846,527	\$ 2,115,171
Revenue	\$ 478,459	\$ 226,283	\$ 22,661	\$ 2,238	\$ 729,641	\$ (340,958)	\$ 388,683	\$ 486,867	\$ 1,216,508
Frontier Transferred to Atwood State Agencies	\$ 1,537,313	\$ 727,057	\$ 72,311	\$ 7,192	\$ 2,344,373	\$ (340,958)	\$ 2,003,415	\$ 1,564,328	\$ 3,908,701
Usable Unallocated (Private Tenants)	\$ 592,359	\$ 280,151	\$ 28,056	\$ 2,771	\$ 903,336	\$ -	\$ 1,806,672	\$ 602,768	\$ 1,508,105
Total Cost of Atwood Bldg	\$ 2,129,672	\$ 1,007,208	\$ 100,866	\$ 9,963	\$ 3,247,709	\$ (340,958)	\$ 6,154,461	\$ 2,167,096	\$ 5,414,806

Where to Budget for Atwood Building->	Component	Detail Budgets			Front Section			Total Cost to State
		Agencies	Facilities	Leasing	Interest	Principal	Total	
How much to Budget for Atwood Building->	Total Funds	\$ 2,344,373	\$ 3,247,709	\$ (2,003,415)	\$ 2,167,096	\$ 1,447,904	\$ 3,615,000	\$ 6,862,709

How will the total state cost be settled	Total	Private	Agencies	
DOT & PF M & O Posted Costs	\$ 2,129,672	\$ 592,359	\$ 1,537,313	Tenants* will be billed and pay from their detail budgets Col. "B"
Facility Annual Depre- ciation	\$ 1,007,208	\$ 280,151	\$ 727,057	Tenants* will be billed and pay from their detail budgets Col. "C"
DOA Admin Direct Costs	\$ 100,866	\$ 28,056	\$ 72,811	Tenants* will be billed and pay from their detail budgets Col. "D"
Risk Mgt Costs	\$ 9,963	\$ 2,771	\$ 7,192	Tenants* will be billed and pay from their detail budgets "E"
AHFC Interest Expense	\$ 2,167,096	\$ 602,768	\$ 1,564,328	Tenants* will be billed but receive a credit for payment made in the Front Section Col "I"
AHFC Principal Expense	\$ 1,447,904	\$ 402,728	\$ 1,045,176	Tenants* will not be billed (only depreciation can be billed & was already included above)
Full Cost to the State for Atwood Building	\$ 6,862,709	\$ 1,908,833	\$ 4,953,877	*Tenant Note: AHFC is the tenant for the private sector. They collect the rents.

Notes:

Example "Dept Revenue"

Current FY00 Budget* = Sum of B+C+D+E-G

\$	388,683
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 Current Budget Includes M&O + Depreciation+DOA Adm + Risk Mgt minus the Non-General Fund

Total Billed in Rental Rate^ = F + I

\$	729,641
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 Total Annual Cost Include M&O + Depreciation+DOA Adm + Risk Mgt

The Posted costs includes \$100,082 for 187 parking spaces.

Interest and Principal Expenses are based on AHFC estimated in Nov'99. They may change when the bonds are actually sold in Dec'99

Department Detail Summary

FY2001 Facility Rental Pool Rates

Facility	Direct M & O Costs	Risk Mgt Costs	Facility Annual Depreciation	JSOB Parking Annual Depreciation	Annual Depreciation	AHFC Interest Expense	Subtotal Annual Costs	Facility % of Subtotal Annual Costs	DOA Admin Direct Costs	Total Annual Cost	Usable Sq Ft	% of Facility Usable Sq Ft	Space Cost SF/Mo	Deprec Cost SF/ Mo	Total Rent SF/Mo
GOVERNOR'S OFFICE SUMMARY:															
Fairbanks Regional Office Bldg	\$ 45,682	\$ 359	\$ 17,873	\$ -	\$ 17,873		\$ 63,713	0.7265%	\$ 1,209	\$ 64,923	3,551	10.4059%	\$ 1.10	\$ 0.41	\$ 1.51
Court Plaza Bldg.	123,643	479	111,427	-	111,427		235,549	2.6858%	4,471	240,020	18,462	62.4459%	0.65	0.56	1.21
Atwood Bldg	82,198	385	38,875	-	38,875	83,643	205,100	2.3387%	3,893	208,993	9,705	3.8597%	1.48	0.33	1.79
GOVERNOR'S OFFICE TOTALS	\$ 251,523	\$ 1,222	\$ 167,974	\$ -	\$ 167,974	\$ 83,643	\$ 504,362	5.7512%	\$ 9,574	\$ 513,936	29,718				
DEPT OF ADMINISTRATION SUMMARY:															
Fairbanks Regional Office Bldg	\$ 4,605	\$ 38	\$ 1,782	\$ -	\$ 1,782		\$ 6,423	0.0732%	\$ 122	\$ 6,545	358	1.0491%	\$ 1.10	\$ 0.41	\$ 1.51
Juneau State Office Bldg	504,995	6,234	239,353	27,654	267,007		778,235	8.8741%	14,772	793,007	74,562	47.3355%	0.58	0.30	0.88
Juneau Public Safety Bldg	31,402	2,147	11,979	-	11,979		45,527	0.5191%	864	46,391	5,213	32.3728%	0.92	0.19	0.71
Court Plaza Bldg.	2,073	8	1,868	-	1,868		3,949	0.0450%	75	4,024	276	1.0470%	0.65	0.56	1.21
Atwood Bldg	30,537	143	14,442	-	14,442	31,074	76,198	0.8989%	1,448	77,643	3,808	1.4339%	1.48	0.33	1.79
DEPT OF ADMIN TOTALS	\$ 573,612	\$ 8,568	\$ 269,424	\$ 27,654	\$ 297,078	\$ 31,074	\$ 910,331	10.384%	\$ 17,279	\$ 927,611	84,015				
DEPT OF REVENUE SUMMARY:															
Fairbanks Regional Office Bldg	\$ 21,149	\$ 166	\$ 8,182	\$ -	\$ 8,182		\$ 29,497	0.3384%	\$ 560	\$ 30,057	1,844	4.8176%	\$ 1.10	\$ 0.41	\$ 1.51
Juneau State Office Bldg	192,849	2,381	91,405	10,560	101,965		297,195	3.3889%	5,641	302,836	28,474	18.0767%	0.58	0.30	0.88
Atwood Bldg	476,459	2,238	226,283	-	226,283	486,867	1,193,847	13.6133%	22,661	1,216,508	56,482	22.4063%	1.48	0.33	1.79
DEPT OF REVENUE TOTALS	\$ 692,458	\$ 4,785	\$ 325,870	\$ 10,560	\$ 336,430	\$ 486,867	\$ 1,520,540	17.3386%	\$ 28,862	\$ 1,549,402	86,610				
DEPT OF EDUCATION SUMMARY:															
Juneau State Office Bldg	\$ 141,003	\$ 1,741	\$ 66,832	\$ 7,721	\$ 74,553	\$ -	\$ 217,297	2.4778%	\$ 4,125	\$ 221,421	20,819	13.2169%	\$ 0.58	\$ 0.30	\$ 0.88
DEPT OF HEALTH & SOCIAL SERVICES SUMMARY:															
Fairbanks Regional Office Bldg	\$ 158,754	\$ 1,232	\$ 60,643	\$ -	\$ 60,643		\$ 218,628	2.4930%	\$ 4,150	\$ 222,778	12,185	35.7070%	\$ 1.10	\$ 0.41	\$ 1.51
Alaska Office Bldg	270,960	5,399	67,218	14,993	82,211		358,569	4.0867%	6,808	365,378	40,424	100.0000%	0.57	0.17	0.74
Court Plaza Bldg.	22,427	87	20,211	-	20,211		42,728	0.4872%	811	43,537	2,988	11.3269%	0.65	0.56	1.21
H & SS TOTALS	\$ 450,141	\$ 6,717	\$ 148,072	\$ 14,993	\$ 163,085	\$ -	\$ 619,923	7.0889%	\$ 11,767	\$ 631,690	55,595				
DEPT OF LABOR SUMMARY:															
Fairbanks Regional Office Bldg	\$ 157,345	\$ 1,236	\$ 60,672	\$ -	\$ 60,672		\$ 219,453	2.5024%	\$ 4,166	\$ 223,619	12,231	35.8418%	\$ 1.10	\$ 0.41	\$ 1.51
Juneau State Office Bldg	2,540	31	1,204	139	1,343		3,914	0.0446%	74	3,988	375	0.2361%	0.58	0.30	0.88
DEPT OF LABOR TOTALS	\$ 159,885	\$ 1,268	\$ 62,076	\$ 139	\$ 62,215	\$ -	\$ 223,367	2.5470%	\$ 4,240	\$ 227,607	12,606				

Department Detail Summary

FY2001 Facility Rental Pool Rates

Facility	Direct M & O Costs	Risk Mgt Costs	Facility Annual Depreciation	JSOB Parking Annual Depreciation	Annual Depreciation	AHFC Interest Expense	Subtotal Annual Costs	Facility % of Subtotal Annual Costs	DOA Admin Direct Costs	Total Annual Cost	Usable Sq Ft	% of Facility Usable Sq Ft	Space Cost SF/Mo	Deprec Cost SF/ Mo	Total Rent SF/Mo
DEPT OF COMMUNITY & ECONOMIC DEVELOPMENT SUMMARY:															
Fairbanks Regional Office Bldg	\$ 3,010	\$ 24	\$ 1,185	\$ -	\$ 1,185		\$ 4,199	0.0478%	\$ 80	\$ 4,278	234	0.6857%	\$ 1.10	\$ 0.41	\$ 1.51
Fairbanks Regional Office Bldg	42,427	333	16,414	-	16,414		59,174	0.6748%	1,123	60,297	3,298	9.6845%	1.10	0.41	1.51
Juneau State Office Bldg	192,131	2,372	91,065	10,521	101,586		298,089	3.3783%	5,620	301,709	28,368	18.0094%	0.58	0.30	0.88
Juneau Community Bldg	43,396	1,000	18,221	-	18,221		62,616	0.7140%	1,189	63,805	13,002	78.1330%	0.29	0.12	0.41
Atwood Bldg	114,210	534	54,015	-	54,015	116,217	284,977	3.2486%	5,409	290,386	13,485	5.3828%	1.48	0.33	1.79
COMMUNITY & ECON DEV TOT	\$ 395,175	\$ 4,283	\$ 180,879	\$ 10,521	\$ 191,400	\$ 116,217	\$ 707,054	8.0825%	\$ 13,421	\$ 720,475	58,387				
DEPT OF NATURAL RESOURCES SUMMARY:															
Atwood Bldg	\$ 831,908	\$ 3,892	\$ 393,443	\$ -	\$ 393,443	\$ 846,527	\$ 2,075,770	23.6898%	\$ 38,401	\$ 2,115,171	98,224	39.0827%	\$ 1.48	\$ 0.33	\$ 1.79
DEPT OF FISH & GAME SUMMARY:															
Douglas Island Bldg	\$ 131,499	\$ 4,735	\$ 34,890	\$ -	\$ 34,890	\$ -	\$ 171,124	1.9513%	\$ 3,248	\$ 174,373	22,615	71.0806%	\$ 0.50	\$ 0.13	\$ 0.63
DEPT OF PUBLIC SAFETY SUMMARY:															
Juneau Public Safety Bldg	\$ 65,588	\$ 4,485	\$ 25,023	\$ -	\$ 25,023	\$ -	\$ 95,107	1.0845%	\$ 1,805	\$ 96,912	10,890	87.8272%	\$ 0.52	\$ 0.19	\$ 0.71
DEPT OF CORRECTIONS SUMMARY:															
Douglas Island Bldg	\$ 53,501	\$ 1,927	\$ 14,195	\$ -	\$ 14,195		\$ 69,623	0.7939%	\$ 1,322	\$ 70,944	9,201	28.9194%	\$ 0.50	\$ 0.13	\$ 0.63
Court Plaza Bldg.	8,915	35	8,034	-	8,034		16,084	0.1937%	322	17,307	1,187	4.5027%	0.65	0.56	1.21
DEPT CORRECTIONS TOTALS	\$ 62,416	\$ 1,961	\$ 22,230	\$ -	\$ 22,230	\$ -	\$ 86,807	0.9876%	\$ 1,644	\$ 88,251	10,388				
DEPT OF TRANSPORTATION & PUBLIC FACILITIES SUMMARY:															
Fairbanks Regional Office Bldg	\$ 8,027	\$ 63	\$ 3,108	\$ -	\$ 3,108	\$ -	\$ 11,198	0.1277%	\$ 213	\$ 11,409	624	1.8286%	\$ 1.10	\$ 0.41	\$ 1.51
LEGISLATIVE AFFAIRS AGENCY SUMMARY:															
Juneau State Office Bldg	\$ 33,322	\$ 411	\$ 15,794	\$ 1,825	\$ 17,619		\$ 51,352	0.5856%	\$ 975	\$ 52,327	4,920	3.1235%	\$ 0.58	\$ 0.30	\$ 0.88
Court Plaza Bldg.	14,263	55	12,854	-	12,854		27,172	0.3098%	516	27,688	1,899	7.2030%	0.65	0.56	1.21
Juneau Community Bldg	13,604	313	5,712	-	5,712		19,630	0.2238%	373	20,002	4,078	23.8670%	0.29	0.12	0.41
LEG AFFAIRS TOTALS	\$ 61,189	\$ 780	\$ 34,360	\$ 1,825	\$ 36,184	\$ -	\$ 96,154	1.1192%	\$ 1,863	\$ 100,017	10,895				
USABLE UNALLOCATED (PRIVATE TENANT) SUMMARY:															

Department Detail Summary

FY2001 Facility Rental Pool Rates

Facility	Direct M & O Costs	Risk Mgt Costs	Facility Annual Depreciation	JSOB Parking Annual Depreciation	Annual Depreciation	AHFC Interest Expense	Subtotal Annual Costs	Facility % of Subtotal Annual Costs	DOA Admin Direct Costs	Total Annual Cost	Usable Sq Ft	% of Facility Usable Sq Ft	Space Cost SF/Mo	Daprec Cost SF/ Mo	Total Rent SF/Mo
Court Plaza Bldg	26,678	103	24,042	-	24,042		50,824	0.5795%	865	51,789	3,552	13.4739%	0.65	0.56	1.21
Atwood Bldg. Center	592,359	2,771	280,151	-	280,151	602,768	1,478,049	18.8540%	28,058	1,506,105	69,940	27.8148%	1.48	0.33	1.79
USABLE UNALLOCATED TOTALS:	\$ 619,037	\$ 2,875	\$ 304,193	\$ -	\$ 304,193	\$ 602,768	\$ 1,528,873	17.4338%	\$ 29,020	\$ 1,557,894	73,492				
TOTALS	\$ 4,443,472	\$ 47,354	\$ 2,038,370	\$ 73,413	\$ 2,111,783	\$ 2,167,098	\$ 8,789,705	100.0000%	\$ 166,462	\$ 8,936,167	574,877		0.67	0.31	1.30
State Agency Totals	\$ 3,824,435	\$ 44,479	\$ 1,734,177	\$ 73,413	\$ 1,807,590	\$ 1,584,328	\$ 7,240,832	82.57%	\$ 137,442	\$ 7,378,274	501,365				

Notes:

- 1) Costs are based upon most current info available at the time: DOT & PF costs are based on average of FY97 & FY98 actual expenditures; Atwood Bldg. costs are FY98 actual expenditures.
- 2) M & O Costs for Atwood Bldg. building are in DOA's budget.
- 3) Risk management costs are in agency budgets and are FY2000 estimates.
- 4) Department total of Facility % of Subtotal Annual Costs is the Department's % of Total Annual Cost.
- 5) DOT & PF M & O Directs Costs have been reduced for SE Region reduction in janitorial costs.

Building Detail Summary

FY2001 Facility Rental Pool Rates

Facility/Building	Department	Direct M & O Costs	Risk Mgt Costs	Facility Annual Depreciation	JSOB Parking Annual Depreciation	Annual Depreciation	AHFC Interest Expense	Subtotal Annual Costs	Facility % of Subtotal Annual Costs	DOA Direct Costs	Admin Costs	Total Annual Cost	Usable Sq Ft	% of Facility Usable Sq Ft	Space Cost SF/Mo	Deprec Cost SF/Mo	Total Rent SF/Mo
Fairbanks Reg Office		\$ 439,000	\$ 3,449	\$ 169,835	\$ -	\$ 169,835		\$ 612,284	6.98%	\$ 11,822		\$ 623,906	34,127	100.00%	\$ 1.10	\$ 0.41	\$ 1.51
Fairbanks Reg Office	Governor's Office	45,682	359	17,673	-	17,673		63,713	0.73%	1,209		64,923	3,551	10.41%	1.10	0.41	1.51
Fairbanks Reg Office	Administration	4,605	36	1,782	-	1,782		6,423	0.07%	122		6,545	358	1.05%	1.10	0.41	1.51
Fairbanks Reg Office	Revenue	21,149	166	8,182	-	8,182		29,497	0.34%	560		30,057	1,644	4.82%	1.10	0.41	1.51
Fairbanks Reg Office	Health & Social Services	156,754	1,232	60,643	-	60,643		218,628	2.49%	4,150		222,778	12,185	35.71%	1.10	0.41	1.51
Fairbanks Reg Office	Labor	157,345	1,238	60,872	-	60,872		219,453	2.50%	4,166		223,619	12,231	35.84%	1.10	0.41	1.51
Fairbanks Reg Office	Community & Econ Dev	3,010	24	1,165	-	1,165		4,199	0.05%	83		4,278	234	0.69%	1.10	0.41	1.51
Fairbanks Reg Office	DOT-Meas St	0,027	63	3,106	-	3,106		11,196	0.13%	213		11,409	624	1.83%	1.10	0.41	1.51
Fairbanks Reg Office	Community & Econ Dev	42,427	333	16,414	-	16,414		59,174	0.67%	1,123		60,297	3,298	9.66%	1.10	0.41	1.51
Fairbanks Reg Office	Usable Unallocated	-	-	-	-	-		-	0.00%	-		-	0	0.00%	-	-	-
TOTALS		\$ 439,000	\$ 3,449	\$ 169,835	\$ -	\$ 169,835		\$ 612,284	6.98%	\$ 11,822		\$ 623,906	34,125	100.00%	\$ 1.10	\$ 0.41	\$ 1.51

Juneau State Office		\$ 1,066,840	\$ 13,169	\$ 505,652	\$ 58,420	\$ 564,072		\$ 1,644,082	18.75%	\$ 31,207		\$ 1,675,289	157,518	100.00%	\$ 0.58	\$ 0.30	\$ 0.88
Juneau State Office	Administration	504,995	6,234	239,353	27,654	267,007		778,235	8.67%	14,772		793,007	74,562	47.34%	0.58	0.30	0.88
Juneau State Office	Revenue	192,849	2,381	91,405	10,560	101,965		297,195	3.39%	5,641		302,836	28,474	16.09%	0.58	0.30	0.88
Juneau State Office	Education	141,003	1,741	66,832	7,721	74,553		217,297	2.48%	4,125		221,421	20,819	13.22%	0.58	0.30	0.88
Juneau State Office	Community & Econ Dev	192,131	2,372	91,065	10,521	101,586		296,089	3.38%	5,620		301,709	28,368	18.01%	0.58	0.30	0.88
Juneau State Office	Legislature	33,322	411	15,794	1,825	17,619		51,352	0.59%	975		52,327	4,920	3.12%	0.58	0.30	0.88
Juneau State Office	Labor - Voc Rehab	2,540	31	1,204	139	1,343		3,914	0.04%	74		3,988	375	0.24%	0.58	0.30	0.88
TOTALS		\$ 1,066,840	\$ 13,169	\$ 505,652	\$ 58,420	\$ 564,072		\$ 1,644,082	18.75%	\$ 31,207		\$ 1,675,289	157,518	100.00%	\$ 0.58	\$ 0.30	\$ 0.88

JSOB Parking Structure		\$ 4,700	\$ -	\$ 73,413	\$ -	\$ 73,413		\$ 78,113	0.00%	\$ -		\$ 78,113	197,942	100.00%			
Prorated to SOB		3,740	-	58,420	58,420	62,161		62,161	0.00%	-		62,161	157,518	79.58%			
Prorated to AOB		960	-	14,993	14,993	15,952		15,952	0.00%	0		15,952	40,424	20.42%			
Prorated JSOB Parking Structure		\$ (4,700)	\$ -	\$ (73,413)	\$ (73,413)	\$ (78,113)		\$ (78,113)	0.00%	\$ -		\$ (78,113)	(197,942)	-100.00%			

Alaska Office	Health & Social Services	\$ 270,000	\$ 5,399	\$ 87,218	\$ 14,993	\$ 82,211		\$ 358,969	4.09%	\$ 6,608		\$ 365,576	40,424	100.00%	\$ 0.97	\$ 0.17	\$ 0.74
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Juneau Public Safety		\$ 87,000	\$ 6,632	\$ 37,002	\$ -	\$ 37,002		\$ 140,634	1.60%	\$ 2,869		\$ 143,303	16,103	100.00%	\$ 0.52	\$ 0.19	\$ 0.71
Juneau Public Safety	Administration	31,402	2,147	11,979	-	11,979		45,527	0.52%	864		46,391	5,213	32.37%	0.52	0.19	0.71
Juneau Public Safety	Public Safety	65,598	4,485	25,023	-	25,023		95,107	1.08%	1,605		96,912	10,890	67.63%	0.52	0.19	0.71
TOTALS		\$ 87,000	\$ 6,632	\$ 37,002	\$ -	\$ 37,002		\$ 140,634	1.60%	\$ 2,869		\$ 143,303	16,103	100.00%	\$ 0.52	\$ 0.19	\$ 0.71

See Notes on Page 2

Douglas Island		\$ 185,000	\$ 6,662	\$ 49,085	\$ -	\$ 49,085		\$ 240,747	2.73%	\$ 4,570		\$ 245,317	31,818	100.00%	\$ 0.50	\$ 0.13	\$ 0.63
Douglas Island	Fish & Game	131,499	4,735	34,890	-	34,890		171,124	1.95%	3,248		174,373	22,615	71.08%	0.50	0.13	0.63
Douglas Island	Corrections	53,501	1,927	14,195	-	14,195		69,623	0.78%	1,322		70,944	9,201	28.92%	0.50	0.13	0.63
TOTALS		\$ 185,000	\$ 6,662	\$ 49,085	\$ -	\$ 49,085		\$ 240,747	2.75%	\$ 4,570		\$ 245,317	31,818	100.00%	\$ 0.50	\$ 0.13	\$ 0.63

Court Plaza		\$ 188,000	\$ 787	\$ 178,437	\$ -	\$ 178,437		\$ 377,204	4.30%	\$ 7,180		\$ 384,384	28,382	100.00%	\$ 0.85	\$ 0.58	\$ 1.21
Court Plaza	Governor's Office	123,643	479	111,427	-	111,427		235,549	2.69%	4,471		240,020	16,462	62.45%	0.85	0.58	1.21
Court Plaza	Administration	2,073	8	1,868	-	1,868		3,949	0.05%	75		4,024	276	1.05%	0.85	0.58	1.21
Court Plaza	Health & Social Services	22,427	87	20,211	-	20,211		42,726	0.49%	811		43,537	2,968	11.33%	0.85	0.58	1.21
Court Plaza	Corrections	8,915	35	8,034	-	8,034		18,984	0.19%	322		17,307	1,187	4.50%	0.85	0.58	1.21
Court Plaza	Legislature	14,263	55	12,854	-	12,854		27,172	0.31%	516		27,688	1,899	7.20%	0.85	0.58	1.21

Building Detail Summary

FY2001 Facility Rental Pool Rates

Facility/Building	Department	Direct M & O Costs	Risk Mgt Costs	Facility Annual Depreciation	JSOB Parking Annual Depreciation	Annual Depreciation	AHFC Interest Expense	Subtotal Annual Costs	Facility % of Subtotal Annual Costs	DOA Direct Costs	Admin	Total Annual Cost	Usable Sq Ft	% of Facility Usable Sq Ft	Space Cost SF/Mo	Deprec Cost SF/Mo	Total Rent SF/Mo
Court Plaza	Usable Unallocated (Private Tenant)	26,678	103	24,042	-	24,042		50,824	0.58%	865		51,789	3,552	13.47%	0.65	0.58	1.21
TOTALS		\$ 198,000	\$ 767	\$ 178,437	\$ -	\$ 178,437		\$ 377,204	4.30%	\$ 7,160		\$ 384,364	28,362	100.00%	\$ 0.65	\$ 0.58	\$ 1.21
Juneau Community		\$ 57,000	\$ 1,313	\$ 23,933	\$ -	\$ 23,933		\$ 82,246	0.94%	\$ 1,561		\$ 83,807	17,078	100.00%	\$ 0.29	\$ 0.12	\$ 0.40
Juneau Community	Community & Econ Dev	43,396	1,000	18,221	-	18,221		62,616	0.71%	1,189		63,805	13,002	76.13%	0.29	0.12	0.41
Juneau Community	Legislature	13,604	313	5,712	-	5,712		19,630	0.22%	373		20,002	4,076	23.87%	0.29	0.12	0.41
TOTALS		\$ 57,000	\$ 1,313	\$ 23,933	\$ -	\$ 23,933		\$ 82,246	0.94%	\$ 1,561		\$ 83,807	17,078	100.00%	\$ 0.29	\$ 0.12	\$ 0.40
Atwood Building (DOA Budget)		\$ 2,128,672	\$ 9,963	\$ 1,007,208	\$ -	\$ 1,007,208	\$ 2,167,096	\$ 5,313,939	60.59%	\$ 100,866		\$ 5,414,808	251,451	100.00%	\$ 1.48	\$ 0.33	\$ 1.79
Atwood Building	Administration	30,537	143	14,442	-	14,442	31,074	76,198	0.87%	1,446		77,643	3,608	1.43%	1.48	0.33	1.79
Atwood Building	Governor's Office	82,188	385	38,875	-	38,875	83,643	205,100	2.34%	3,893		208,993	9,705	3.86%	1.48	0.33	1.79
Atwood Building	Revenue	478,459	2,238	226,283	-	226,283	486,867	1,193,647	13.61%	22,661		1,216,508	58,482	22.47%	1.48	0.33	1.79
Atwood Building	Community & Econ Dev	114,210	534	54,015	-	54,015	116,217	284,977	3.25%	5,409		290,386	13,485	5.36%	1.48	0.33	1.79
Atwood Building	Natural Resources	831,908	3,892	393,443	-	393,443	846,527	2,075,770	23.67%	39,401		2,115,171	88,224	39.06%	1.48	0.33	1.79
Atwood Building	Usable Unallocated (Private Tenant)	592,359	2,771	280,151	-	280,151	602,768	1,478,049	16.85%	28,056		1,506,105	69,940	27.61%	1.48	0.33	1.79
TOTALS		\$ 2,128,672	\$ 9,963	\$ 1,007,208	\$ -	\$ 1,007,208	\$ 2,167,096	\$ 5,313,939	60.59%	\$ 100,866		\$ 5,414,808	251,451	100.00%	\$ 1.48	\$ 0.33	\$ 1.79
TOTALS FY 2000 FACILITY RENTAL POOL		\$ 4,443,472	\$ 47,354	\$ 2,111,783	\$ 0	\$ 2,111,783	\$ 2,167,096	\$ 8,789,705	100.00%	\$ 166,462		\$ 8,936,167	674,677	n/a	0.67	0.31	1.30
Facilities excluding Atwood		\$ 2,313,800	\$ 37,381	\$ 1,104,575	\$ 0	\$ 1,104,575	\$ -	\$ 3,455,766		\$ 85,596		\$ 3,521,362					
Atwood excluding private tenants		\$ 1,537,313	\$ 7,192	\$ 727,057	\$ -	\$ 727,057	\$ 1,564,328	\$ 3,835,690		\$ 72,811		\$ 3,908,701					
			\$ 37,288														

Notes:

- 1) Costs are based upon most current info available at the time; DOT & PF costs are based on average of FY97 & FY98 actual expenditures; Bank of America costs are FY98 actual expenditures.
- 2) M & O Costs for Atwood Building are in DOA's budget.
- 3) Risk management costs are in agency budgets and are FY2000 estimates.
- 4) The DOT & PF Direct Costs for SE Region have been reduced due to budget reduction in janitorial expenses for FY01.

**Facility Rent Program
Depreciation Summary**

This spreadsheet shows the funding sources available to pay the depreciation component of the facility rental rates.

Fund Source	Funds Available for Depreciation (\$000)
New Federal Funds*	728.2
DOA - Retirement and Benefit Funds	178.9
DOA - Information Technology ISF	211.3
DOA - Central Mailroom (I/A)	18.6
DOA - Risk Management office rent (I/A)	17.6
DOR - Permanent Fund Dividend Division (PFD Fund)	115.6
DOR - Alaska State Pension Investment Board (Ret. Funds)	52.9
DOR Mental Health Trust Authority (MHT Funds)	21.5
DOR - Alcohol Beverage Control Board (GF/PR)	48.3
DOR - Tax Division (GF/PR)	18.1
DOR - Other I/A and indirect cost recovery	59.5
DOL&WD - I/A from AHRIC	11.9
DPS - Alaska Police Standards Council (Fee Supp.)	3.7
Depreciation for Atwood Building state tenants' relocated from Frontier Building (funds already budgeted as part of prior Frontier Bldg. Leases).	486.3
Total funds available for depreciation	1,972.4
Total depreciation cost, all buildings excluding private tenant portion (private tenant rents cover depreciation for their space).	1,831.7

*Note: Federal funds total is 15.0 higher than shown on HB 112 fiscal note because the Dept. of Labor already has federal receipts authority which can be used to collect this amount.

Atwood Building
Annual Budget
 FY01 Draft

NO. ACCOUNT NAME	Total Annual	
7210 Electricity Utility	508,150	23.9%
7010 Contract Cleaning	285,256	13.4%
9106 Engineering Contract	202,450	9.5%
2115 Building Repairs	188,396	8.8%
9126 Elevator Contract	101,760	4.8%
7310 Security Contract	100,340	4.7%
7500 Property Management Fees	90,000	4.2%
8000 Taxes/Real Estate & P. Lots	90,000	4.2%
7260 Gas Utility	68,450	3.2%
7470 Land/Snow Removal	54,800	2.6%
7440 Land/Exterior Contract	47,025	2.2%
7030 Cleaning Supplies	39,750	1.9%
9121 HVAC Contract	32,700	1.5%
7290 Trash Utility	30,680	1.4%
9156 Fire & Life Safety	26,300	1.2%
7040 Cleaning - Window & Walls	24,150	1.1%
9112 Electrical Supply	22,200	1.0%
9192 R & M Other/Supplies	21,780	1.0%
9122 HVAC Supply	21,400	1.0%
9191 R & M Other	21,120	1.0%
9000 Bus. Improvement District	20,000	0.9%
7250 Water/Sewer Utility	17,805	0.8%
9111 Electrical Contract	15,300	0.7%
9141 Plumbing Contract	14,100	0.7%
9163 General Building/ADA	12,400	0.6%
7900 Ins./Risk Management	12,000	0.6%
9151 Roof Contract	9,000	0.4%
9142 Plumbing Supply	8,900	0.4%
7612 Administrative Equipment	7,320	0.3%
9129 Elevator/Other	7,200	0.3%
7820 Garage / Maint. & Repair	5,600	0.3%
7629 Administration/Audit Fees	5,500	0.3%
7430 Land/Interior Contract	3,840	0.2%
7810 Garage Cleaning	3,750	0.2%
7840 Garage/Security	3,400	0.2%
7632 Administration/Training	1,950	0.1%
7670 Admin/Tenant Relations	1,400	0.1%
7340 Security/Alarm	1,200	0.1%
7613 Administrative Supplies	840	0.0%
7490 Landscaping/Other	600	0.0%
7660 Administration/Dues	500	0.0%
7690 Admin./Bank Charges	360	0.0%
Total All	2,129,672	
		0.71 \$/sf/month

CALCULATION OF ALLOWABLE DEPRECIATION IN RENT

The amount of depreciation that can be charged to federal agencies is governed by federal OMB guidelines. There are several possible ways to compute this amount. The method we have chosen is in conformance with the federal rules. It is:

- 1) Calculate the current replacement cost of the facility;
- 2) Adjust the replacement cost back to the date of acquisition (using established construction industry cost indexes);
- 3) Multiply #1 times #2. This is the depreciable basis.
- 4) Determine the useful life of the building in years.
- 5) Divide #3 by #4. This is the maximum annual depreciation that can be included in rent.

OR ÷ by ORIGINAL COST

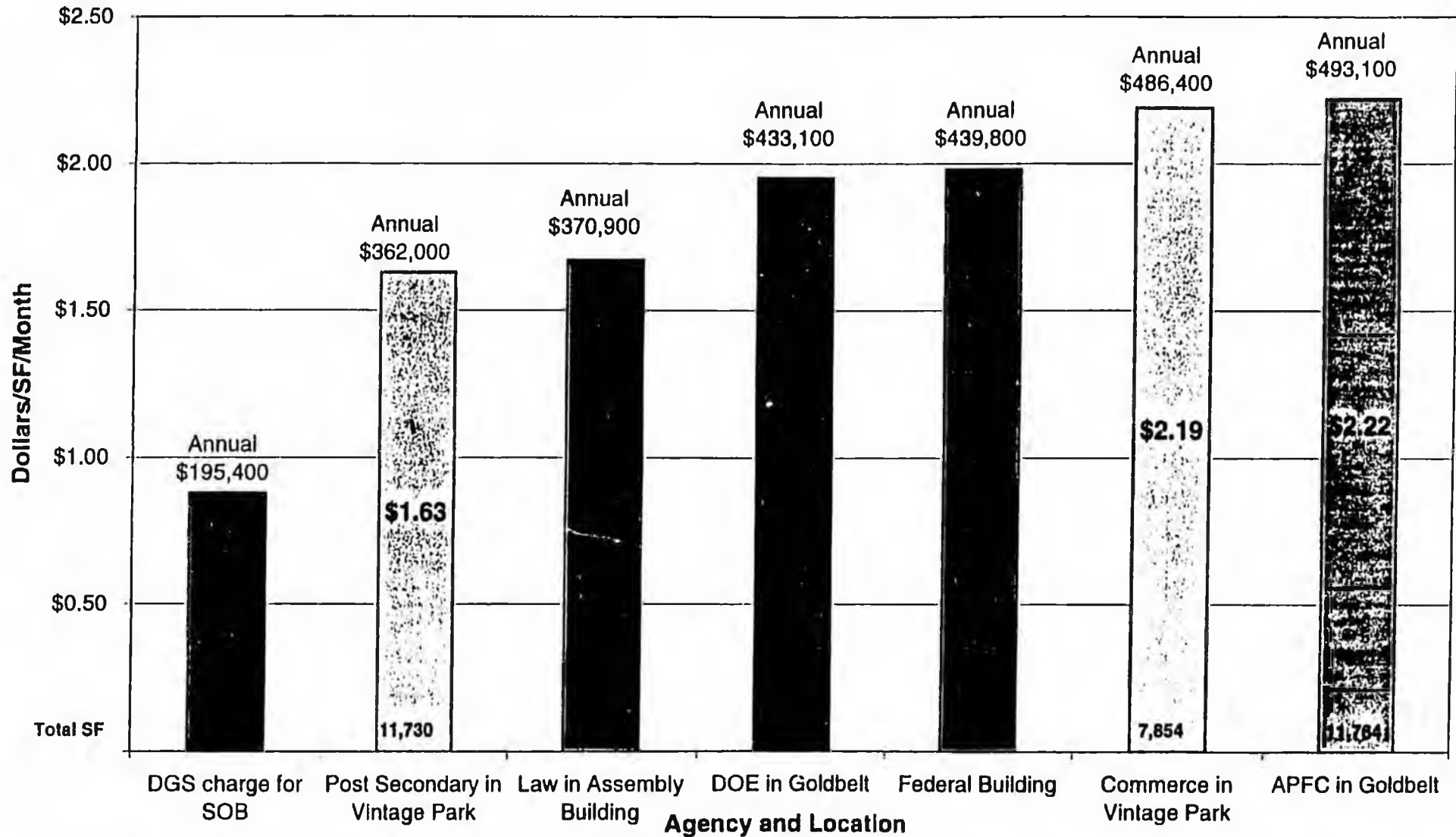
$$\frac{\text{Replacement Value} \times \text{Regression Factor}}{\text{Building Life}} = \text{Annual Depreciation}$$

Example:

Juneau State Office Building

Estimated 1999 replacement value	\$ 40,635,526
Regression factor 1999 to 1973 (year built)	0.3042
Depreciable Value	12,361,157
Average Life	24.45 years
Maximum Annual Depreciation.....	505,652 -

Sampling of Lease Rates In Juneau
 (including annual charge for SOB square footage at comparative rates)



All leases above include utilities, janitorial and parking, except Assembly Building only includes minimal parking.
 Treasury and R&B total SF = 20,533. Number above is adjusted down for 30% of Treasury's space. Treasury allocates 70% of overhead costs to ASPIB.

STATE FACILITY RENT PROGRAM

Summary

The Governor's FY 2001 budget proposal includes a facilities rent program for eight state office buildings: six in Juneau, and one each in Anchorage and Fairbanks. The purpose of the rent program is to improve facility maintenance, avoid additional deferred maintenance, leverage federal and other non-general funds, and create an incentive for the efficient use of state facility space.

This proposal was discussed with the Legislature last session during hearings on HB 112, which would establish the Alaska public building fund as an internal service fund for facility rents and expenses. HB 112 was passed by the House and is now in the Senate Finance Committee.

As part of the rent program, the money now spent by the Department of Transportation and Public Facilities (DOT/PF) and the Department of Administration (DOA) to operate and maintain the eight buildings in the rental pool will be transferred to the agencies that occupy the buildings. The tenant agencies will pay rent to a central facilities management office in DOA's Division of General Services. This system will enable the state to collect about \$1.5 million in additional federal and other non-GF money for maintaining these buildings.

A total of \$2.3 million will be transferred from DOT/PF's budget to the tenant agencies in the seven buildings managed by DOT/PF. A total of \$2.0 million will be transferred from DOA's budget to the tenant agencies in the Atwood building in Anchorage. A list of the buildings in the rental pool and the space occupied by each agency is attached.

It is important to note that these transfers are not increments in the tenant agencies' budgets; they are just transfers of existing funding from DOT/PF and DOA. The budget transactions for these transfers are labeled the same in every department: "State Facilities Rent." The transaction codes are "ATRIN" (Agency Transfer In) for the tenant agencies and "ATROUT" (Agency Transfer Out) for DOT/PF and DOA. (Sample attached.) The table below shows the transfer amounts for each agency and the department breakdown of the additional rental funds.

Department	GF Transferred from DOA (\$000)	GF Transferred from DOT (\$000)	Additional Rental Funds (\$000)
Administration	\$ 46.6	\$ 418.0	\$ 426.4
Community & Economic Development	\$ 174.2	\$ 322.1	\$ 0.0
Corrections	\$ -	\$ 86.3	\$ 0.0
Education & Early Development	\$ -	\$ 260.7	\$ 0.0
Environ. Cons – not located in rental bldgs.	n.a.	n.a.	n.a.
Fish & Game	\$ -	\$ 169.6	\$ 0.0
Governor	\$ 307.4	\$ 122.1	\$ 0.0
Health & Social Services	\$ -	\$ 449.3	\$ 175.7
Labor & Workforce Development	\$ -	\$ 259.7	\$ 26.9
Law – not located in the rental bldgs.	n.a.	n.a.	n.a.
Legislature	\$ -	\$ 99.2	\$ 0.0
Mil & Vets – not located in the rental bldgs.	n.a.	n.a.	n.a.
Natural Resources	\$ 1,268.6	\$ -	\$ 0.0
Public Safety	\$ -	\$ 88.7	\$ 3.7
Revenue	\$ 206.6	\$ -	\$ 853.4
Transportation & Public Facilities	\$ -	\$ 11.4	\$ 0.0
Total State Agencies	\$ 2,003.4	\$ 2,287.1	\$ 1,486.1

General Rent Principles

Rent is used to improve the use of space and allocation of resources in two ways: 1) by incorporating the cost of facilities into program funding decisions and 2) by allowing for depreciation so there will be funding available for the responsible renewal and replacement of worn building elements such as roofs and boilers. Rent also encourages users to hold the facilities management organization accountable for the quality and value of the services provided.

Rent will comply with generally accepted accounting principles (GAAP) as recognized by the Governmental Accounting Standards Board (GASB), and Federal cost principles as set forth in U.S. Office of Management and Budget Circular A-87.

Rates will:

- include the cost of providing space, including applicable direct and indirect costs and depreciation;
- provide for operation on a break-even basis once those costs are covered; and
- bill all tenants at the same rate for similar services received.

The Cost Elements of Rent

Maintenance & Operations

The costs of utilities, janitorial, repairs, security, parking and other costs associated with keeping a facility ready for the use of its occupants.

Renewal & Replacement (Depreciation)

The scheduled replacement of worn-out major building components and the replacement or retrofitting of obsolete or inefficient building systems in order to maintain or extend the life of a building or facility.

Administrative Organization

Resources to pay bills, account for and budget maintenance costs, manage and report on the work.

STEPS TO IMPLEMENTATION

Designated facilities in the rental pool

For the FY 2001 budget, the following criteria were used to select the eight facilities for rent implementation:

- multi-agency office facilities;
- maximize potential for payment from non-General Fund sources;
- limit number of sites to minimize accounting and data collection necessary to start the rental system;
- larger facilities, over 15,000 to 20,000 square feet.

Identified occupancy by agency

Rent is based on "usable" square feet occupied by the tenant agency. Common or public areas including corridors, stairways, toilet rooms, shared conference facilities, etc. are allocated pro rata to all tenants.

Identified Costs

Most direct facility costs for the pool are currently budgeted in DOT/PF. Costs for the Robert B. Atwood Building in Anchorage (the former Bank of America building) are budgeted in the Dept. of Administration.

DOT/PF direct costs include applicable personal services, contractual and other line costs for each particular facility. DOT/PF indirect costs of administrative support (accounts payable, human resource, etc.) are currently shared with both facility and non-facility functions. DOA direct costs are the personal services and related costs for a facility manager and an accountant specifically to manage these state-owned facilities and the rental system.

Calculated Depreciation

Depreciation, as an element of rent, provides a source of funding for major renewal and replacement projects that are required to keep buildings functioning properly.

Reallocated General Fund Dollars

Current general fund dollars expended on these facilities from DOT/PF, DOA and other agency budgets will continue to be expended on these facilities. As noted earlier, funds will be transferred from the DOT/PF and DOA budgets to the tenant agencies for payment of rent.

Additional Non-General Fund Dollars

The non-general fund dollars which will be paid by agencies with other fund sources will allow the state to begin building a fund for depreciation without increasing the overall level of general fund support. In the governor's FY2001 budget, this amounts to nearly \$1.5 million dollars. For instance, space occupied by Retirement and Benefits (R&B) staff will be paid for by the R&B system.

Although these non-general fund sources can be used to improve maintenance, renewal and replacement, they will not be adequate to address the significant backlog of deferred maintenance projects. Those will still require capital funding at some point.

Change Record Detail With Description
Office of the Governor

Scenario: FY2001 Governor
Component: Governor's Office State Facilities Rent (264)
BRU: Office of the Governor State Facilities Rent

Scenario/ Change Record Title	Trans Type	Totals	Personal					Land/ Buildings	Grants Claims	Misc.	Non Specific	Positions		
			Services	Travel	Contractual	Supplies	Equipment					PFT	PFT	NP
FY2001 Governor State Facilities Rent														
1004 Gen Fund	Atrin 429.5	429.5	0.0	0.0	429.5	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0
Totals		429.5	0.0	0.0	429.5	0.0	0.0	0.0	0.0	0.0	0.0	0	0	0

This transfer is part of a new facilities rent structure designed to improve the condition of state buildings and help prevent additional deferred maintenance problems. General funds now spent by DOA and DOT/PF on building maintenance and operations for eight buildings in the facilities rent pool are being transferred from DOA and DOT/PF to the agencies occupying these buildings. The agencies will pay rent for their space, allowing the state to recover an estimated \$1.5 million (statewide) in federal and other non-general funds to invest in maintenance, renewal and replacement for the building pool.

Building Occupancy Summary -- FY 2001 Facility Rental Pool

Facility/Building	Department	Usable Sq. Ft.	Percent of Facility Usable Sq. Ft.
Fairbanks Reg Office		34,125	100.00%
Fairbanks Reg Office	Governor's Office	3,551	10.41%
Fairbanks Reg Office	Administration	358	1.05%
Fairbanks Reg Office	Revenue	1,644	4.82%
Fairbanks Reg Office	Health & Social Services	12,185	35.71%
Fairbanks Reg Office	Labor	12,231	35.84%
Fairbanks Reg Office	Community & Econ Dev	234	0.69%
Fairbanks Reg Office	DOT-Meas St	624	1.83%
Fairbanks Reg Office	Community & Econ Dev	3,298	9.66%
Fairbanks Reg Office	Usable Unallocated	0	0.00%
TOTALS		34,125	100.00%

Juneau State Office		157,518	100.00%
Juneau State Office	Administration	74,562	47.34%
Juneau State Office	Revenue	28,474	18.08%
Juneau State Office	Education	20,819	13.22%
Juneau State Office	Community & Econ Dev	28,368	18.01%
Juneau State Office	Legislature	4,920	3.12%
Juneau State Office	Labor - Voc Rehab	375	0.24%
TOTALS		157,518	100.00%

JSOB Parking Structure		197,942	100.00%
Prorated to SOB		157,518	79.58%
Prorated to AOB		40,424	20.42%
Prorated JSOB Parking Structure		(197,942)	-100.00%

Alaska Office	Health & Social Services	40,424	100.00%
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Juneau Public Safety		16,103	100.00%
Juneau Public Safety	Administration	5,213	32.37%
Juneau Public Safety	Public Safety	10,890	67.63%
TOTALS		16,103	100.00%

Building Occupancy Summary -- FY 2001 Facility Rental Pool

Facility/Building	Department	Usable Sq. Ft.	Percent of Facility Usable Sq. Ft.
Douglas Island		31,816	100.00%
Douglas Island	Fish & Game	22,615	71.08%
Douglas Island	Corrections	9,201	28.92%
TOTALS		31,816	100.00%

Court Plaza		26,362	100.00%
Court Plaza	Governor's Office	16,462	62.45%
Court Plaza	Administration	276	1.05%
Court Plaza	Health & Social Services	2,986	11.33%
Court Plaza	Corrections	1,187	4.50%
Court Plaza	Legislature	1,899	7.20%
Court Plaza	Usable Unallocated (PrivateTenant)	3,552	13.47%
TOTALS		26,362	100.00%

Juneau Community		17,078	100.00%
Juneau Community	Community & Econ Dev	13,002	76.13%
Juneau Community	Legislature	4,076	23.87%
TOTALS		17,078	100.00%

Atwood Building (DOA budget)		251,451	100.00%
Atwood Building	Administration	3,606	1.43%
Atwood Building	Governor's Office	9,705	3.86%
Atwood Building	Revenue	56,492	22.47%
Atwood Building	Community & Econ Dev	13,485	5.36%
Atwood Building	Natural Resources	98,224	39.06%
Atwood Building	Usable Unallocated (PrivateTenant)	69,940	27.81%
TOTALS		251,451	100.00%

TOTALS FY 2001 FACILITY RENTAL POOL		574,877	n/a
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PUBLIC BUILDING FUND

Administration

The Department of Administration has requested two positions to support the rental fund program; a facility manager and an accountant. These two positions are shown on the fiscal note for HB112. DOA's existing staff cannot absorb the significant workload required to properly administer the Public Building Fund and facility rental program. These two positions together with their costs of supplies and equipment represent less than 2.5% of the annual expenditures of the Public Building Fund. All new costs associated with the rental program are funded from new non-general fund dollars made available through the charging of rent to federal and other non-general fund programs.

FACILITY MANAGER

A knowledgeable professional with experience in:

- building management
 - customer service
 - building design
 - building construction
 - public contracting
- Be the single point of contact for property management services for the buildings in the rental pool.
 - Work with tenant agencies and building committees to resolve building management and service problems.
 - Perform routine inspections of building conditions.
 - Prepare and monitor annual operating budgets for all buildings in the rental pool.
 - Create and maintain procedures for dealing with emergency management and hazardous materials management.
 - Educate and inform tenant agencies of the services and cost of services available to them.
 - Prepare long-range construction and maintenance programs for the facilities in the rental pool.
 - Develop facility requirements for renovation and maintenance projects; determine project feasibility, scope, initial cost and life cycle cost.
 - Determine tenant agency's real property requirements; develop projects to accommodate those requirements.
 - Develop and implement policies and procedures related to facility planning and procurement for the buildings in the rental pool.
 - Assist in development, priority setting, presentation and financial management of the capital budget as it pertains to facilities in the rental pool.

PUBLIC BUILDING FUND

Administration

- Solicit requests for proposals for routine services, professional services, and construction contracts. Participate in the preparation, review and selection of bids.
- Serve as project manager for planning, design and construction contracts; provide scoping documents; review and approve submitted plans, specifications and change orders.
- Coordinate tenant agencies, contractors, consultants and regulatory agencies for timely review and approval of plans and drawings, assuring compliance with building codes, local, State and federal laws and regulations, standards, policies and procedures.
- Develop project budgets, manage and approves expenditures; monitor and maintain financial controls, project accountability and project status.
- Represent the agency in responding to inquiries from the public, legislature and other governmental agencies regarding facility projects statutes, alternatives, and impacts.

ACCOUNTANT

- A professional level accounting position experienced with cost accounting and fund accounting transactions. It is imperative that all costs for these 8 facilities be accurately charged to the proper facility. This is to ensure compliance with generally accepted accounting principles (GAAP) as recognized by Government Accounting Standards Board (GASB) and with the Federal cost principles as set in the US Office of Management and Budget Circular A-87.
- Establish and maintain a Cost Allocation Plan for the facilities rental pool.
- Identify direct and indirect costs to track in coordination with affected agencies and OMB.
- Establish policies and procedures for annual, and ad hoc, rental rate cost projections.
- Establish cost centers.
- Assist in the preparation of and monitor the annual operating budgets for all buildings in the rental pool.
- Allocate costs to programs of all types and fund sources. Reconcile fund balances on a periodic basis, annually at a minimum.
- Participate and conduct annual and/or periodic audits with affected federal and state cognizant and audit agencies.
- Perform annual reconciliation of actual costs to rates charged (true-ups). Annually develop/adjust rental rates based on prior years' actual costs and future year anticipated costs.

PUBLIC BUILDING FUND

Administration

- Maintain the state fixed asset system for this pool of buildings. Verify that all asset acquisition costs are properly recorded in the fixed asset system and that reasonable life expectancies are determined.
- Prepare data for the Statewide Cost Allocation Plan (SWCAP).
- Prepare monthly cash flow and other financial projections.
- Develop billing and reimbursement procedures for customers.
- Supervision of day-to-day administrative accounting functions for the rental pool
 - Processing vendor payments
 - Revenue billings and collections
- Verification of data submitted for inclusion in the Cost Allocation Plan (CAP).
- Verify proper allocation of the operations, maintenance, and administrative costs.
- Certify rent related financial transactions in the state accounting system.
- Respond to inquiries and assist in customer relations for rental pool agencies.

STATE OF ALASKA
HOUSE OF REPRESENTATIVES

Representative Jeannette James



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SPONSOR STATEMENT

House Bill 112 "Establish Alaska Building Fund"

2/26/99

Alaska has an enormous problem with maintenance of its public facilities. Funds are not allocated for on-going maintenance, so we are forced to continually repair and replace our existing facilities at great expense.

House Bill 112 would establish the Alaska public building fund as a special account in the general fund. It would also create an agreement whereby the occupants of state-owned buildings would pay "rent" into this fund. The money collected could be appropriated by the Legislature to pay use, management, operation, maintenance, and depreciation costs.

SENATE FINANCE COMMITTEE

SIGN-IN

HB 112-ESTABLISH ALASKA PUBLIC BUILDING FUND

NAME: Alison Elger Subject/Bill No: HB 112
Co./Dept./Title: Dep Comm / DOA Phone: 465-2200
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

SENATE FINANCE COMMITTEE

SIGN-IN

HB 112-ESTABLISH ALASKA PUBLIC BUILDING FUND

NAME: JACK KREINHENDER Subject/Bill No: HB 112
Co./Dept./Title: OMB Phone: 4676
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: Annake McConnell Subject/Bill No: HB 112
Co./Dept./Title: OMB Phone: 4660
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: KEITH GERKEN Subject/Bill No: HB 112
Co./Dept./Title: DEPT. OF ADMIN. Phone: 5683
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

SENATE FINANCE COMMITTEE

SIGN-IN

HB 112-ESTABLISH ALASKA PUBLIC BUILDING FUND

NAME: Alison Filice Subject/Bill No: HB 112
Co./Dept./Title: Dep. Comm / DOA Phone: 465-2200
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

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Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions

NAME: _____ Subject/Bill No: _____
Co./Dept./Title: _____ Phone: _____
Address: _____ Zip: _____

Do you wish to testify? Yes No Respond To Questions