

**HB**

**95**

**HFIN**

**FILE**

# FISCAL NOTE

**STATE OF ALASKA**  
**2001 LEGISLATIVE SESSION**

Fiscal Note Number: \_\_\_\_\_  
 Bill Version: HB 95  
 ( ) Publish Date: \_\_\_\_\_

Revision Date/Time (Note if correction): \_\_\_\_\_ Dept. Affected: Administration  
 Title: "An Act relating to control of space  
in the state capitol....." BRU: Leases  
 Sponsor: Representative Ogan Component: Leases  
 Requester: (H) Finance Component Number: 81

**Expenditures/Revenues** (Thousands of Dollars)

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

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services						
Travel						
Contractual	247.0	988.0	988.0	988.0	988.0	988.0
Supplies						
Equipment						
Land & Structures						
Grants & Claims						
Miscellaneous						
<b>TOTAL OPERATING</b>	<b>247.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>
<b>CAPITAL EXPENDITURES</b>	<b>8,880.0</b>					
<b>CHANGE IN REVENUES ( )</b>						

**FUND SOURCE** (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF	247.0	988.0	988.0	988.0	988.0	988.0
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other (Specify Type)						
<b>TOTAL</b>	<b>247.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>	<b>988.0</b>

Estimate of any current year (FY2001) cost: 0.0  
 Check this box (X) if funding for this bill is included in the Governor's FY 2002 budget proposal:

**POSITIONS**

Full-time						
Part-time						
Temporary						

**ANALYSIS:** (Attach a separate page if necessary)

Passage of HB 95 will give control of the space in the state capitol currently occupied by the Governor and Lt. Governor to the Legislative Council. This fiscal note assumes that this will result in the relocation of the Governor and Lt. Governor from the Capitol Building to other suitable space in close proximity to the Capitol. Pages 2 and 3 of this fiscal note detail the operating and capital costs that would be incurred to move the Governor's Offices to the 11th Floor of the State Office Building and relocate the current occupants to other suitable office space. Page 4 of the fiscal note shows the timeline for the remodeling and relocation that would be required. Only three months of lease costs are assumed in FY 2002.

Prepared by: Christine Parce, Director Phone 465-2250  
 Division: General Services Date/Time April 11, 2001  
 Approved by: Jim Duncan, Commissioner Date 4/11/01  
 Agency: Department of Administration

For distribution information, call the Governor's Legislative Office

State of Alaska

Division of General Services

Feasibility Study

**Preliminary Project Cost Analysis**

			Annual Operating Costs	Capital Costs
<b>RELOCATION TO 11th FLOOR STATE OFFICE BUILDING: OFFICE OF GOV. AND LT. GOV.</b>				
Remodel 11th Floor State Office Building (\$165/ square foot)	28,500	sf		\$4,703,000
Remodel Cost (\$165/ square foot project cost: design, administration, and construction)				
Assumes 11th floor asbestos abatement and 10th floor partial abatement				
Fire Alarm Upgrade on 11th floor				
Sprinkler system on 11th floor				
Outside access to 11th floor w/lt elevator (secure)	1	is		\$500,000
Agencies to occupy 11th floor:				
Office of the Governor	12,390	sf		
Administrative Services	5,500	sf		
Office of Management and Budget	6,890	sf		
Office of the Lt. Governor	3,410	sf		
Agencies to be located in lease space outside of State Office Building:				
Division of Governmental Coordination	5,200	sf		
Division of Elections	10,370	sf		
Annual lease rate (\$2.40/ square foot/month)	15,570	sf	\$448,400	
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	15,570	sf		\$1,012,100
<b>Totals:</b>			<b>\$448,400</b>	<b>\$6,220,000</b>
<b>RELOCATION TO COURT PLAZA BUILDING: DEPT. OF RE. ENUE</b>				
Remodel 2nd, 3rd, 4th, 5th, 6th (partial), 7th and 8th floors				
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	22,250	sf		\$1,446,300
Department of Revenue divisions to be located in Court Plaza Building:				
Office of the Commissioner				
Treasury Division				
Division of Administrative Services				
Tax Division				
Additional lease space required outside Court Plaza Building:				
Department of Revenue, Permanent Fund Dividend Division	10,490	sf		
Corrections, H&SS, Ombudsman, APOC and the Exxon Office	6,300	sf		
Additional square footage required based on program requirements of the Department	1,930	sf		
Annual lease rate (\$2.40/ square foot/month)	18,720	sf	\$539,100	
Remodel Cost (\$65/ square foot project cost: design, administration, and construction)	18,720	sf		\$1,216,800
<b>Totals:</b>			<b>\$539,100</b>	<b>\$2,663,100</b>
<b>TOTAL ANNUAL OPERATING COST</b>			<b>\$988,000</b>	
<b>TOTAL CAPITAL COST</b>				<b>\$8,880,000</b>

**Estimated Cost per Square Foot and Lease Rate Explanation:**

**State Office Building: Total project cost - design, construction, administration, and moving**

The basis for the \$165 per square foot remodel cost for the State Office Building was established based on the project costs of a remodel project currently under construction on the 6th floor. Based on the 6th floor project, and ongoing investigation of the State Office Building, we have found that a significant cost is associated with updating antiquated systems and elements of the building that are not compliant with current codes and regulations.

Possible costs may include asbestos abatement in the 10th and 11th floor ceilings, addition of a sprinkler system and upgrade to the existing fire alarm system, replacement of light fixtures and associated ductwork, modification and upgrade to all electrical and mechanical systems, and piping replacement.

Once the 11th floor is brought up to current codes and standards, project costs would include demolition and new partitions, new finishes (high end in the Governor's Office) soundproofing, security systems, and furnishings.

In addition to the construction cost, other projects costs were then factored in for design (architectural, mechanical, electrical, asbestos abatement!), contractor overhead and profit, estimating contingency, construction administration, and moving costs.

At this stage, the budget figure is preliminary, and is an estimate of what would be required for an office such as the Governor's Office to move into this specific building.

**Court Plaza Building: Total project cost - design, construction, administration, and moving**

The remodel cost for this building was calculated based on the cost of similar remodel projects where the building is currently code compliant, and standard tenant improvements would be required that may include demolition and construction of partitions, new standard grade finishes, and upgrade of electrical and mechanical systems to support new offices. Percentages for design, overhead and profit, estimating contingency, construction administration and moving costs were factored in as with the State Office Building.

**Lease rate - \$2.40:**

This figure was arrived at after reviewing current comparable leases and recent contact with potential lessors.

The Department of Community and Economic Development pays \$2.63 per square foot and the Division of Family and Youth Services pays \$2.39 per square foot at Vinlage Park.

The Department of Education pays \$2.00 per square foot at Goldbelt Place, however, this lease is an older one. The lessor recently quoted the State of Alaska \$2.25 per square foot, an amount that did not include the required buildout costs.

The 400 Willoughby Building recently quoted the State of Alaska \$2.25 per square foot, again, an amount that did not include the required buildout costs.

**STATE OF ALASKA**  
**Division of General Services**

**Proposed Project Schedule: Relocation of Governor's Office/Lt. Governor's Office to State Office Building**

PROPOSED PROJECT SCHEDULE ITEM	MONTH																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PLANNING/PROCUREMENT OF DESIGN TEAM																								
DESIGN SERVICES RFP																								
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*For immediate Release*

January 17, 2001

**Move It Or Lose It Bill Filed**

A Bill to bring the entire capital building under management by the legislature was introduced by Representative Scott Ogan ( R ) Palmer. At present the legislature occupies and controls by law all but the Governor's floor of the State Capitol building.

"If the legislature stays in Juneau people who travel here should be able to participate in the process. Our committee rooms are woefully undersized with poor ventilation. Most school classrooms are bigger than our committee rooms. Staff are often cramped into spaces violating national workplace standards. At least two offices use old bank vaults as rooms for staff."

The 70-year old building was never designed as a Capitol. It originally served as a Territorial federal building and later a postal facility. Ogan has seen members of the public standing in the halls while the galleries were occupied by government regulators. "It's a lot more important for a citizen to be in the Gallery than a government lobbyist. Our closet size galleries are a disgrace compared to other capitals. There are more lobbyists and government liaisons in Juneau than seats in our Galleries. When high profile bills or issues are before us our rooms are packed like sardine cans and visitors are not afforded a priority over regulators or lobbyists for seating."

Ogan's bill will allow the legislative council to create more space in the building for the public. "This bill is not about picking on this or any other Governor, but if we need the third floor for better public access in our Capitol something has to give."

Ogan has also introduced a bill into move the legislature north every other session. "It's a long shot to make that happen and if it doesn't we need options for space." Asked if he felt the Governor might actually be re-located, Ogan responded, "It will be ultimately up to Legislative Council, but I envision a transition two years from now."

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2001 LEGISLATIVE SESSION**

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 Requester: (H) Finance

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<b>CAPITAL EXPENDITURES</b>	<b>8,880.0</b>					
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<b>CHANGE IN REVENUES ( )</b>						
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Prepared by: Christine Parce, Director Phone 465-2250  
 Division: General Services Date/Time April 11, 2001  
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 Feasibility Study  
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**STATE OF ALASKA**  
**Division of General Services**

**Proposed Project Schedule: Relocation of Governor's Office/Lt. Governor's Office to State Office Building**

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# FISCAL NOTE

**STATE OF ALASKA**  
**2001 LEGISLATIVE SESSION**

Fiscal Note Number: 2  
 Bill Version: HB 95  
 (H) Publish Date: 3/9/01

Revision Date/Time (Note if correction): Mar. 8, 2001 9:35 a.m. Dept. Affected: Office of the Governor  
 Title: "An Act relating to control of space in the BRU: All  
state capitol and other buildings..." Component: All  
 Sponsor: Representative Ogan  
 Requester: House State Affairs Component Number: \_\_\_\_\_

**Expenditures/Revenues** (Thousands of Dollars)

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

OPERATING EXPENDITURES	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007
Personal Services	0.0	0.0	0.0	0.0	0.0	0.0
Travel	0.0	0.0	0.0	0.0	0.0	0.0
Contractual	0.0	0.0	0.0	0.0	0.0	0.0
Supplies	0.0	0.0	0.0	0.0	0.0	0.0
Equipment	0.0	0.0	0.0	0.0	0.0	0.0
Land & Structures	0.0	0.0	0.0	0.0	0.0	0.0
Grants & Claims	0.0	0.0	0.0	0.0	0.0	0.0
Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL OPERATING</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

<b>CAPITAL EXPENDITURES</b>	0.0	0.0	0.0	0.0	0.0	0.0
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<b>CHANGE IN REVENUES ( )</b>	0.0	0.0	0.0	0.0	0.0	0.0
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**FUND SOURCE** (Thousands of Dollars)

1002 Federal Receipts	0.0	0.0	0.0	0.0	0.0	0.0
1003 GF Match	0.0	0.0	0.0	0.0	0.0	0.0
1004 GF	0.0	0.0	0.0	0.0	0.0	0.0
1005 GF/Program Receipts	0.0	0.0	0.0	0.0	0.0	0.0
1037 GF/Mental Health	0.0	0.0	0.0	0.0	0.0	0.0
Other (Specify Type)	0.0	0.0	0.0	0.0	0.0	0.0
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

Estimate of any current year (FY2001) 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:** (Attach a separate page if necessary)

The House State Affairs Committee adopted a zero fiscal note for the Office of the Governor because the fiscal note submitted by Administrative Services based their fiscal note on the assumption that the passage of HB 95 would result in the Governor being moved from the Capitol Building. The Committee determined that HB 95 simply transfers the control of the third floor from the Governor to the Legislative Council, therefor, there is no fiscal impact from HB 95.

Prepared by: Rynniva W. Moss, Committee Aide  
House State Affairs Committee

Phone 465-3719

Representative Representative John Coghill  
Committee Chair

Date 3/8/00

# FISCAL NOTE

STATE OF ALASKA  
2001 LEGISLATIVE SESSION

Fiscal Note Number: 1  
Bill Version: HB 95  
(H) Publish Date: 3/9/01

Revision Date: \_\_\_\_\_  
Title: "An Act relating to control of space in the state capitol and other buildings occupied by...."  
Sponsor: Representative Ogan  
Requestor: House State Affairs

Department Affected: Legislature  
BRU: Legislative Council  
Component: Council & Subcommittees, Administrative Services, Session

COMPONENT SERIAL NO:

Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07
PERSONAL SERVICES	0.0	0.0	0.0	0.0	0.0	0.0
TRAVEL	0.0	0.0	0.0	0.0	0.0	0.0
CONTRACTUAL	0.0	0.0	0.0	0.0	0.0	0.0
SUPPLIES	0.0	0.0	0.0	0.0	0.0	0.0
EQUIPMENT	0.0	0.0	0.0	0.0	0.0	0.0
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
<b>TOTAL OPERATING</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

CAPITAL	0.0	0.0	0.0	0.0	0.0	0.0
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REVENUE FUND SOURCE	0.0	0.0	0.0	0.0	0.0	0.0
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FUNDING: (Thousands of Dollars)

GENERAL FUND	0.0	0.0	0.0	0.0	0.0	0.0
FEDERAL FUNDS						
OTHER FUND SOURCE						
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

POSITIONS:

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

Estimate of current year impact: \_\_\_\_\_

ANALYSIS: (Attach a separate page if necessary)

HB95 transfers control of space in the state Capitol currently occupied by the Office of the Governor to the Alaska Legislative Council. It also directs the Legislative Affairs Agency to allocate parking according to the needs of the Legislature, deleting the reference to other agencies occupying space in the state Capitol. This bill has zero fiscal impact on the Legislature.

Prepared By: Karla Schofield, Deputy Director Phone: 465-3852  
Division: Administrative Services Date: \_\_\_\_\_

Approved By: Pamela A. Varni, Executive Director  
Agency: Legislative Affairs Agency Date: \_\_\_\_\_

Distribution (by preparer): Leg. Finance, Legislative Sponsor, Requestor, OMB, Gov. , & Impacted Agency(ies).

# LEGISLATIVE RESEARCH REPORT

MARCH 8, 2001



REPORT NUMBER 01.158

## SEPARATE FACILITIES FOR THE LEGISLATURE AND GOVERNOR

PREPARED FOR REPRESENTATIVE SCOTT OGAN

BY PATRICIA YOUNG, LEGISLATIVE ANALYST

You wished to know if any states house the legislature and governor in completely separate buildings. According to information in a recent article on state capitol buildings published by the National Conference of State Legislatures (NCSL), many states face the problem of needing more room for core government functions. States have addressed the space crunch problem in a variety of ways, including expansions out the sides, out the backs, and even underground historic capitol buildings.<sup>1</sup> At least a small handful of states have chosen to separate entirely the legislature and the governor. A more common response, however, is a ceremonial office for the governor within the capitol along with the legislature, while the governor's functional offices move to new space.<sup>2</sup>

Although we have not made an exhaustive study of the issue, we have identified at least six states (Arizona, Alabama, Connecticut, Nevada, North Carolina, and Ohio) that house the legislature and the governor in separate buildings.<sup>3</sup> Among these six states, we note that in one (Arizona), the legislature and governor moved to separate facilities adjacent to the old capitol, which was turned into a museum. In another (Ohio), the governor moved to a separate building, leaving the legislature in the capitol. In the remaining four states (Alabama, Connecticut, Nevada, and North Carolina), the governor remained in the capitol building while the legislature moved to new facilities.

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I hope you find this information useful. Please do not hesitate to contact us if you have questions or need additional information.

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<sup>1</sup> Charles T. Goodsell, "Old Capitols in the New Century," *State Legislatures*, July/August 2000, pp. 56. We have included this article as Attachment A.

<sup>2</sup> Kae Warnock, National Conference of State Legislatures specialist on capitol buildings and facilities, (303)830-2200.

<sup>3</sup> Our information is based on remarks by Charles T. Goodsell and state responses to a brief e-mail request for information that Kae Warnock posted via a listserv of legislative clerks and secretaries across the country.

# Old Capitols in the New Century

Preserving the special histories of our temples of democracy while equipping them for modern uses becomes quite the challenge.

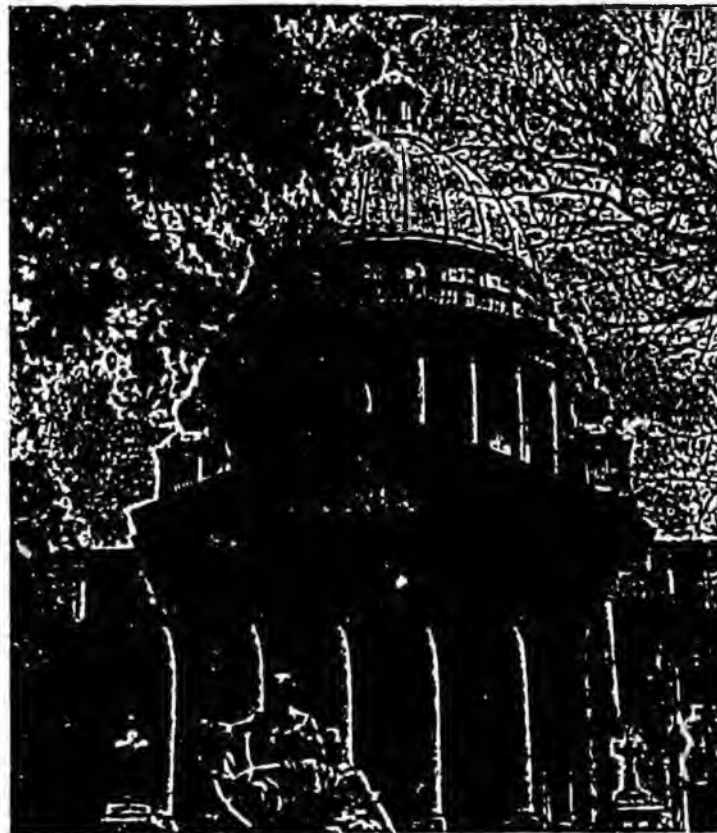
By Charles T. Goodsell

Every state has a capitol building, a symbol of state government, an object of pride. Every one of them is unique, designed to convey the character of the people they represent.

They vary in age, but most are old. Sixty percent of them were built in the 18th or 19th centuries. Many others are more than 80 years old.

Most capitols have been significantly expanded at least once, but few have been abandoned or razed. Their old-fashioned facades and interiors, rendered in architectural styles popular in Europe generations ago, give them special appeal as seats of state government.

In the century ahead, even if state legislatures undergo enormous changes, these timeless links to the past will remain in use. What will be their future over the next quarter century?



In the heart of Jackson stands the "new" Capitol of Mississippi, built in the early 1900s. The Old State Capitol, a few blocks away, serves as a museum.

## PRESERVATION, WITHIN REASON

Because of their enduring value, preservationists believe these old buildings must be kept in the best possible condition. The job is a big one: Legislatures must see to maintaining them continuously and not merely repairing when something goes wrong, and ensuring special care for features and spaces that are both old and symbolic. For instance, the gilt on domes needs replacing every few years—even if the use and expense of gold arouses public outcry, as happened in West Virginia.

*Charles T. Goodsell, a professor in the Center for Public Administration and Policy at Virginia Tech in Blacksburg, is author of *The American Statehouse: Interpreting Democracy's Temples slated to come out this fall.**

More recent preservation efforts have been brought about by thoughtless remodeling in a number of capitols during the 1960s. Offices were "modernized" by lowering ceilings and covering decorative trim. As the demand for office space grew, rooms were divided up. In one egregious example, the Ohio State House's original 53 rooms eventually became 317. In some other capitols an even worse situation developed—temporary offices, called "shacktowns" or "plywood cities" were erected in corridors and atriums. And many legislative chambers were redecorated over the years without regard for the building's style or history.

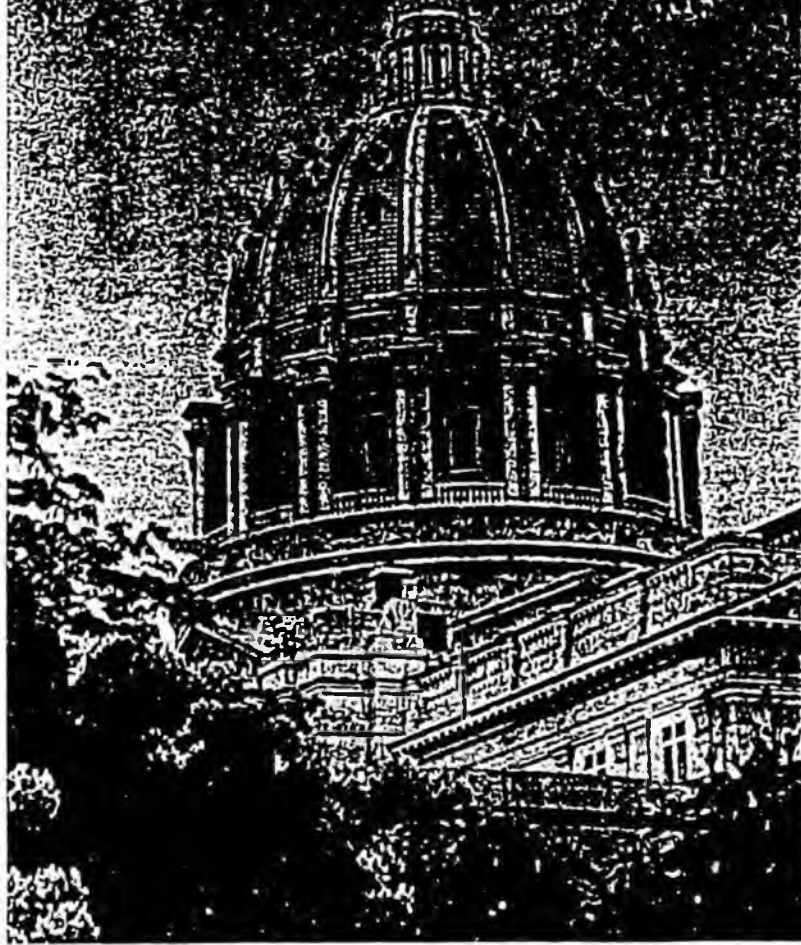
The historical preservation movement of the 1970s began to influence the care of the capitols. Its overall aim was to strip away all nonhistorical remodeling, restore the spaces to their original

state and set the stage for long-term preservation.

Two quite different methods have been used. One has been to proceed wing by wing or floor by floor, restoring the building over a period of years. Occupants move out on a "swing" basis, as is currently being done in the Maine and Wisconsin Capitol restorations. Iowa, Indiana and New York followed this approach, as did Michigan where the project involved 28 separate restoration contracts managed by one firm and an architectural coordinator.

The second plan involves gutting all or much of the building, as was done at the White House a half century ago. This drastic and costly step is sometimes necessary to correct deep-seated structural problems. Legislators and staff move to temporary quarters. The pio-

Pennsylvania's Capitol is at the center of a campus management plan that is a relatively untried approach to a wide variety of state office buildings, including



## A NEW BOOK ON CAPITOLS, THE AMERICAN STATEHOUSE

Charles Woodward, a professor in the Center for Public Administration and Policy at Virginia Tech in Blacksburg, is the author of a new book on state capitols to come out this fall. Entitled *The American Statehouse: Interpreting Democratic Temples*, it will be published by the University Press of Kansas.

Woodward has been working on the book for 10 years. He visited all 49 state capitols for that purpose (Alaska's is the exception) and interviewed more than 300 legislators, officials, reporters, architects and building contractors.

Unlike other books on the subject, *The American Statehouse* examines the capitol not as 49 separate buildings but as a single building type with variations. Blending architectural study and political science, he interprets the statehouse as a unique American creation that expresses important political values of the past and still shapes the conduct of state politics.

His topics include the history of the statehouse idea, how and where the present capitol were built, the cultural objects displayed within their interior space, how the interior space is organized and furnished, and ways in which the building performs as political stage.

While some architectural critics see monumental public buildings as masked attempts to intimidate the masses, Woodward regards them as sources of state pride and the embodiment of democratic principles.

The book contains 119 photographs taken by the author. It can be ordered for \$35 from the University Press of Kansas, 2501 W. 15th St., Lawrence, Kan. 66049-3905; phone (785) 864-4155; fax (785) 864-4586.

For information, [woodward@newpress.upress.ukans.edu](mailto:woodward@newpress.upress.ukans.edu)

neer case is California, where the interior of the older west segment of the Capitol was entirely reconstructed from 1975 to 1981. Walls were rebuilt or reinforced, new or reconditioned floors were laid, a new copper dome was added, and the interior was restored to the 1900 to 1910 era. Alabama, Ohio and Texas also followed this model.

Although historical preservation and restoration will ensure a capitol's perpetual use, states face several issues. One is cost. Many taxpayers view the investment of hundreds of millions of dollars in capitol improvements as extravagant self-indulgence by politicians. Some states have tied costs to other purposes, such as asbestos removal (Hawaii), roof replacement (New Hampshire), fire safety (Texas) and earthquake damage (California and Oregon). Other states have consciously sought to build in advance a foundation of public support, as in Michigan's Friends of the Capitol committee, Pennsylvania's handsome videotape on rotunda restoration and Indiana's restored-paint demonstration along a busy Capitol corridor.

Successful restoration requires a reasonable approach and every attempt to keep costs under control. Preservationists are sometimes zealots with a "purist" attitude that money is no object. It makes sense to engage more than one independent consulting or architectural firm to obtain multiple recommendations.

One of the first items in restoration planning is for lawmakers to decide what era the historical restoration should target. Going back to the time of original construction may be shortsighted. It takes decades for a building to acquire character and accumulate history.

Florida's Old Capitol (originally built in 1845, but enlarged later four times) was returned to its 1902 appearance to recreate the state's level of development at the turn of the century. California chose the same era.

Another issue is authenticity of materials and construction methods. Purists may want original woods and period hand tools used, for example, in redoing windows. A more reasonable approach is to recreate similar surface appearances using modern materials and techniques, which helps save cost and often prolongs life. Authentic-looking "wood" windows can be created with fiberglass or wood-clad aluminum, as was done in Nevada and Indiana.

There is also the question of whether the restored rooms should end up as display spaces or be put to practical use. Arizona, California, Florida and Maryland are using a museum concept where renovated spaces house antique furniture and, in some cases, dressed mannequins. Visitors view the rooms through a glass door or from behind a rail. By contrast, the restored Texas state treasury has become a handsome visitor center. The old hearing room of the Wisconsin transportation commission, a sentimental legacy of the Progressive era, is available for general meetings.

Another important decision is what art and artifacts belong in the statehouse. Purists will want to save historic flags and murals, portraits and statuary. But someone has to decide on the other objects that embody a state's popular culture. For example, the trays of state minerals in Georgia, stuffed bison and elk in Wyoming, the suit worn by

## THE TEXAS CAPITOL

The Texas Capitol, as well as the Colorado Capitol, were built in 1882 and 1888. The Texas Capitol is a large structure, its size is the nation's biggest legislative space. It was constructed below ground, in connection with the interior of the old building. It is immediately adjacent to the old building and connected to it below ground, but does not detract visually from the old building. A hole in the limestone was cut and down 60 feet. Seismic sensors were removed from the hole, and the hole was filled with Washington Cathedrals. The hole was filled precisely into this hole. Four levels of the Capitol are on the upper floor, just below the covering plaza. The lower levels accommodate committee staff and the remaining offices. The parking decks are further below. A round, circular tunnel attempts a symbolic connection to the history of the Capitol, repeating the inside of the drum of its

Mining equipment was used to build an underground, multilevel Capitol extension that more than doubled the available space of the Texas Capitol between 1990 and 1995.

Huey Long when he was shot in Louisiana, a salt-flats racing car in Utah, and citizen halls of fame in Colorado, Georgia, Nebraska and North Dakota. These displays attract thousands of capitol visitors each year, as well as help renew a sense of state pride for each generation.

### SEARCHING FOR MORE SPACE

A continuing problem for historic statehouses is finding room for 21st century government in a building constructed for 18th or 19th century government. Partitions and plywood are not the answer.

The single most effective way many states have used is to decide who is intrinsic to the operation of the legislature, specifically, determining which legislators (usually legislative leaders) and staff are required for the day-to-day operation of the chambers. These offices remain in the capitol, and all others are moved to buildings nearby.

Originally, capitol buildings were literally "state" houses. All components of government were there, including administrative agencies. The bureaucracy left early in the last century. Later, all but a few supreme courts moved. In conjunction with the legislative professionalization movement of the 1970s, separate buildings were often constructed to provide office space for legislators, committees and legislative staff. In another attempt to alleviate the crunch, ceremonial offices for constitutional officers (attorney general, secretary of state and treasurer) were left in the capitol while the functional offices were moved to new space. This left many capitols as essentially a temple for the core of representative government, the two legislative bodies and the governor.

This "temple" arrangement makes good sense for the new century. The capitol is now not a state house, but a house of democracy, and

lawmakers are giving attention to the overall organization of space. The legislature has traditionally occupied the more prestigious upper floors of the capitol, marked by more elaborate decoration both inside and out. Usually the governor has been downstairs, in a subordinate spatial position and closer to the street. It seems a wise relationship, an idea traceable to the first formation of states after the break from England with its despised colonial governors. Keeping the two occupants on different floors is in keeping with the constitutional separation of powers.

But in some states, this does not necessarily solve the space crunch. All personnel associated with the House, Senate and governor still do not fit. Staff agencies associated with each branch, such as legislative services, the auditing body, the budget shop and the personnel appointments office are often relocated to separate office buildings.

Only those individuals intrinsic to the process are allowed to stay, such as the House and Senate clerks, the chamber and party leaders and their personal assistants, and the governor's immediate political aides. However, even the clerk may choose to move out of the capitol in order to keep staff together. The Wisconsin Senate clerk's office was moved during restoration and will remain in an adjacent building. When space is an issue, sometimes it is more important for an office to have unity to ensure smooth operation.

This more restricted democratic temple is also a home to the people. Citizens want to find its public gathering places in pristine condition, uncluttered, and yet appropriately ornamented. The rotunda, which represents the center of state government and perhaps the state itself, is the home's focal point. It also functions as an automatic social mixing bowl for politicians, lobbyists, reporters and employees,

as well as citizens, tourists and schoolchildren. The rotunda is a natural place for rituals such as inaugurations, bicentennial celebrations and political rallies.

#### ADDING ON

States have found over the years that extensions of the historic fabric of their buildings are possible. The principal modification has been to add side wings for larger legislative chambers. Once the configuration of the front façade becomes impressed upon the public memory, however, it may be unwise to alter it further. North Dakota was the last capitol to be changed in this way when a judicial wing was added to its nonsymmetrical front in 1973.

Another option, followed by more than a dozen states, has been to expand out the back. Pennsylvania built an entire mirror capitol on the backside of the building. Alabama, Arizona, California, Maryland, Massachusetts and New Jersey added to the backs of their buildings many times. But this answer might not work for the new century because of the amount and type of new space required and the desire to preserve the original historic façade.

One way to get more space is to go underground, as Louisiana, Tennessee and Texas did. Out of respect for an edifice that in effect became Huey Long's memorial, substantial added room for the Legislature was created at the basement level in Baton Rouge. In Nashville, the crypt beneath William Strickland's Greek Revival masterpiece was enlarged and connected by tunnel to a major underground office complex across the street. In Austin, a massive excavation using mining equipment was made behind Elijah Myers' American Renaissance creation. A multilevel capitol extension was constructed, covered over and connected underneath to the old building. A variant on this idea is found in Connecticut, where Hartford's neo-Gothic landmark is linked by an underground moving sidewalk to a separate legislative office building.

Underground solutions are attractive and probably will be examined by other states in the years ahead. Creative possibilities also lie above the ground. The most drastic is to move the entire legislative branch out and construct a new home that includes chambers. Arizona did this by placing separate new House and Senate buildings adjacent to the old territorial façade. The Alabama Legislature moved to a refurbished state highway department building during capitol restoration and has remained there. North Carolina and Nevada legislators built grand new legislative offices for themselves, leaving the governor behind in the historic capitol. A new high-rise Florida Capitol was constructed just behind the old one, which became a museum. In New Mexico, a new Capitol took the round shape of a kiva, with the old building relegated to office use.

In many states a "capitol campus" has been consciously created, featuring a relatively open, landscaped area with a variety of state office buildings and the capitol at the center. Good examples are found in Arkansas, Delaware, Minnesota, Oregon, Pennsylvania, South Carolina, Virginia, Washington and West Virginia. This concept creates physical proximity within state government, in contrast to office buildings scattered all over the city or clustered in office parks at the edge of town.

#### EQUIPPING OUR CAPITOLS FOR THE FUTURE

How will our timeless capitols serve the 21st century's technical needs?

Several states have already acquired advanced computer equipment and software. An ideal is to put all calendar and bill information online. Legislators need to have ready access to the system, including at their desks in the chamber. Some states have taken the trouble to build computers into legislator desks, others find it easier to furnish them with laptops with jacks for a modem feed. In some cases, it is necessary to temporarily remove all furnishings from the chambers, as Virginia has done, to install the new equipment for jacks or revamping desks.

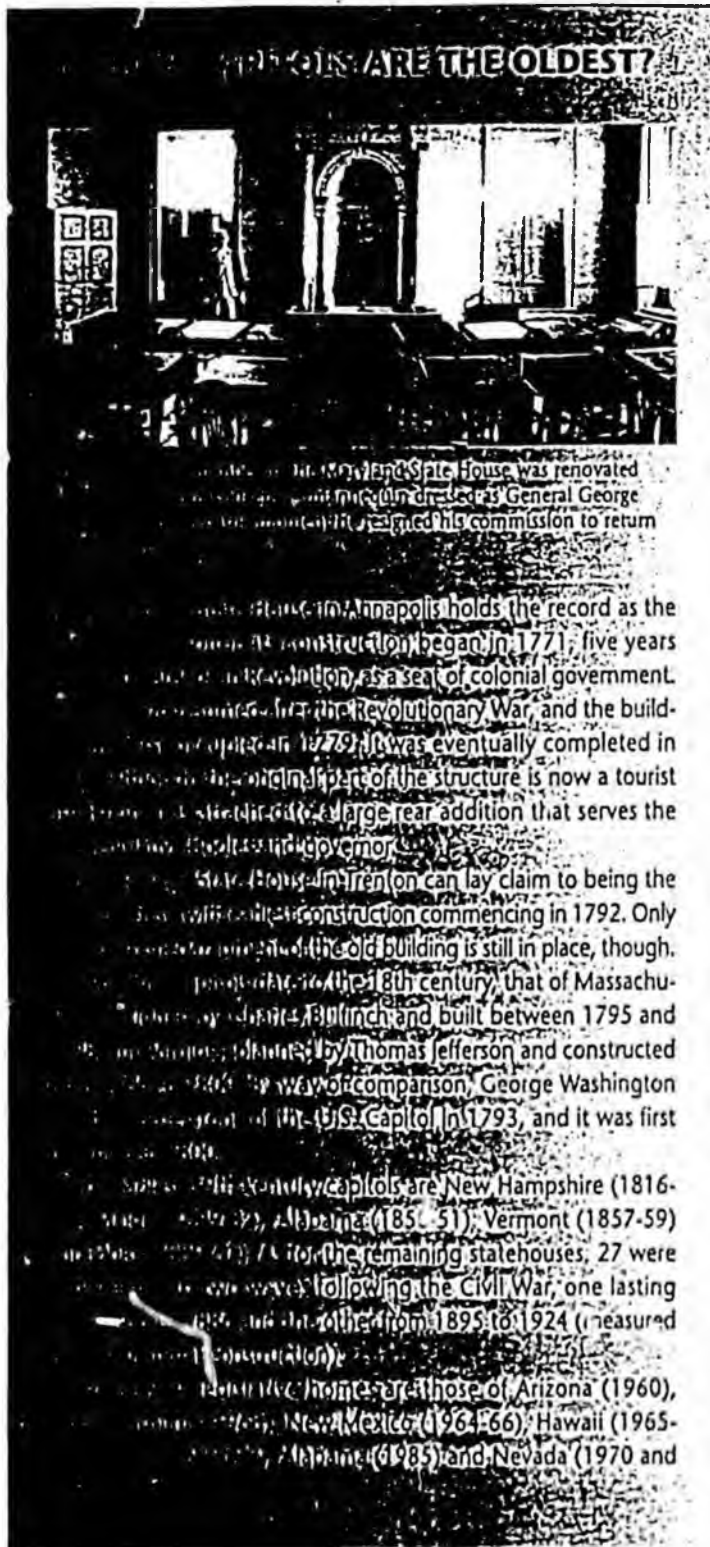
The future may also demand that interactive television be incorporated in the capitol. Alaska and Nevada lawmakers already hold committee hearings for audiences all across the state. Eventually all committee rooms will need to be equipped with automated cameras and large-screen monitors. As technology advances, interactive television and on-line political communication will become a standard component of state government.

**THE PIONEER CALIFORNIA RESTORATION**

The new copper dome of the California Capitol building is the most complete restoration of the building.

The roof of the building was removed although the walls were left exactly the same. The walls of the inside are now plastered. The foundation is now concrete. The level of the window is new copper lining. The new copper lining is much of which is reproduced and sold.

Following plans for the designs, the interior of the office suite and the way they appeared in the past.



Many legislative sessions around the country are now subject to gavel-to-gavel television coverage. This will probably become universal in the years ahead. Intrusive cameras are no longer necessary, making the prominent balcony cameraman obsolete. Broadcast feeds can go directly to office monitors throughout the capitol complex. External broadcasting, whether by public television, private stations or the Internet, requires a control room where footage is taped and edited for later release.

Increasingly, 21st century statehouse politicians will appear regularly on television. Accordingly, each capitol complex is likely to need an ample studio equipped for professionally directed programming.



Television is an essential tool for capitol security. In the New Mexico State Capitol, security officers can monitor the building unseen, helping maintain an atmosphere of free and open government.

To accommodate high-volume periods, legislatures may need more than one stage set. A special studio may also be desirable for the governor near his or her office, equipped with appropriate backdrops, such as the state seal or a photograph of the dome.

#### KEEPING THE BUILDINGS SECURE

Television is also an essential tool for capitol security. The practice in most states is not to use, at least for the capitol building itself, overt security measures, such as uniformed guards or magnetometer gates. This helps maintain an atmosphere of free and open government. To compensate, however, the capitol of the future will probably require such security measures as round-the-clock television surveillance.

Television surveillance can also ensure security on the capitol grounds, including at night. Most grounds are unfenced. Boxed electricity jacks can be placed in the ground to power amplification equipment (and enable the cutting off of power, if necessary), for rallies and demonstrations.

Organized or random terrorism will probably be with us for the foreseeable future, so many states are rerouting driveways to cut the risk of truck bombings. Other areas of concern are garages under the capitol, porte-cocheres beneath steps and the capitol's dome. Some states are taking measures to secure these. While lawmakers want to avoid obvious barriers or pylons in front of the capitol steps, a well-placed block of marble or granite is not out of place if it can be disguised in some way. Nevada did this for its renovated legislative building after a runaway car plowed into the front door without serious damage to the building.

#### PRESERVING FOR TOMORROW

To sum it all up, these old buildings are something like an antique car or beloved mate. They improve with age. Their familiarity grows. The memories they represent accumulate. The feelings they foster deepen.

We will need the nation's 50 state capitols far into the future. We must take good care of them. Adapting them to the needs of the new century will require thoughtful ingenuity.

# State of Alaska

## Legislative Affairs Agency

Building Manager, Maintenance

State Capitol Room 12- Juneau, AK 99801-1182- Phone (907) 465-3708- Fax (907) 465-3724

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### MEMORANDUM

TO: Representative Scott Ogan

FROM: Don Johnston, Building Manager  
Administrative Services - Maintenance

DATE: February 12, 2001

SUBJECT: Capitol Square Footage

Attached is the estimated square footage for the Capitol. Average size of the committee rooms is 650 square feet. The larger committee rooms are 800 square feet and the smaller committee rooms are 500 square feet.

If you have any questions, please call me at 465-3708.

attachment

**CAPITOL SQUARE FOOTAGE**

	Legislative Offices Chambers Committee Rooms Lounge	Lobbys Hallways Restrooms Elevator & Stairwell	Maintenance Offices Mech Room Storage Data Processing Rm Lounge Espresso Storage	Supply	Documents	Press	Emergency Operation Center (Gov's office Occupies)	TOTAL
GROUND FL.	4,770	3,700	3,500	560	430	410	1,630	15,000
1ST FL.	11,460	3,540	.....	.....	.....	.....	.....	15,000
2ND FL.	11,630	3,180	190	.....	.....	.....	.....	15,000
3RD FL.	This floor is occupied	by the Governors	Office	.....	.....	.....	.....	14,200
4TH FL.	10,670	3,530	.....	.....	.....	.....	.....	14,200
5TH FL.	11,270	2,930	.....	.....	.....	.....	.....	14,200
PENTHOUSE	.....	.....	.....	.....	.....	.....	.....	900
	<b>49,800</b>	<b>16,880</b>	<b>3,690</b>	<b>560</b>	<b>430</b>	<b>410</b>	<b>1,630</b>	<b>88,500</b>