

SB

157

ALASKA STATE LEGISLATURE

SENATOR DONALD C. OLSON



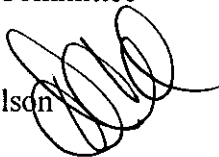
ALASKA
STATE CAPITOL
ROOM 514
JUNEAU, ALASKA 99801-1182

(907) 465-3707
FAX (907) 465-4821

MEMO

DATE: March 24, 2009

TO: Senator Linda Menard, Chair
Senate State Affairs Committee

FROM: Senator Donald C. Olson 

SUBJECT: Senate Bill 157 – Request for Hearing

I am requesting a hearing for Senate Bill 157 at your earliest convenience. Attached you will find a copy of the bill, the sponsor statement, sectional analysis, and some additional backup to support the bill. Two of the pieces of backup are in the process of being revised. When the revisions are done, I will bring you the replacements, but in the meantime, we can proceed with what we have.

Please let Denise Liccioli of my staff know if there is anything else we can provide. Thank you for your consideration.

Attachments

ALASKA STATE LEGISLATURE

SENATOR DONALD C. OLSON



ALASKA
STATE CAPITOL
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JUNEAU, ALASKA 99801-1182

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SPONSOR STATEMENT

SB 157

SB 157 will enable the Alaska Mental Health Trust to move forward with construction and ownership of a new office facility on land the Trust owns in downtown Juneau.

The core mission of the Mental Health Trust is to develop and manage Trust assets for the benefit of mental health beneficiaries in the areas of health, safety, quality of life and economic security. Trust beneficiaries live in communities across Alaska. They are friends, neighbors, and family members facing mental illness, developmental disabilities, chronic alcoholism, Alzheimer's disease, and dementia.

The Trust has identified land in Juneau as a top priority for development. SB 157 enables the Trust to develop, through the issuance of certificates of participation, much needed office and retail space. Four state agencies are currently housed in aging facilities, all in need of major renovation. The proposed building, using modern construction standards, and new energy saving technologies, will reduce both operating and maintenance costs. From a centralized location the offices will function with improved efficiencies and better public access.

Most importantly, over time, a new facility will save the State of Alaska money, and will provide a steady revenue stream to Trust beneficiaries. Development of Trust assets will provide a return on investment for beneficiaries, in turn enriching the lives of those served.

House Resolve No. 6 passed unanimously on February 25, 2009 by the Alaska House of Representatives. It encourages the Trust to pursue this type of project on behalf of its beneficiaries. It states in part:

"BE IT RESOLVED that the House of Representatives encourages the Alaska Mental Health Trust Authority to develop its land and resources to the fullest extent possible, consistent with its legal and moral responsibility to advance mental health services and employment opportunities that protect and enhance the lives of those who benefit from the mental health trust."

**STATE OF ALASKA
HOUSE OF REPRESENTATIVES**

2009

Source
CSHR 6(FIN)

**House
Resolve No.**
6



Encouraging the Alaska Mental Health Trust Authority to develop its land and resources to the fullest extent possible consistent with its legal and moral responsibility to advance mental health services and employment opportunities that protect and enhance the lives of those who benefit from the mental health trust.

BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES:

WHEREAS the Alaska Mental Health Trust Authority is the trustee of the trust established under the Alaska Mental Health Enabling Act of 1956, P.L. 84-830, 70 Stat. 709; and

WHEREAS the mental health trust was established with more than 1,000,000 acres of land and \$200,000,000 to serve the beneficiaries of the trust with services related to mental health and to enable the Alaska Mental Health Trust Authority to act as a catalyst for change in the systems and services that serve the beneficiaries of the trust; and

WHEREAS many of Alaska's most vulnerable citizens, who experience mental illness, developmental disabilities, Alzheimer's disease and related dementia, alcohol and substance addictions, traumatic brain injuries, and other mental health disabilities, are

beneficiaries of the mental health trust; and

WHEREAS many of these vulnerable Alaskans suffer neglect; sexual, physical, and emotional abuse; homelessness; and exposure to domestic violence; and

WHEREAS many communities lack adequate mental health care and treatment facilities; and

WHEREAS employment opportunities, treatment, education, and housing for beneficiaries of the mental health trust are particularly limited in the rural areas of the state; and

WHEREAS the lack of jobs in the rural areas of the state contributes to unlawful behavior, feelings of despair, and, in extreme cases, suicide; and

WHEREAS more than 40 percent of the offenders in Alaska's correctional facilities are beneficiaries of the mental health trust; and

WHEREAS many of the beneficiaries of the mental health trust who have access to an adequate support program are capable of being employed; and

WHEREAS prevention and early intervention by mental health organizations can prevent more costly institutional and intensive care; and

WHEREAS the costs of providing mental health care services are increasing; and

WHEREAS the Department of Health and Social Services, the Alaska Mental Health Trust Authority, and other partner organizations work cooperatively to plan, budget, and implement an integrated and comprehensive mental health program for the state; and

WHEREAS the ability of the Alaska Mental Health Trust Authority to assist the state in developing a better mental health program is largely dependent on the authority's ability to generate revenue from the land and natural resources of the trust; and

WHEREAS development of the land held by the mental health trust creates jobs for beneficiaries of the mental health trust and other Alaskans;

BE IT RESOLVED that the House of Representatives encourages the Alaska Mental Health Trust Authority to develop its land and resources to the fullest extent possible, consistent with its legal and moral responsibility to advance mental health services and employment opportunities that protect and enhance the lives of those who benefit from the mental health trust.

LEGAL SERVICES

DIVISION OF LEGAL AND RESEARCH SERVICES
LEGISLATIVE AFFAIRS AGENCY
STATE OF ALASKA

(907) 465-3867 or 465-2450
FAX (907) 465-2029
Mail Stop 3101


State Capitol
Juneau, Alaska 99801-1182
Deliveries to: 129 6th St., Rm. 329

MEMORANDUM

March 21, 2009

SUBJECT: Alaska Mental Health Trust Authority Support Office Building
(SB 157, Work Order No. 26-LS0763\A)

TO: Senator Donald Olson
Attn: Denise Liccioli

FROM: Tamara Brandt Cook
Director 

Sec. 1. The legislature finds that the Alaska Mental Health Trust Authority intends to use up to \$22,700,000 for the Alaska Mental Health Trust Authority Support Office Building and that the total cost of the facility will be \$45,400,000. The legislature intends that the state provide up to \$22,700,000 for the facility.

Sec. 2. Technical amendment to conform to bill sec. 3.

Sec. 3. Requires \$22,700,000 of the principal of the mental health trust fund to be deposited into a separate trust land development account and directs the Alaska Mental Health Trust Authority to use money in the account to finance the development of facilities on mental health trust land. The authority is required to exercise the powers of a state fiduciary with respect to the investment of assets of the account and to contract with the Trust Land Office in the Department of Natural Resources to serve as an external real estate investment manager.

Sec. 4. Technical amendment to conform to bill sec. 3.

Sec. 5. Technical amendment to conform to bill sec. 3.

Sec. 6. Technical amendment to conform to bill sec. 3.

Sec. 7. (a) Authorizes the state bond committee to provide for the issuance of certificates of participation in an amount of up to \$22,700,000 for the construction of the Alaska Mental Health Trust Authority Support Office Building if the balance of the construction costs in an amount of up to \$22,700,000 is made available by the Alaska Mental Health Trust Authority. The estimated total cost of construction, acquisition, certain financing expenses, and equipping the facility is \$45,400,000.

(b) The state bond committee may contract for services necessary in the financing of the facility.

Senator Donald Olson

March 21, 2009

Page 2

(c) The Department of Administration is authorized to enter into a lease with a term of 20 years for the use of the facility by state agencies. As much of the lease payments as necessary shall be used to pay the principal of and interest on the certificates of participation. The estimated annual amount of rental obligation under the lease is \$1,759,802. The estimated total amount of lease payments is \$35,196,035. At the end of the lease term, the authority will own the facility.

(d) The Department of Administration is authorized to enter into a second lease with a term of 30 years for the use of the facility by agencies. The estimated annual amount of rental obligation is \$3,665,000. The estimated total amount of lease payments for the full term is \$125,243,047.

(e) The lease payments under both leases are subject to annual appropriation.

(f) The authority shall manage and operate the facility.

Sec. 8. The Act has an immediate effective date.

TBC:plm

09-203.plm

FISCAL NOTE

STATE OF ALASKA
2009 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: SB 157
 () Publish Date: _____

Identifier (file name): SB157-DNR-TLO-03-31-09
 Title Support Office Building COPs
 Sponsor Senator Olson
 Requester Senate State Affairs Committee

Dept. Affected: Natural Resources
 RDU Resource Development
 Component Mental Health Lands Administration
 Component Number 1635

Expenditures/Revenues (Thousands of Dollars)

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

	Appropriation Required	Information					
		FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
OPERATING EXPENDITURES							
Personal Services							
Travel							
Contractual					1,534.0	1,534.0	1,534.0
Supplies							
Equipment							
Land & Structures							
Grants & Claims							
Debt Service							
TOTAL OPERATING		0.0	0.0	0.0	1,534.0	1,534.0	1,534.0
CAPITAL EXPENDITURES	45,400.0						
CHANGE IN REVENUES (1092)					5,700.0	5,700.0	5,700.0

FUND SOURCE (Thousands of Dollars)

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
1002 Federal Receipts						
1003 GF Match						
1004 GF						
1007 IA Receipts						
1092 MHTAAR	22,700.0			1,534.0	1,534.0	1,534.0
Bond Proceeds	22,700.0					
TOTAL	45,400.0	0.0	0.0	0.0	1,534.0	1,534.0

Estimate of any current year (FY2009) cost: 0.0

POSITIONS

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

This bill authorizes the State to finance, construct, and occupy the proposed Alaska Mental Health Trust (MHTLO) Support Office Building. Cost of construction and equipping the new facility is estimated to be \$45.4 million, of which \$22.7 million is to be provided through issuance of certificates of participation outlined in the Department of Revenue fiscal note. The bill also authorizes real estate investment from the Mental Health Trust Fund for the remainder of the capital expenditure for acquisition, construction, and equipping the facility. The MHTLO will directly pay for all utilities and maintenance costs for the new building, which will be offset by the lease revenues annualized at approximately \$5.7 million from commercial space leasing and the Department of Administration beginning June 30, 2012 (FY2013). The TLO will also provide a contracted onsite Manager who will handle all aspects of the building and property management, including lease and rental agreements, contracting for janitorial services, utilities, snow removal and landscape services, parking lot management, and building systems including heat and plumbing.

Prepared by: Harry Noah, Executive Director
 Division Alaska Mental Health Trust Land Office
 Approved by: Tom Irwin, Commissioner
Department of Natural Resources

Phone 269-8656
 Date/Time 3/31/2009
 Date 3/31/2009

FISCAL NOTE

STATE OF ALASKA
2009 LEGISLATIVE SESSION

Fiscal Note Number: _____
 Bill Version: **SB157**
 () Publish Date: _____

Identifier (file name): SB157-DOA-DGS-04-01-09 Dept. Affected: Administration
 Title "An Act relating to the Alaska Mental Health Trust Authority Support RDU Leases
 Component Leases
 Sponsor Sens. OLSON, Davis
 Requester S(STA) Component Number 81

Expenditures/Revenues (Thousands of Dollars)

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

	Appropriation Required	Information					
		FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
OPERATING EXPENDITURES							
Personal Services							
Travel							
Contractual					1,340.0	1,299.5	1,257.0
Supplies							
Equipment							
Land & Structures							
Grants & Claims							
Miscellaneous							
TOTAL OPERATING	0.0	0.0	0.0	0.0	1,340.0	1,299.5	1,257.0

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

	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
1002 Federal Receipts						
1003 GF Match						
1004 GF				1,340.0	1,299.5	1,257.0
1005 GF/Program Receipts						
1037 GF/Mental Health						
Other Interagency Receipts						
TOTAL	0.0	0.0	0.0	1,340.0	1,299.5	1,257.0

Estimate of any current year (FY2009) cost: _____

POSITIONS

Full-time						
Part-time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)
 In FY 2013, state tenants leasing space in the Department of Labor Building (DOL), and occupying the Douglas Island Building (DIB) and Public Safety Building (PSB) would relocate to the newly constructed AMHTA Office Building authorized in this bill. The amounts reflected above represent the difference between what projected annual lease costs will be for tenants at the new AMHTA Office Building (\$5.4 million) versus costs should the building not be constructed (\$4.1 million). Included in the \$4.1 million is projected cost of a new lease for tenants in the DOL building as the lease expires and it is anticipated DOL tenants will occupy newly procured leased space irrespective of SB 157. In FY 2013, the projected annual cost for 68,278 sq. ft. of DOL space is \$3.3 Mil (\$4.00 sq.ft) versus the current cost of \$1.9 million. (\$2.33 sq.ft). Current annual costs for the DOL, DIB and PSB total \$2.6 million compared to \$4.1 million projected for FY 2013 without SB 157. However, over a 30 year period a \$13.5 million savings occurs with construction.

Prepared by: Remond Henderson
 Division: General Services
 Approved by: Kevin Brooks
Deputy Commissioner

Phone 465-5687
 Date/Time 4/1/09 9:00 AM
 Date 4/1/2009

FISCAL NOTE

STATE OF ALASKA
2009 LEGISLATIVE SESSION

BILL NO. SB157 _____

ANALYSIS CONTINUATION

Projected costs with and without SB 157				2009	2013	2014	2015
				Current Annual Payments	Projected Annual Payments	Projected Annual Payments	Projected Annual Payments
Labor Building Lease (new lease in 2013)				1,909,052	3,277,440	3,302,906	3,328,937
Public Safety Building (PSB) operating expenses				235,748	287,922	302,318	317,434
Douglas Island Building (DIB) operating expenses				408,517	496,330	521,146	547,204
DIB Parking Leases				19,051	23,156	24,314	25,529
Costs without the passage of SB 157				2,572,368	4,084,848	4,150,684	4,219,104
Costs with the passage of SB 157				N/A	5,424,830	5,450,166	5,476,060
Increase (Decrease) in costs				N/A	1,339,982	1,299,482	1,256,956

Although the calculations above indicate an increase in lease payments for the period shown, over a 30 year period the projected total lease payments with the construction of the new AMHTA Office Building are \$13.5 million less than costs would be if the building were not constructed. The projected annual lease payments over a 30 period assuming a newly constructed office building total \$160,439,082. If the new office building is not constructed, projected lease, operating and capital expenditures for the current buildings (DOL, PSB and DIB) are projected to be \$173,956,264. Included in this amount is anticipated deferred maintenance in FY 2013 of \$2.5 million for the PSB and \$5.8 million for the DIB should the state tenants remain in these buildings. This amount does not include the likely replacement of the DIB or PSB or additional deferred maintenance for these buildings over a 30 year period.

DEPARTMENT OF ADMINISTRATION
Division of General Services

SARAH PALIN, Governor

*333 WILLOUGHBY AVENUE
7TH FLOOR SOB
P.O. BOX 110210*

JUNEAU, ALASKA 99811-0210

PHONE: (907) 465-2250

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Briefing Paper
AMHTA Support Office Building

The Issue: The State is leasing or owns three buildings in Juneau which house State employees. These facilities are very old and in need of significant upgrades. All three buildings provide approximately 116,000 square feet of office space for 525 employees.

The Opportunity: The Alaska Mental Health Trust Authority (AMHTA) has offered to construct a new office building on its land at the former Support area. The new office building would accommodate all of the employees currently occupying the three buildings in question.

Cost to the State:

Option 1: Enter into an agreement with AMHTA to construct a new office building with surface parking on the site of the old Support warehouse.

Estimated Cost: \$160,439,082 (Lease payments to AMHTA over 30 years)

Action Required: Legislation that allows use of \$22.7 million Mental Health Trust funds, currently invested by the Permanent Fund Corporation, and \$22.7 million in state bond proceeds to construct the building.

Option 2: Remain in the two state-owned facilities and procure a replacement lease for the Department of Labor.

Estimated Cost: \$173,956,264 (Cost calculated for a 30-year period for comparison)

Action Required:

- a. Repair and bring into code compliance the two existing state-owned buildings. (These will remain functionally obsolete buildings that will continue to need ongoing repair and maintenance or replacement during the lease period.)
- b. Issue a request for proposals (RFP) for a new lease for the Department of Labor.

Justification:

Department of Labor (DOL):

This existing 68,278 square feet lease for DOL expires 6/30/12 and currently accommodates 304 state employees. Since 1982, the DOL occupants have experienced water intrusion, flooding, mold growth, roof leaks, ponding in the parking lot, windows falling out, carpenter ants, etc. Numerous employees have become ill, grievances have been filed by unions and a number of employees have been moved to alternate space outside the facility due to these conditions. An alternate facility, either built by AMHTA or procured through a RFP is necessary. DOA and DOL prefer to vacate the existing facility and relocate all DOL employees to the new AMHTA building by 7/1/12.

Department of Fish & Game (DFG) & Department of Corrections (DOC):

Both agencies are located in a state-owned facility: the Douglas Island Building constructed in 1961. It contains 31,816 square feet and accommodates 187 employees. The building is in dire need of major capital improvements including complete replacement of the building envelope to eliminate and prevent rain, wind and snow from entering the building. The total current estimated deferred maintenance cost is \$5.8 million.

DOA and tenant agencies prefer to vacate this facility and reuse it for a new defined purpose, or demolish the facility at an estimated cost of \$375,000. All DFG and DOC employees would relocate to the new AMHTA building by 7/1/12.

Department of Public Safety (DPS) & Office of Administrative Hearings (OAH):

Both agencies are located in a state-owned facility: the Public Safety Building constructed in 1970 as a temporary structure. It contains 16,103 square feet and accommodates 34 state employees. The facility currently requires major electrical upgrades and code compliance improvements, a new roof, and other repairs. The total current estimated deferred maintenance cost is \$2.5 million. DOA and tenant agencies prefer to vacate the facility and relocate to the new AMHTA building 7/1/12.

Future Plans:

The State could demolish the Public Safety Building (at an estimated cost of \$180,000) and AMHTA could construct a new parking garage at that location. The garage would accommodate approximately 360 vehicles. It would be used by state employees during the day and be open to the public during non-business hours. This would allow future development of the Support site by AMHTA.

Detailed Cost Information:

Current Lease/Building Operating Costs:

Lease #1607 & 1632	68,278 sf	exp 6/30/12	\$2.33 sf	\$1,909,052 annually	DOL Offices (parking included)
Lease #1951	NA	exp 2/28/10	NA	\$ 6,451 annually	DIB Surface Parking
Lease #2529	NA	exp 8/31/09	NA	\$ 12,600 annually	DIB Surface Parking
Public Safety	16,103 sf	exp n/a	\$1.22 sf	\$ 235,748 annually	DPS, DOA Offices
Douglas Island Bldg	31,816 sf	exp n/a	\$1.07 sf	\$ 408,517 annually	DOC, F&G Offices
Totals:	116,197 sf			\$ 2,572,368 annually	

Projected Private New Labor Lease Cost:

New Private Lease 68,280 sf at \$4.00 sf **\$ 3,277,440 annually**

Total Projected Public Safety Building Costs thru 6/42: **\$ 21,602,392**

Total Projected Douglas Island Building Costs thru 6/42: **\$ 38,731,192**

Total Projected Costs 2013 – 2042:

Scenario A: AMHTA building not constructed.

1. DOL replacement lease	\$ 112,083,682
2. DIB parking leases	1,538,458
3. Douglas Island Bldg Operating and Capital	38,731,192
4. Public Safety Bldg Operating and Capital	<u>21,602,932</u>
Total Scenario A:	\$ 173,956,264*

*Cost estimate does not include likely replacement of the DIB and DPS buildings at some point during the 30-year period.

Total Projected Costs 2013 – 2042:

Scenario B: AMHTA building constructed.

1. AMHTA lease	
Total cost will depend upon state bond financing rates.	\$160,439,082**

**Estimate includes repayment of bond proceeds with interest over 20 years and rent payments over 30 years.

Building Purpose:

Office occupancy for State Agency's: DOL, DF&G, OAH, DPS, DOC (approximately 525 employees).

AMHTA Lease Information:

20 year base term with (2) 10-year options

Parking, maintenance and standard services (janitorial, etc.)

Rate: to be determined (estimated range of \$3.80 - \$4.20 usf)

111,128 usf – State offices

10,000 usf – Private retail on first floor

Four-story facility

Energy Conservation Considerations:

- A heat pump system using either water from Gastineau Channel or the heat from the earth below the building from tubing in the piling or in boreholes. The NOAA Building at Lena Point is incorporating a system using water from the ocean and both the Juneau Airport expansion and the Dimond Park Swimming Pool which will be under construction this spring will use a ground source for the heat pump system.
- A Life Cycle Cost Analysis will be performed to select the optimum insulating values for the exterior envelope of the building including the roof, walls, windows, doors and the concrete floor slab. This analysis will also evaluate the heating, ventilation and lighting systems to achieve efficiencies and lower operating costs in all the building systems.
- The Coast Guard is exploring the use of both wind generated energy at the site and constructing a biomass generation plant to serve their facilities. MHLT will explore opportunities for partnering.
- MHLT will also explore the opportunity to capture waste heat from lighting and/or computer server room cooling systems to offset the heating requirements for the building.



HB 161 -- Alaska Mental Health Trust Authority Subport Office Building

Why must the Legislature be involved to enable The Trust to move forward on the Subport Office Building project?

- 1) Legislation is needed for issuing Certificates of Participation for 50% of the construction and term financing. These bonds are issued at an estimated rate of 5.5% for a 20-year term.
- 2) Legislation is also required for the Alaska Mental Health Trust Authority to withdraw monies from the Trust principal managed by the Permanent Fund Corporation (the remaining 50% balance of the construction and term financing).
- 3) The combination of these two financing mechanisms reduces the overall cost to the State of Alaska to meet the State's projected budget expenditures.

Why is this project good for the State of Alaska?

- 1) The Subport Office Building will be located in a central location that is convenient to the public, other State offices and the Legislature.
- 2) The State's overall cost for the project will be reduced by 50% because the State and The Trust will be funding partners. As a result, each entity will only be obligated for half of the construction cost and half of the related financing for the construction.
- 3) The State has announced it will seek new space for the Dept. of Labor in Juneau at the end of the current lease. Because of the pre-construction work already completed on the project, the new Subport building could be completed in sufficient time to meet Labor's timeline for moving at the end of its lease.

Why is this project good for The Trust?

- 1) The lease payments paid by the State to The Trust will be reinvested in programs and services for Trust beneficiaries, benefitting both The Trust and the State over a 30-year lease period, at a minimum.
- 2) This project may also act as a template for future developments by The Trust throughout the state.
- 3) Partnering with the State allows The Trust to perform its fiduciary duties while reducing risk and capturing long-term, recurring income.

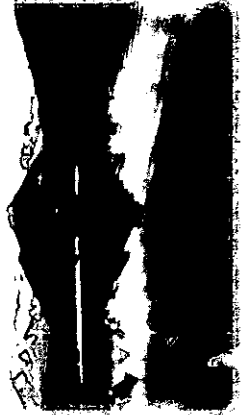
How does the project fit within the mission of The Trust?

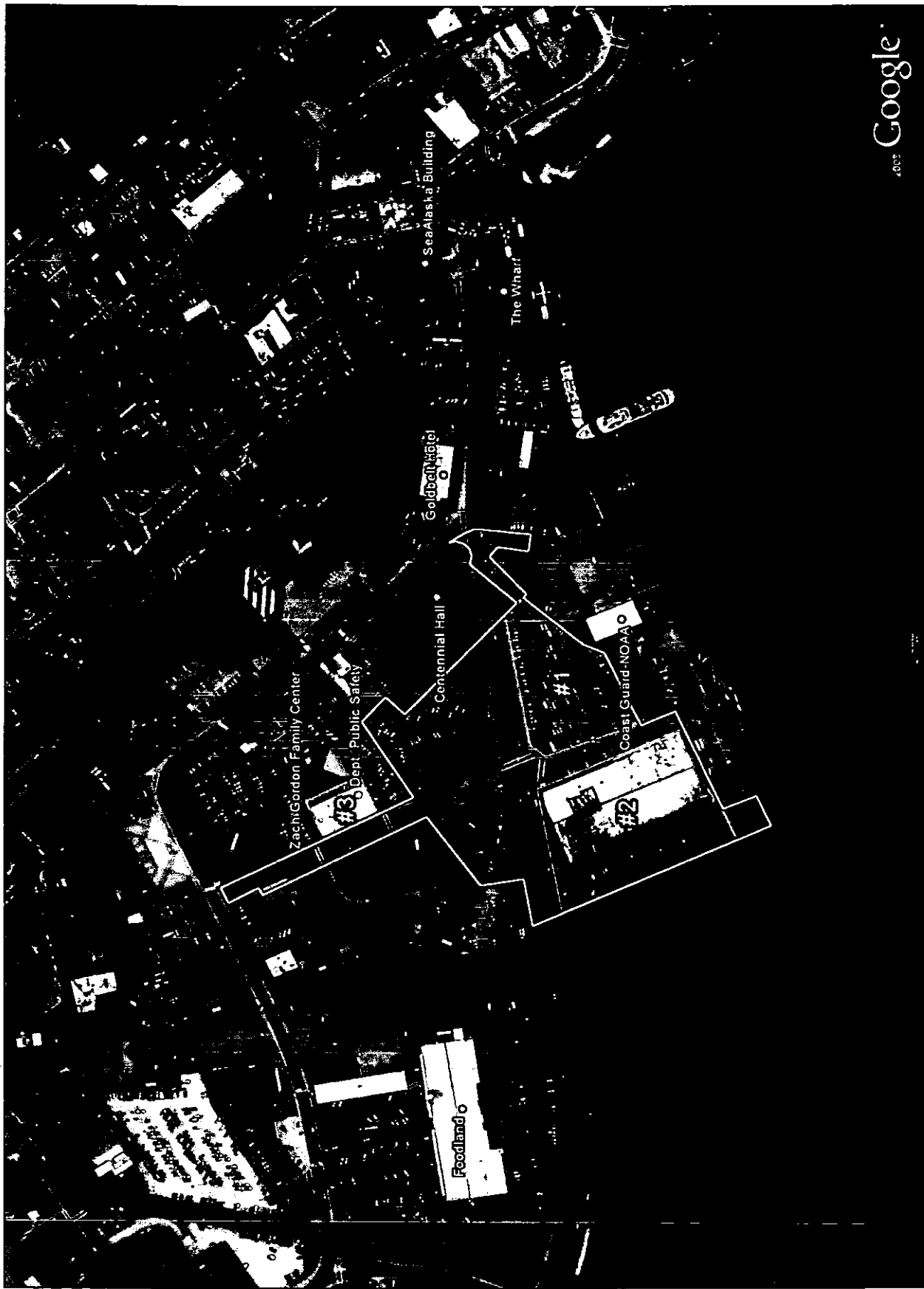
- 1) Income from the building will help The Trust fulfill its responsibility to ensure there is adequate funding for the state's Comprehensive Integrated Mental Health Program, which provides services to Trust beneficiaries.
- 2) The project meets The Trust's guiding principles by diversifying The Trust land's revenue resources.
- 3) The project utilizes Trust land in its most productive use both prudently and effectively.
- 4) The building's construction plan is consistent with minimizing energy usage and maximizing the value of The Trust's assets over time.

Prepared March 2009

The Trust Land Office

Juneau Subport Development







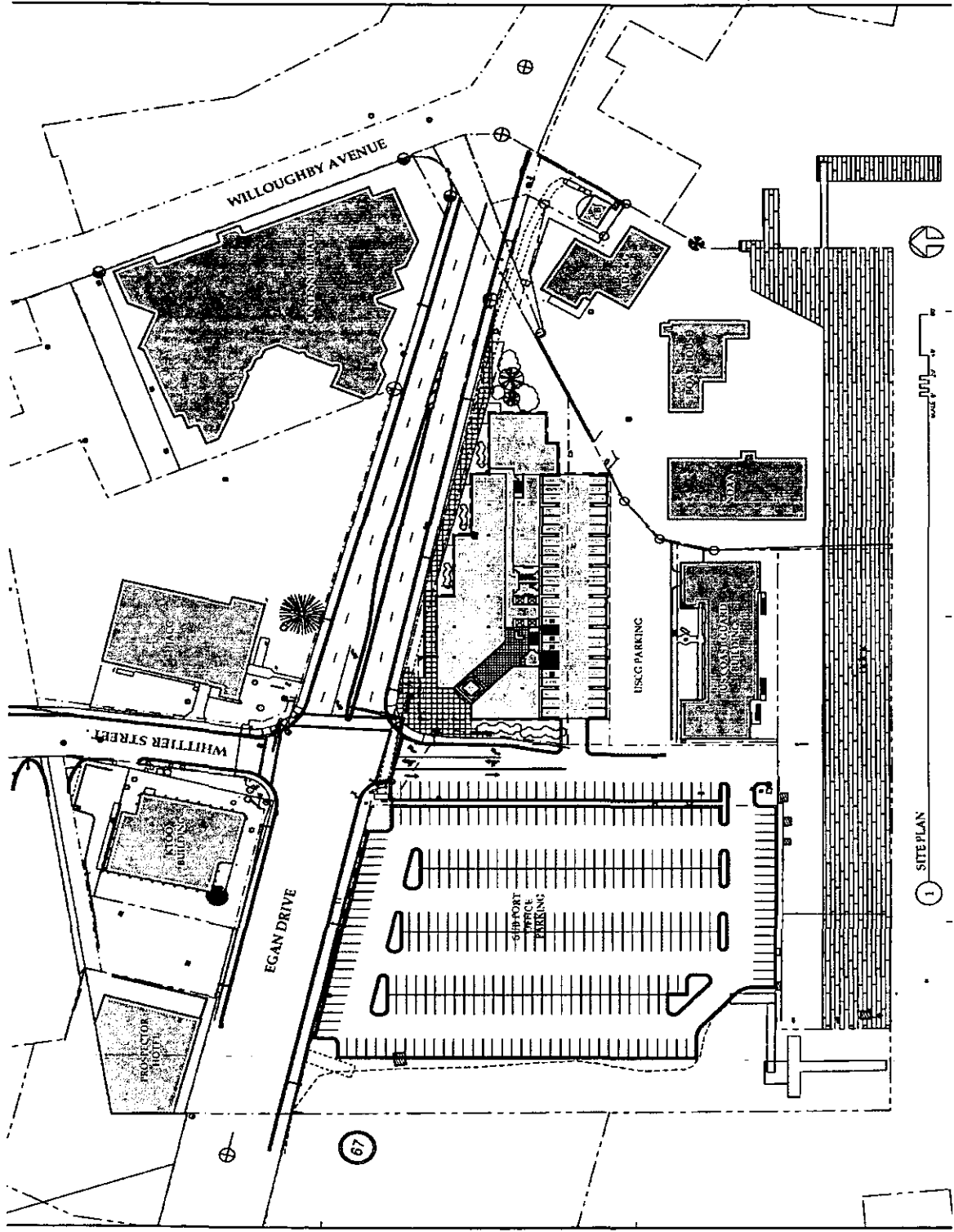
**Jensen
Yorba
Lott
Inc.**

32 West 10th Street
Juneau, Alaska 99801
Phone: 907.586.3000
Fax: 907.586.3001
www.jensenyorbajlott.com

SUPPORT OFFICE BUILDING
Trust Land Office
Alaska Mental Health Trust Authority
Juneau, Alaska

DATE: NOVEMBER 2008
SHEET NO. 1
SHEET TITLE: SITE PLAN

A101



1 SITE PLAN

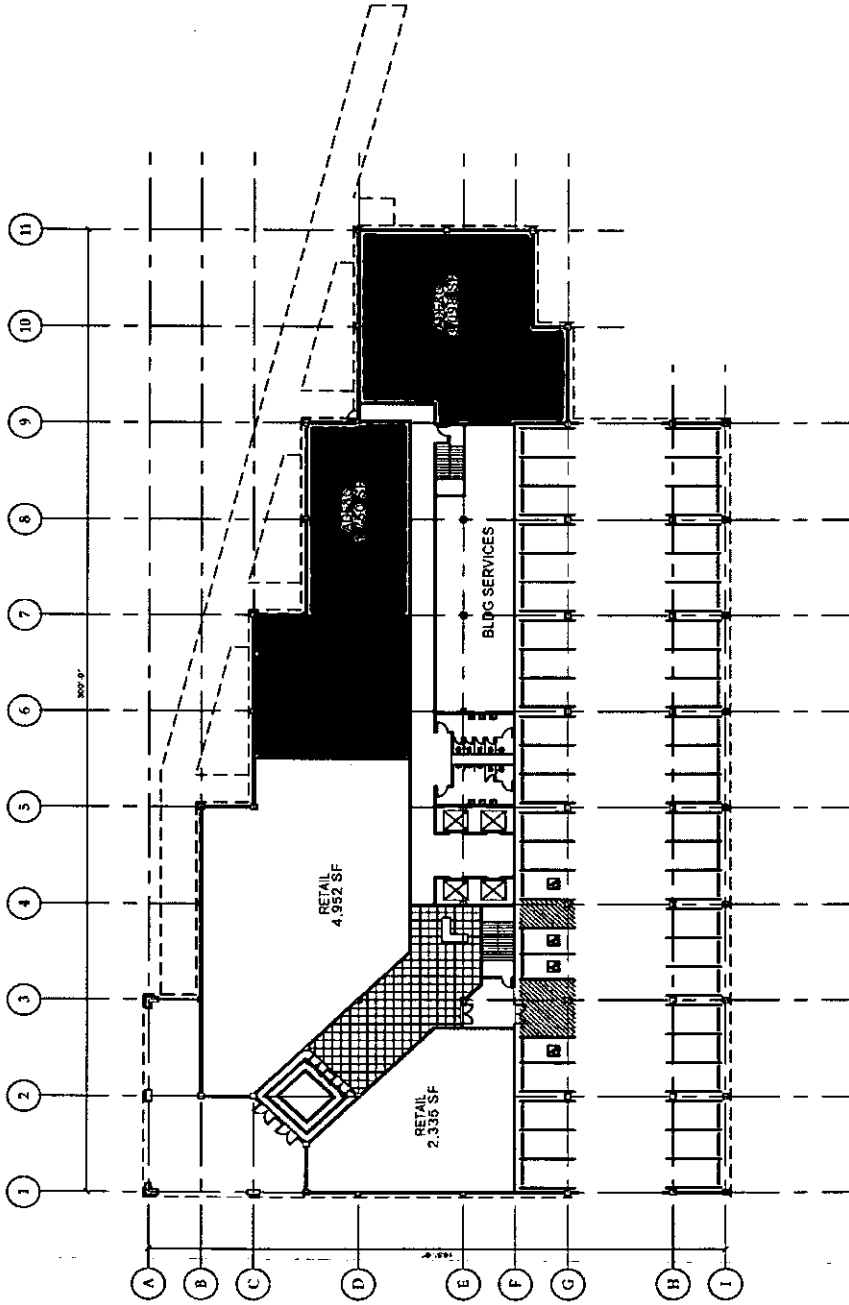


Jensen
Yorba
Lott
Inc.

Alaska Mental Health Trust Authority
Trust Land Office
Juneau, Alaska

DATE: 10/15/2013
BY: JML
PROJECT: FIRST FLOOR PLAN

A201



1 FIRST FLOOR PLAN
21,100sf GROSS AREA

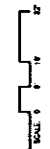
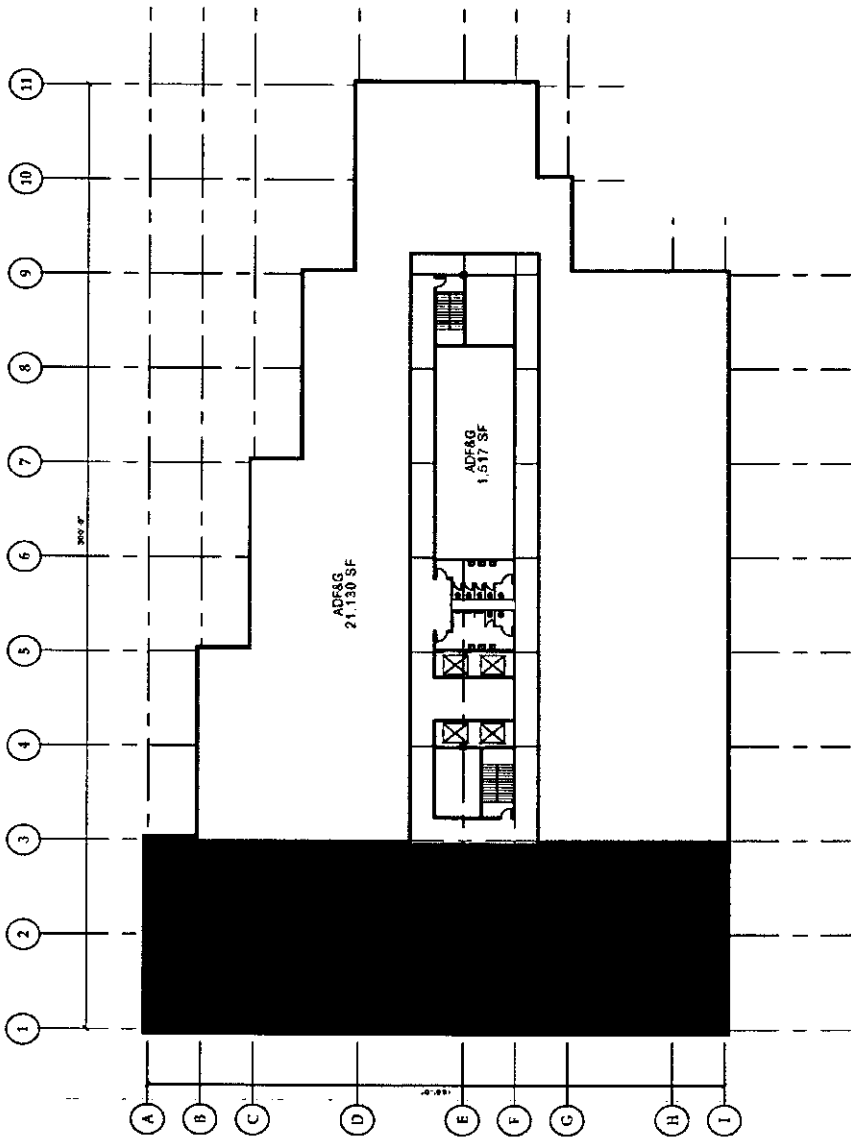


Jensen
Yorba
Lott
Inc.

Alaska Mental Health Trust Authority
Trust Land Office
Juneau, Alaska

DATE: 10/20/10
R2.0

A202



1 SECOND FLOOR PLAN
38,006 SF GROSS AREA



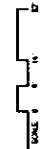
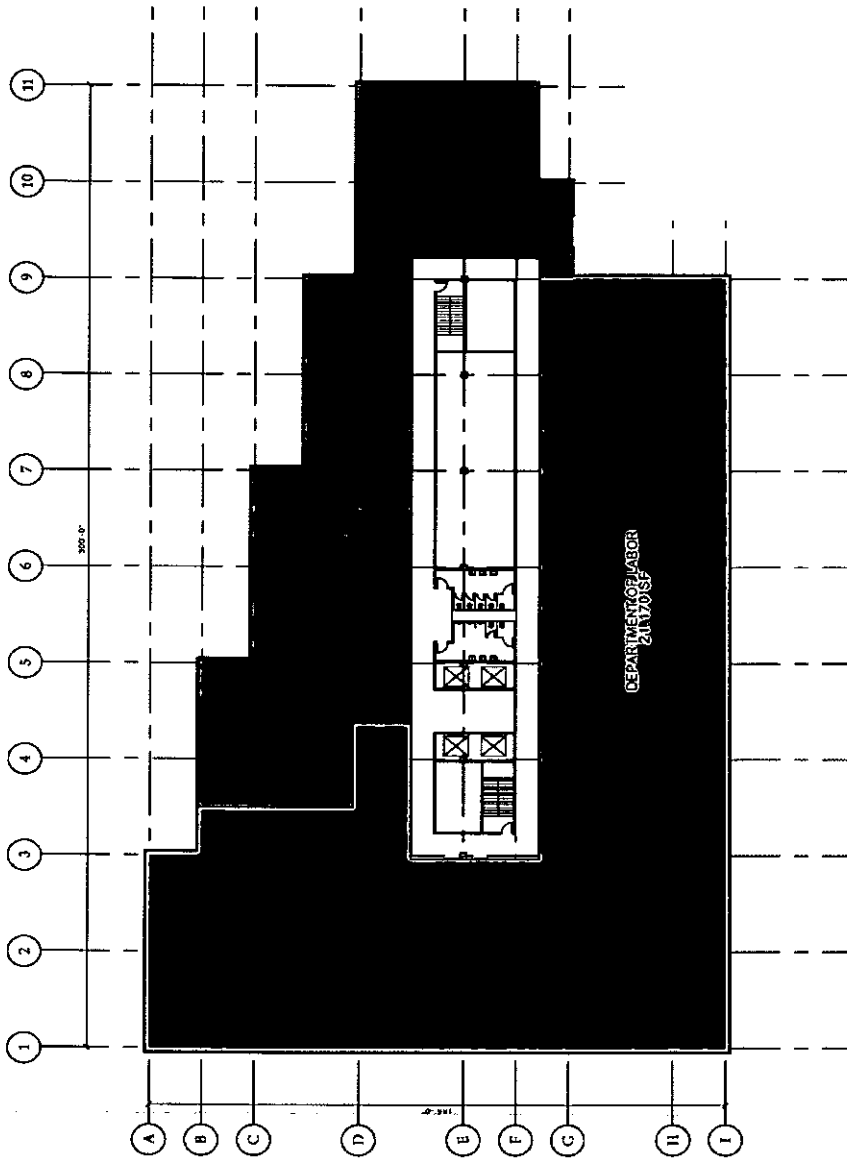
**Jensen
Yorba
Lott
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Anchorage, Alaska 99501
Phone 472-2600
Fax 472-2600
www.jyl.com

Alaska Mental Health Trust Authority
Trust Land Office
SUPPORT OFFICE BUILDING
Juneau, Alaska

SECTION
 ▲ ▲ ▲ ▲
 WESTERN
 THIRD
 FLOOR PLAN
 DATE: 10/20/00
 BY: JYL

A203



1 THIRD FLOOR PLAN
38,100sf GROSS AREA



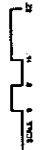
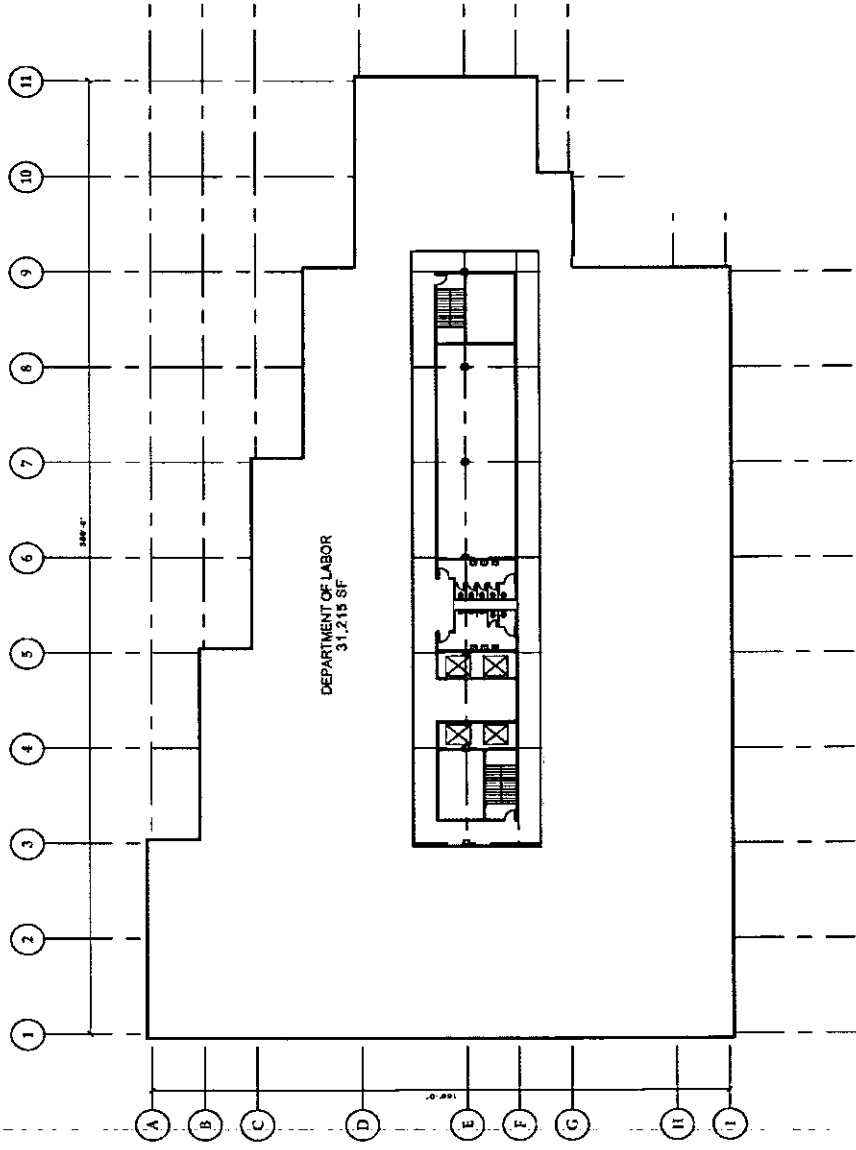
Jensen
Yorba
Loft
Inc.
527 West 8th Street
Juneau, Alaska 99801
Phone: 907-586-1000
Fax: 907-586-9999
jensenyorbaloft.com

Alaska Mental Health Trust Authority
Trust Land Office
Juneau, Alaska
SUPPORT OFFICE BUILDING

REVISED

 REVISIONS
 DATE: 10/01/2008
 FILE: 082

A204



1 FOURTH FLOOR PLAN
38,888 GROSS AREA



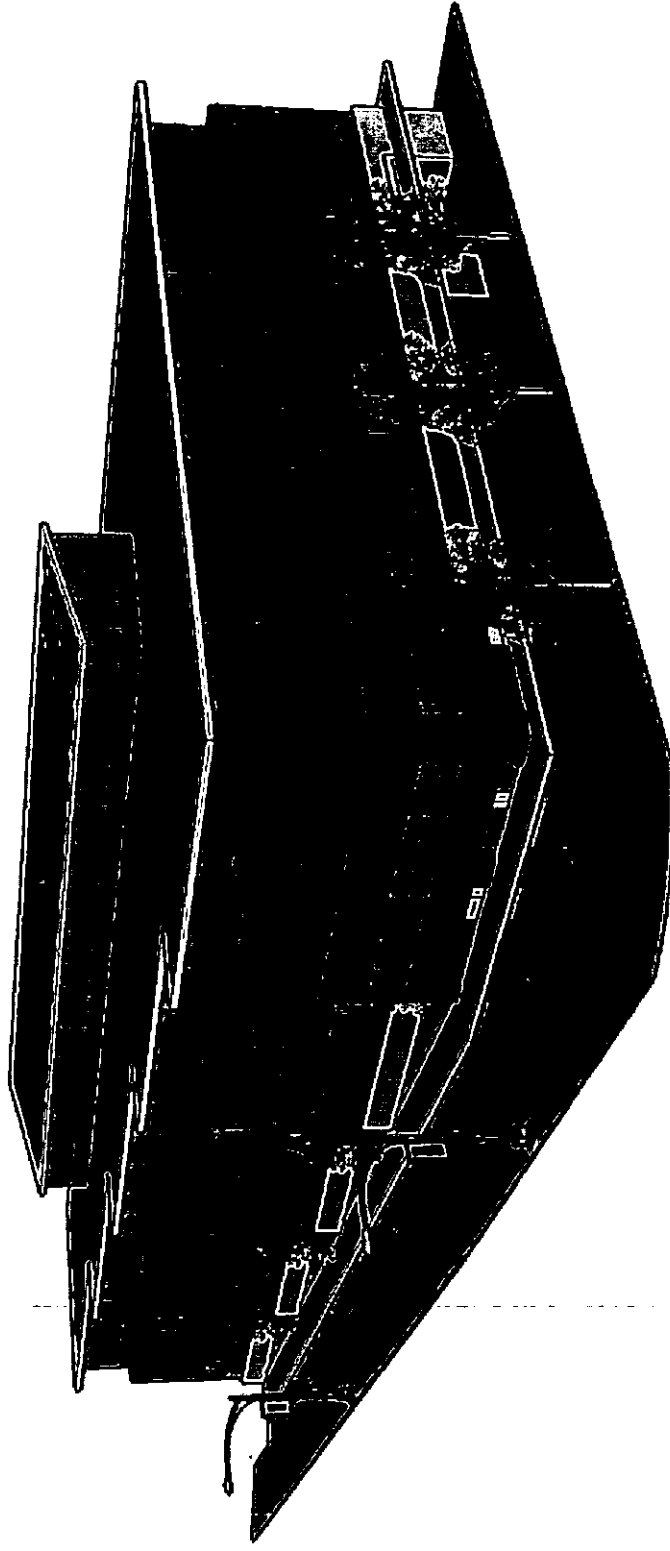
**Jensen
Yorba
Lott
Inc.**

222 North 17th Street
Anchorage, Alaska 99501
Phone: (907) 562-1100
Fax: (907) 562-1101
www.jensenyorbajlott.com

SUBSUPPORT OFFICE BUILDING
Alaska Mental Health Trust Authority
Trust Land Office
Juneau, Alaska

DATE: 10/15/08
DRAWN BY: JY
CHECKED BY: JY
SCALE: 1/8" = 1'-0"

SU-A



1 EXTERIOR MODEL VIEW



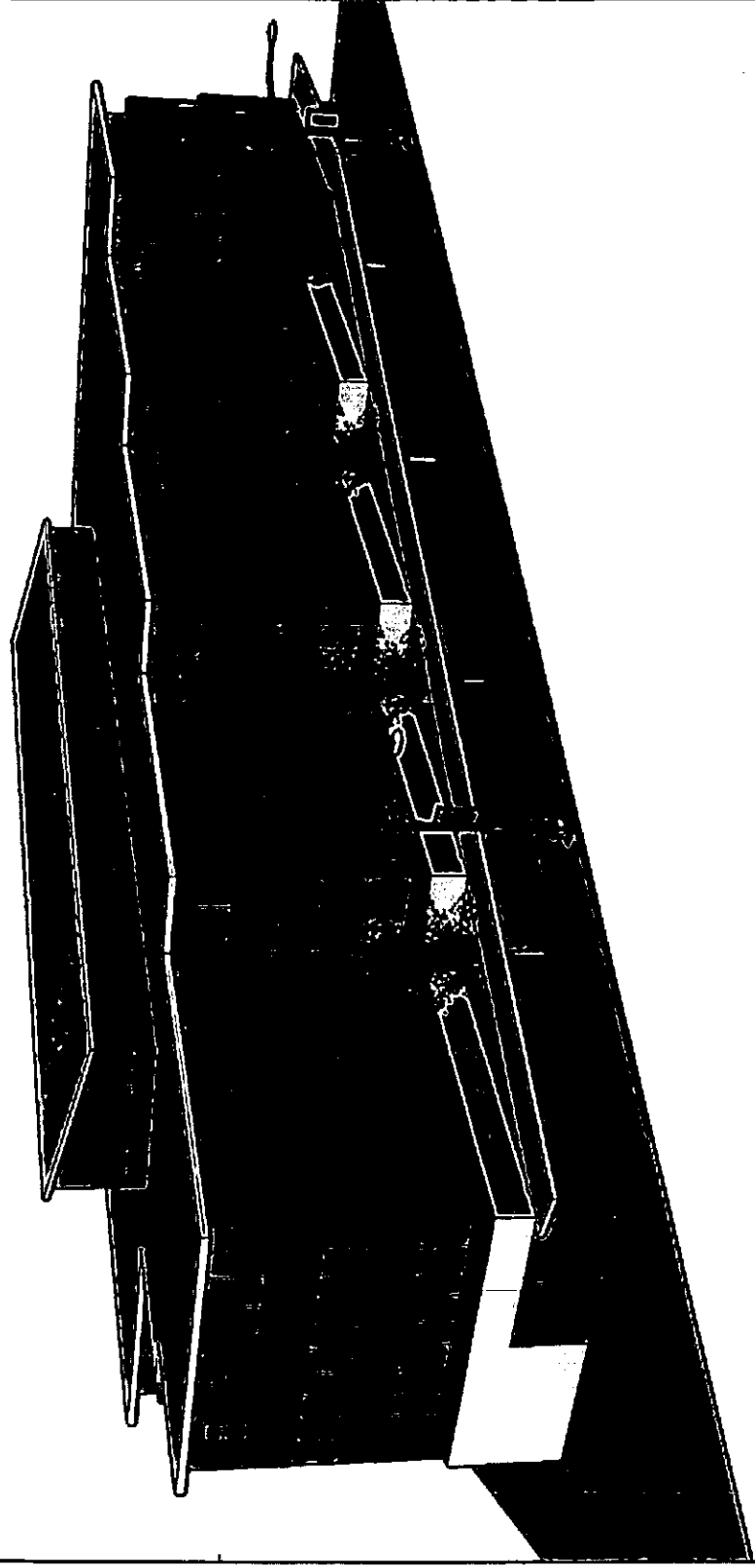
Jensen
Yorba
Lott
Inc.

222 West 12th Street
Juneau, Alaska 99801
Phone: 583-1234
Fax: 583-5678

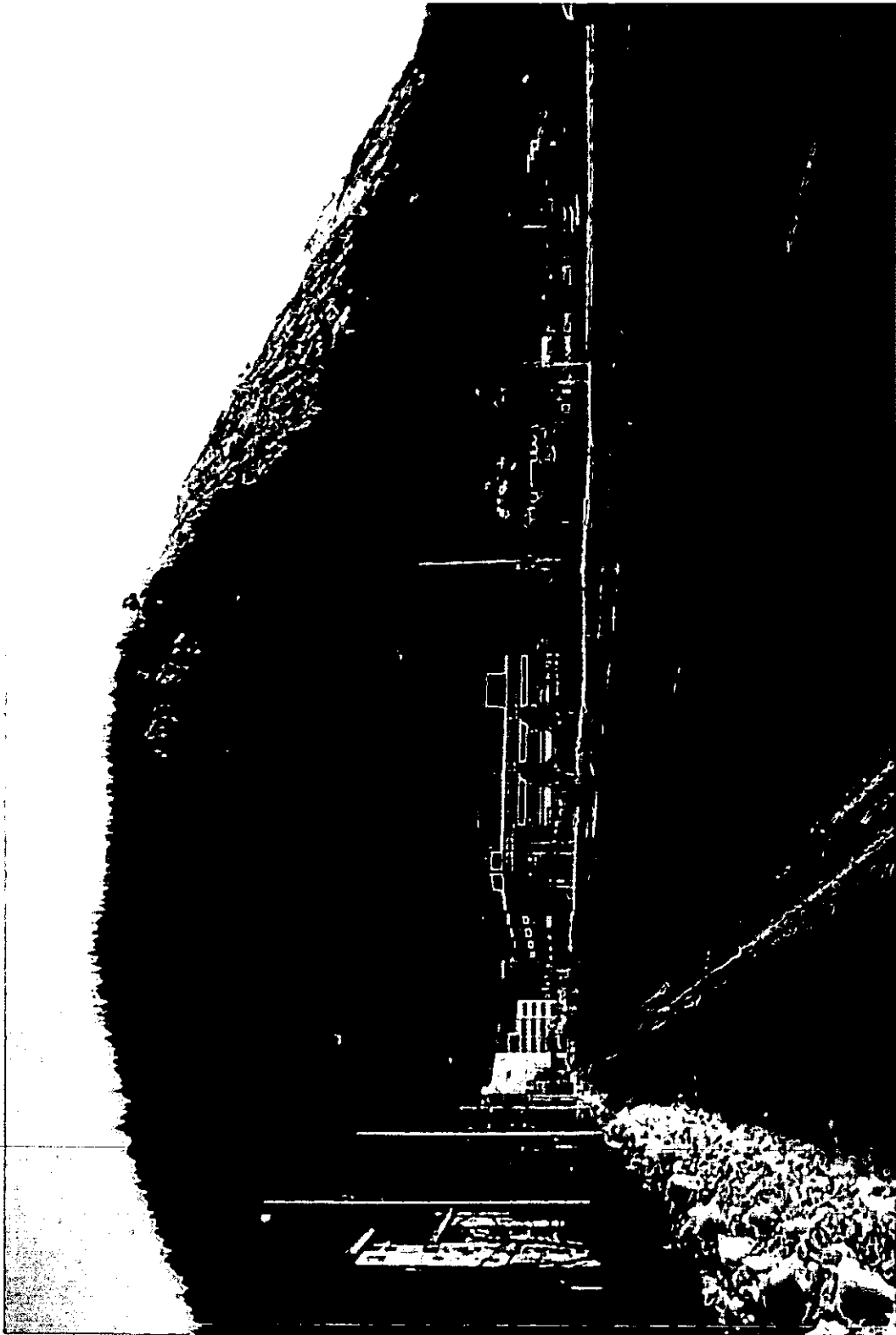
Alaska Mental Health Trust Authority
Trust Land Office
Juneau, Alaska
SUPPORT OFFICE BUILDING

SCALE: 1/4" = 1'-0"
DATE: 10/15/00
DRAWN BY: JY
CHECKED BY: JY
APPROVED BY: JY


SU-B



1 EXTERIOR MODEL VIEW



Alaska Mental Health Trust Authority SUPPORT OFFICE BUILDING
JANUARY 2009


Jensen
Yorba
Lott
Inc.

MEMORANDUM

Department of Administration
Division of General Services
Vern.jones@alaska.gov

STATE OF ALASKA

Phone Number: 465-2250
FAX Number: 465-2189
TDD Number: 465-2205

TO: Terry Harvey
Chief of Staff to
Representative Munoz

DATE: March 31, 2009

FROM: Vern Jones
Chief Procurement Officer

SUBJECT: HB 161

Attached are four documents for your information:

“HB161 Anchorage Lease Comparisons” is a spreadsheet of buildings available for lease in the Anchorage area, prepared by well known Anchorage real estate broker, Stuart Bond. We’ve calculated the conversion from rentable square foot to useable square foot, and included an allowance for our unique State build-out requirements so we could get an equivalent number for comparison to the AMHTA project.

“HB161 Anchorage To Be Built Office Space” is a spreadsheet prepared by Stuart Bond listing office building projects under development in the Anchorage area. This spreadsheet also contains the conversions and allowances for unique State build-out cost comparisons.

“HB161 Existing state leases over 30,000 sq ft in size” lists existing state leases over 30,000sf. We’ve included the square footage, cost/square foot, date the lease was entered into originally, and our assessment of the class of the buildings.

“Subport Office Building Lease Summary” is a document prepared by my staff which analyzes the State’s lease costs for the proposed Sub port office building.

Please let me know if you need any additional information or clarification.

OFFICE SPACE FOR LEASE

Type	Space	Address	Listing Agent	Available SF	Lease Rate RSF	Lease Rate USF (converted on an estimated load factor of 1.15)	State Buildout Costs (including VOIP) requirements construciton, amortized at 9% for ten years	Combined USF rate + State Buildout
Lease	Office	188 WNL	Stuart Bond	65,000	\$ 3.50	\$ 4.03	\$ 0.57	\$ 4.60
Lease	Office	4600 DeBarr Road	Marc Dunne	33,004	\$ 2.00	\$ 2.30	\$ 0.57	\$ 2.87
Lease	Office	550 W. 8th Avenue	Carl Kuhn	29,520	\$ 1.75	\$ 2.01	\$ 0.57	\$ 2.58
Lease	Office	11260 Old Seward	Marc Dunne	27,307	\$ 2.40	\$ 2.76	\$ 0.57	\$ 3.33
Lease	Office	4510 Old Int'l Airport Rd	Todd Lindfors	24,250	\$ 1.45	\$ 1.67	\$ 0.57	\$ 2.24
Lease	Office	10950 O'Malley Centre Drive	Marc Dunne	22,650	\$ 2.50	\$ 2.88	\$ 0.57	\$ 3.45
Lease	Office	6689 Changepoint Drive	Paul Schilling	21,000	\$ 2.95	\$ 3.39	\$ 0.57	\$ 3.96
Lease	Office	700 G Street	Chad Frampton	17,500	\$ 2.65	\$ 3.05	\$ 0.57	\$ 3.62
Lease	Office	Key Bank Plaza	Stuart Bond	17,083	\$ 2.35	\$ 2.70	\$ 0.57	\$ 3.27
Lease	Office	521 E. 36th Avenue	Carl Kuhn	14,500	\$ 2.50	\$ 2.88	\$ 0.57	\$ 3.45
Lease	Office	Alaska Legal Center	Ralph Matukonis	12,588	\$ 1.90	\$ 2.19	\$ 0.57	\$ 2.76
Lease	Office	310 K Street	Curt Nading	12,315	\$ 2.60	\$ 2.99	\$ 0.57	\$ 3.56
Lease	Office	1068 W. Fireweed Lane	Paul Schilling	12,088	\$ 0.66	\$ 0.76	\$ 0.57	\$ 1.33
Lease	Office	999 E. Tudor Road	Chad Frampton	11,777	\$ 2.25	\$ 2.59	\$ 0.57	\$ 3.16
Lease	Office	3500 Eide Street	Marc Dunne	11,137	\$ 2.50	\$ 2.88	\$ 0.57	\$ 3.45
Lease	Office	235 E. 8th Avenue	Chris Stephens	11,050	\$ 1.60	\$ 1.84	\$ 0.57	\$ 2.41
Lease	Office	509 W. 3rd Avenue	Mark Filipenko	10,500	\$ 2.00	\$ 2.30	\$ 0.57	\$ 2.87
Lease	Office	608 5th Ave	Brandon Walker	10,240	\$ 1.65	\$ 1.90	\$ 0.57	\$ 2.47
Lease	Office	700 G Street	Chad Frampton	8,750	\$ 2.65	\$ 3.05	\$ 0.57	\$ 3.62
Lease	Office	310 K Street	Curt Nading	8,500	\$ 2.60	\$ 2.99	\$ 0.57	\$ 3.56
Lease	Office	1118 E. 70th Avenue	Carl Kuhn	8,444	\$ 1.00	\$ 1.15	\$ 0.57	\$ 1.72
Lease	Office	7941 Sandlewood Place	Greg Johnson	8,226	\$ 3.04	\$ 3.50	\$ 0.57	\$ 4.07
Lease	Office	3925 Reka	Marc Dunne	7,935	\$ 1.70	\$ 1.96	\$ 0.57	\$ 2.53
Lease	Office	3000 C Street	Stuart Bond	7,000	\$ 2.65	\$ 3.05	\$ 0.57	\$ 3.62
Lease	Office	9525 King Street	Doug Taylor	6,830	\$ 1.46	\$ 1.68	\$ 0.57	\$ 2.25
Lease	Office	1029 W. 3rd Avenue	Mark Filipenko	6,525	\$ 2.85	\$ 3.28	\$ 0.57	\$ 3.85
Lease	Office	536 E. 48th Avenue	Ray Dahl	6,456	\$ 1.45	\$ 1.67	\$ 0.57	\$ 2.24
Lease	Office	425 E Street	Jeff Thon	6,236	\$ 1.45	\$ 1.67	\$ 0.57	\$ 2.24
Lease	Office	415 E. Street	Jeff Thon	6,236	\$ 1.45	\$ 1.67	\$ 0.57	\$ 2.24
Lease	Office	2700 Gambell Street	John Estabrook	6,000	\$ 2.75	\$ 3.16	\$ 0.57	\$ 3.73
Lease	Office	1029 W. 3rd Avenue	Mark Filipenko	6,000	\$ 2.65	\$ 3.05	\$ 0.57	\$ 3.62
Lease	Office	1313 3rd Ave	Mike James	6,000	\$ 1.25	\$ 1.44	\$ 0.57	\$ 2.01
Lease	Office	1313 E. 3rd Avenue	Lottie Michael	6,000	\$ 1.25	\$ 1.44	\$ 0.57	\$ 2.01

OFFICE SPACE FOR LEASE

Type	Space	Address	Listing Agent	Available SF	Lease Rate RSF	Lease Rate USF (converted on an estimated load factor of 1.15)	State Buildout Costs (including VOIP) requirements construciton, amortized at 9% for ten years	Combined USF rate + State Buildout
Lease	Office	3400 LaTouche	Stuart Bond	6,000	\$ 2.45	\$ 2.82	\$0.57	\$ 3.39
Lease	Office	3500 Eide Street	Marc Dunne	5,678	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	3500 Eide Street	Marc Dunne	5,678	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	2700 Gambell St	John Estabrook	5,675	\$ 2.75	\$ 3.16	\$0.57	\$ 3.73
Lease	Office	2700 Gambell St	John Estabrook	5,675	\$ 2.75	\$ 3.16	\$0.57	\$ 3.73
Lease	Office	3500 Eide Street	Marc Dunne	5,459	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	3500 Eide Street	Marc Dunne	5,459	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	2550 Denali	Mark Rowley	5,168	\$ 2.00	\$ 2.30	\$0.57	\$ 2.87
Lease	Office	608 W. 4th Avenue	Bob Martin	5,120	\$ 1.65	\$ 1.90	\$0.57	\$ 2.47
Lease	Office	1231 Gambell	Gil Krushiwitz	5,000	\$ 2.05	\$ 2.36	\$0.57	\$ 2.93
Lease	Office	723 W. 6th Avenue	Howard Levine	5,000	\$ 3.40	\$ 3.91	\$0.57	\$ 4.48
Lease	Office	1117 E. 35th Avenue	Stuart Bond	5,000	\$ 2.45	\$ 2.82	\$0.57	\$ 3.39
Lease	Office	840 K Street	Stewart Smith	4,901	\$ 1.85	\$ 2.13	\$0.57	\$ 2.70
Lease	Office	1900 W. Northern Lights	Jeff Thon	4,769	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	1900 W. Northern Lights Blvd	Jeff Thon	4,769	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	6250 Tuttle Street	Bruce Chambers	4,737	\$ 0.74	\$ 0.85	\$0.57	\$ 1.42
Lease	Office	1500 W 33rd Ave	Chris Stephens	4,389	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	1500 W. 33rd Avenue	Chris Stephens	4,389	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	1016 W. 6th Avenue	Ralph Matukonis	4,341	\$ 1.90	\$ 2.19	\$0.57	\$ 2.76
Lease	Office	2217 E. Tudor Road	Gary Petros	3,900	\$ 1.35	\$ 1.55	\$0.57	\$ 2.12
Lease	Office	601 W 36th Ave	Mark Rowley	3,759	\$ 1.47	\$ 1.69	\$0.57	\$ 2.26
Lease	Office	615 E. 82nd Avenue	Carl Kuhn	3,708	\$ 1.95	\$ 2.24	\$0.57	\$ 2.81
Lease	Office	10928 Eagle River Road	Cyelia Gumennik	3,664	\$ 1.90	\$ 2.19	\$0.57	\$ 2.76
Lease	Office	1400 Benson Boulevard	Mark Rowley	3,500	No rate			\$ -
Lease	Office	2700 A Street	Marc Dunne	3,483	\$ 1.30	\$ 1.50	\$0.57	\$ 2.07
Lease	Office	3925 Reka Drive	Marc Dunne	3,329	\$ 1.70	\$ 1.96	\$0.57	\$ 2.53
Lease	Office	1400 W Benson Blvd	Bernie Lewis	3,248	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	1400 W. Benson Blvd	Bernie Lewis	3,248	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	1200 Airport Heights	Marc Dunne	3,235	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	4341 B Street	Stuart Bond	3,206	\$ 2.25	\$ 2.59	\$0.57	\$ 3.16
Lease	Office	240 E. Tudor Road	Bernie Lewis	3,175	\$ 1.80	\$ 2.07	\$0.57	\$ 2.64
Lease	Office	240 E. Tudor Road	Bernie Lewis	3,175	\$ 1.80	\$ 2.07	\$0.57	\$ 2.64
Lease	Office	3707 Woodland Drive	Gary Petros	3,170	\$ 0.57	\$ 0.66	\$0.57	\$ 1.23

OFFICE SPACE FOR LEASE

Type	Space	Address	Listing Agent	Available SF	Lease Rate RSF	Lease Rate USF (converted on an estimated load factor of 1.15)	State Buildout Costs (including VOIP) requirements construciton, amortized at 9% for ten years	Combined USF rate + State Buildout
Lease	Office	3707 Woodland Drive	Gary Petros	3,170	\$ 0.57	\$ 0.66	\$0.57	\$ 1.23
Lease	Office	1225 E. Int'l Airport Road	Joe LoMonaco	3,064	\$ 1.65	\$ 1.90	\$0.57	\$ 2.47
Lease	Office	536 E. 48th Avenue	Ray Dahl	3,000	\$ 1.45	\$ 1.67	\$0.57	\$ 2.24
Lease	Office	442 W. 5th Avenue	Chris Stephens	3,000	\$ 3.00	\$ 3.45	\$0.57	\$ 4.02
Lease	Office	341 W. Tudor Road	Curt Nading	2,205	\$ 1.95	\$ 2.24	\$0.57	\$ 2.81

TOTAL

628,093

TO BE BUILT

Type	Space	Address	Listing Agent	Available SF	Lease / Sale Price RSF	Lease Rate USF (converted on an estimated load factor of 1.15)	State Buildout Costs (including VOIP) requirements construction, amortized at 9% for ten years	Combined USF rate + State Buildout
Lease	Office	723 W. 6th Avenue	Howard Levine	395,000	\$3.30 - \$3.60	\$3.80 - \$4.14	\$0.57	\$4.37 - \$4.71
Lease	Office	11711 Old Seward Hwy	Gabe Stephan	89,084	no lease rate	no lease rate	\$0.57	n/a
Lease	Office	NHN E. Tudor Road	Curt Nading	60,000	\$ 2.50	\$ 2.88	\$0.57	\$ 3.45
Lease	Office	909 W. 9th Avenue	Not listed	60,000	\$ -	\$ -	\$0.57	n/a
Lease	Office	Tr A6 W. Dimond Blvd	Gail Bogle Munson	43,300	\$ 2.75	\$ 3.16	\$0.57	\$ 3.73
Lease	Retail	3200 Mountain View Dr	Andrew Ingram	37,000	\$ 2.45	\$ 2.82	\$0.57	\$ 3.39
Lease	Office	800 M St	Jeff Briley	16,000	\$ 2.85	\$ 3.28	\$0.57	\$ 3.85

EXISTING STATE LEASES - 30,000 SF +

Lease	Location	Tenants	Common Name	Property Name & Address	Lessor Name	Sq Feet or Other Units	Cost per SqFt or Unit (Monthly)	Space Type	Lease Start Date	Expiration Date	Options Remaining	Option Duration	Bldg Class
1444	Juneau	F&G	Capital Office Park	Capital Office Park; End of West Eighth Street; Juneau, AK 99801	Capital Office Park, J.V.	38,760	1.79	Office	2/11/1981	6/30/2012	0	0	C
1627	Juneau	Admin; Education; Labor	Goldbelt Place	Goldbelt Place Building; 801 West Tenth Street; Juneau, AK 99801	801 West 10th, INC.	43,451	2.17	Office	10/1/1982	6/30/2010	0	0	B
2401	Anchorage	Enviro Con	555 Cordova Street	unnamed property; 555 Cordova Street; Anchorage, AK	555 Cordova, LLC	45,050	2.25	Office	6/1/1995	5/31/2010	0	0	B
2587	Anchorage	H&SS	MacKay Annex	MacKay Annex; 323 E. 4th Avenue; Anchorage, AK 99501	JBG Memorial, LLC	45,168	2.35 (includes TI)	Office	3/4/2008	2/28/2023	3	Five years	B
1445	Anchorage	Labor	SLM Subdivision, 33rd & Eagle	SLM Subdivision; 3301 Eagle Street; Anchorage, AK	Thirty-Third & Eagle, LLC	48,640	1.56	Office	10/15/1980	10/14/2011	0	0	C
2131	Juneau	Admin; Enviro Con; H&SS	410 Willoughby Building	410 Willoughby Building; 410 Willoughby Avenue; Juneau, AK 99801	Juneau Business Center, LLC	51,309	2.05	Office and other types of space	11/25/1990	11/30/2010	2	Five years	B
1668	Juneau	Admin; Transp & PF	DOT 3-Mile Salmon Creek	Salmon Creek Facility; Chris Park Subdivision; 3 Mile; Juneau, AK 99801	Juneau I, LLC	51,429	1.93	Office	6/1/1984	5/31/2014	0	0	C
1607	Juneau	Admin; Labor	Labor Building	Labor Building; West 8th Street; Juneau, AK 99801	Juneau I, LLC	59,463	2.37	Office	10/8/1992	6/30/2012	0	0	C
2382	Anchorage	Law	Carr-Gottstein & Resolution Tower Buildings	Carr-Gottstein Building ; 310 K Street; Anchorage, AK Resolution Tower Building; 1031 West 4th Avenue; Anchorage, AK	Whale Building, LLC	80,741	3.13	Office	2/1/1993	9/30/2014	1	Five years	B
2505 & 2506	Anchorage	H&SS	Frontier Building	Frontier Building; 3601 C Street; Anchorage, AK 99503	3601 C Street, LLC	121,099	3.00 (pending BOV)	Office	2/1/1988	6/30/2019	0		A

Discount Rate: 6.00%
 CPI Rate: 2.20% (applicable only to Op Exp)

Load Factor 1.15
 Rentable 127962 Per MHLT
 Square Feet 111,128

Fix Costs: \$3.21
 Variable Expenses : \$0.86 CPI adjustable (.86/usf = \$.75/rsf)
 Total Rent Per Useable SF: \$4.07 \$3.54 rentable

Year 21 COP/TLO % 55.00%

	Annual	Monthly	
COP	\$1,759,801	\$146,650	32.44%
TLO	\$1,788,777	\$149,065	32.97%
Ground	\$724,596	\$60,383	13.36%
Operating Expense	\$1,151,656	\$95,971	21.23%
Total Base Lease Cost	\$5,424,830	\$452,069	100.00%

Total Cash Payout: \$160,439,014
 Present Value Analysis (PVA) \$76,473,500

Total P&I PMT \$35,196,035 Remaining PMT \$125,242,979

Annual Costs:			
Year	Cost	Year	Cost
13	\$5,424,830.01	28	\$5,869,369.99
14	\$5,450,166.44	29	\$5,904,486.30
15	\$5,476,060.28	30	\$5,940,375.17
16	\$5,502,523.77	31	\$5,977,053.59
17	\$5,529,569.47	32	\$6,014,538.94
18	\$5,557,210.17	33	\$4,455,988.87
19	\$5,585,458.96	34	\$4,495,141.72
20	\$5,614,329.23	35	\$4,535,155.93
21	\$5,643,834.65	36	\$4,576,050.45
22	\$5,673,989.18	37	\$4,617,844.66
23	\$5,704,807.12	38	\$4,660,558.33
24	\$5,736,303.04	39	\$4,704,211.71
25	\$5,768,491.88	40	\$4,748,825.46
26	\$5,801,388.88	41	\$4,794,420.72
27	\$5,835,009.60	42	\$4,841,019.07

Month		
1	\$452,069.17	
2	\$452,069.17	
3	\$452,069.17	
4	\$452,069.17	
5	\$452,069.17	
6	\$452,069.17	
7	\$452,069.17	
8	\$452,069.17	
9	\$452,069.17	
10	\$452,069.17	
11	\$452,069.17	
12	\$452,069.17	
13	\$454,180.54	\$98,083
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16	\$454,180.54	\$98,083
17	\$454,180.54	\$98,083
18	\$454,180.54	\$98,083
19	\$454,180.54	\$98,083
20	\$454,180.54	\$98,083
21	\$454,180.54	\$98,083
22	\$454,180.54	\$98,083
23	\$454,180.54	\$98,083
24	\$454,180.54	\$98,083
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27	\$456,338.36	\$100,241
28	\$456,338.36	\$100,241
29	\$456,338.36	\$100,241
30	\$456,338.36	\$100,241
31	\$456,338.36	\$100,241
32	\$456,338.36	\$100,241
33	\$456,338.36	\$100,241

\$5,424,830.01

\$5,450,166.44

34	\$456,338.36	\$100,241	
35	\$456,338.36	\$100,241	
36	\$456,338.36	\$100,241	\$5,476,060.28
37	\$458,543.65	\$102,446	
38	\$458,543.65	\$102,446	
39	\$458,543.65	\$102,446	
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41	\$458,543.65	\$102,446	
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43	\$458,543.65	\$102,446	
44	\$458,543.65	\$102,446	
45	\$458,543.65	\$102,446	
46	\$458,543.65	\$102,446	
47	\$458,543.65	\$102,446	
48	\$458,543.65	\$102,446	\$5,502,523.77
49	\$460,797.46	\$104,700	
50	\$460,797.46	\$104,700	
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57	\$460,797.46	\$104,700	
58	\$460,797.46	\$104,700	
59	\$460,797.46	\$104,700	
60	\$460,797.46	\$104,700	\$5,529,569.47
61	\$463,100.85	\$107,003	
62	\$463,100.85	\$107,003	
63	\$463,100.85	\$107,003	
64	\$463,100.85	\$107,003	
65	\$463,100.85	\$107,003	
66	\$463,100.85	\$107,003	
67	\$463,100.85	\$107,003	
68	\$463,100.85	\$107,003	
69	\$463,100.85	\$107,003	
70	\$463,100.85	\$107,003	
71	\$463,100.85	\$107,003	
72	\$463,100.85	\$107,003	\$5,557,210.17
73	\$465,454.91	\$109,357	
74	\$465,454.91	\$109,357	
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80	\$465,454.91	\$109,357	
81	\$465,454.91	\$109,357	
82	\$465,454.91	\$109,357	
83	\$465,454.91	\$109,357	
84	\$465,454.91	\$109,357	\$5,585,458.96
85	\$467,860.77	\$111,763	
86	\$467,860.77	\$111,763	
87	\$467,860.77	\$111,763	
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89	\$467,860.77	\$111,763	
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91	\$467,860.77	\$111,763	
92	\$467,860.77	\$111,763	

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94	\$467,860.77	\$111,763	
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97	\$470,319.55	\$114,222	
98	\$470,319.55	\$114,222	
99	\$470,319.55	\$114,222	
100	\$470,319.55	\$114,222	
101	\$470,319.55	\$114,222	
102	\$470,319.55	\$114,222	
103	\$470,319.55	\$114,222	
104	\$470,319.55	\$114,222	
105	\$470,319.55	\$114,222	
106	\$470,319.55	\$114,222	
107	\$470,319.55	\$114,222	
108	\$470,319.55	\$114,222	\$5,643,834.65
109	\$472,832.43	\$116,735	
110	\$472,832.43	\$116,735	
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115	\$472,832.43	\$116,735	
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117	\$472,832.43	\$116,735	
118	\$472,832.43	\$116,735	
119	\$472,832.43	\$116,735	
120	\$472,832.43	\$116,735	\$5,673,989.18
121	\$475,400.59	\$119,303	
122	\$475,400.59	\$119,303	
123	\$475,400.59	\$119,303	
124	\$475,400.59	\$119,303	
125	\$475,400.59	\$119,303	
126	\$475,400.59	\$119,303	
127	\$475,400.59	\$119,303	
128	\$475,400.59	\$119,303	
129	\$475,400.59	\$119,303	
130	\$475,400.59	\$119,303	
131	\$475,400.59	\$119,303	
132	\$475,400.59	\$119,303	\$5,704,807.12
133	\$478,025.25	\$121,927	
134	\$478,025.25	\$121,927	
135	\$478,025.25	\$121,927	
136	\$478,025.25	\$121,927	
137	\$478,025.25	\$121,927	
138	\$478,025.25	\$121,927	
139	\$478,025.25	\$121,927	
140	\$478,025.25	\$121,927	
141	\$478,025.25	\$121,927	
142	\$478,025.25	\$121,927	
143	\$478,025.25	\$121,927	
144	\$478,025.25	\$121,927	\$5,736,303.04
145	\$480,707.66	\$124,610	
146	\$480,707.66	\$124,610	
147	\$480,707.66	\$124,610	
148	\$480,707.66	\$124,610	
149	\$480,707.66	\$124,610	
150	\$480,707.66	\$124,610	
151	\$480,707.66	\$124,610	

152	\$480,707.66	\$124,610	
153	\$480,707.66	\$124,610	
154	\$480,707.66	\$124,610	
155	\$480,707.66	\$124,610	
156	\$480,707.66	\$124,610	\$5,768,491.88
157	\$483,449.07	\$127,351	
158	\$483,449.07	\$127,351	
159	\$483,449.07	\$127,351	
160	\$483,449.07	\$127,351	
161	\$483,449.07	\$127,351	
162	\$483,449.07	\$127,351	
163	\$483,449.07	\$127,351	
164	\$483,449.07	\$127,351	
165	\$483,449.07	\$127,351	
166	\$483,449.07	\$127,351	
167	\$483,449.07	\$127,351	
168	\$483,449.07	\$127,351	\$5,801,388.88
169	\$486,250.80	\$130,153	
170	\$486,250.80	\$130,153	
171	\$486,250.80	\$130,153	
172	\$486,250.80	\$130,153	
173	\$486,250.80	\$130,153	
174	\$486,250.80	\$130,153	
175	\$486,250.80	\$130,153	
176	\$486,250.80	\$130,153	
177	\$486,250.80	\$130,153	
178	\$486,250.80	\$130,153	
179	\$486,250.80	\$130,153	
180	\$486,250.80	\$130,153	\$5,835,009.60
181	\$489,114.17	\$133,016	
182	\$489,114.17	\$133,016	
183	\$489,114.17	\$133,016	
184	\$489,114.17	\$133,016	
185	\$489,114.17	\$133,016	
186	\$489,114.17	\$133,016	
187	\$489,114.17	\$133,016	
188	\$489,114.17	\$133,016	
189	\$489,114.17	\$133,016	
190	\$489,114.17	\$133,016	
191	\$489,114.17	\$133,016	
192	\$489,114.17	\$133,016	\$5,869,369.99
193	\$492,040.52	\$135,943	
194	\$492,040.52	\$135,943	
195	\$492,040.52	\$135,943	
196	\$492,040.52	\$135,943	
197	\$492,040.52	\$135,943	
198	\$492,040.52	\$135,943	
199	\$492,040.52	\$135,943	
200	\$492,040.52	\$135,943	
201	\$492,040.52	\$135,943	
202	\$492,040.52	\$135,943	
203	\$492,040.52	\$135,943	
204	\$492,040.52	\$135,943	\$5,904,486.30
205	\$495,031.26	\$138,933	
206	\$495,031.26	\$138,933	
207	\$495,031.26	\$138,933	
208	\$495,031.26	\$138,933	
209	\$495,031.26	\$138,933	
210	\$495,031.26	\$138,933	

211	\$495,031.26	\$138,933	
212	\$495,031.26	\$138,933	
213	\$495,031.26	\$138,933	
214	\$495,031.26	\$138,933	
215	\$495,031.26	\$138,933	
216	\$495,031.26	\$138,933	\$5,940,375.17
217	\$498,087.80	\$141,990	
218	\$498,087.80	\$141,990	
219	\$498,087.80	\$141,990	
220	\$498,087.80	\$141,990	
221	\$498,087.80	\$141,990	
222	\$498,087.80	\$141,990	
223	\$498,087.80	\$141,990	
224	\$498,087.80	\$141,990	
225	\$498,087.80	\$141,990	
226	\$498,087.80	\$141,990	
227	\$498,087.80	\$141,990	
228	\$498,087.80	\$141,990	\$5,977,053.59
229	\$501,211.58	\$145,114	
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231	\$501,211.58	\$145,114	
232	\$501,211.58	\$145,114	
233	\$501,211.58	\$145,114	
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235	\$501,211.58	\$145,114	
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237	\$501,211.58	\$145,114	
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240	\$501,211.58	\$145,114	\$6,014,538.94
241	\$371,332.41	\$148,306	
242	\$371,332.41	\$148,306	
243	\$371,332.41	\$148,306	
244	\$371,332.41	\$148,306	
245	\$371,332.41	\$148,306	
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248	\$371,332.41	\$148,306	
249	\$371,332.41	\$148,306	
250	\$371,332.41	\$148,306	
251	\$371,332.41	\$148,306	
252	\$371,332.41	\$148,306	\$4,455,988.87
253	\$374,595.14	\$151,569	
254	\$374,595.14	\$151,569	
255	\$374,595.14	\$151,569	
256	\$374,595.14	\$151,569	
257	\$374,595.14	\$151,569	
258	\$374,595.14	\$151,569	
259	\$374,595.14	\$151,569	
260	\$374,595.14	\$151,569	
261	\$374,595.14	\$151,569	
262	\$374,595.14	\$151,569	
263	\$374,595.14	\$151,569	
264	\$374,595.14	\$151,569	\$4,495,141.72
265	\$377,929.66	\$154,904	
266	\$377,929.66	\$154,904	
267	\$377,929.66	\$154,904	
268	\$377,929.66	\$154,904	
269	\$377,929.66	\$154,904	

270	\$377,929.66	\$154,904	
271	\$377,929.66	\$154,904	
272	\$377,929.66	\$154,904	
273	\$377,929.66	\$154,904	
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275	\$377,929.66	\$154,904	
276	\$377,929.66	\$154,904	\$4,535,155.93
277	\$381,337.54	\$158,311	
278	\$381,337.54	\$158,311	
279	\$381,337.54	\$158,311	
280	\$381,337.54	\$158,311	
281	\$381,337.54	\$158,311	
282	\$381,337.54	\$158,311	
283	\$381,337.54	\$158,311	
284	\$381,337.54	\$158,311	
285	\$381,337.54	\$158,311	
286	\$381,337.54	\$158,311	
287	\$381,337.54	\$158,311	
288	\$381,337.54	\$158,311	\$4,576,050.45
289	\$384,820.39	\$161,794	
290	\$384,820.39	\$161,794	
291	\$384,820.39	\$161,794	
292	\$384,820.39	\$161,794	
293	\$384,820.39	\$161,794	
294	\$384,820.39	\$161,794	
295	\$384,820.39	\$161,794	
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308	\$388,379.86	\$165,354	
309	\$388,379.86	\$165,354	
310	\$388,379.86	\$165,354	
311	\$388,379.86	\$165,354	
312	\$388,379.86	\$165,354	\$4,660,558.33
313	\$392,017.64	\$168,991	
314	\$392,017.64	\$168,991	
315	\$392,017.64	\$168,991	
316	\$392,017.64	\$168,991	
317	\$392,017.64	\$168,991	
318	\$392,017.64	\$168,991	
319	\$392,017.64	\$168,991	
320	\$392,017.64	\$168,991	
321	\$392,017.64	\$168,991	
322	\$392,017.64	\$168,991	
323	\$392,017.64	\$168,991	
324	\$392,017.64	\$168,991	\$4,704,211.71
325	\$395,735.46	\$172,709	
326	\$395,735.46	\$172,709	
327	\$395,735.46	\$172,709	
328	\$395,735.46	\$172,709	

329	\$395,735.46	\$172,709	
330	\$395,735.46	\$172,709	
331	\$395,735.46	\$172,709	
332	\$395,735.46	\$172,709	
333	\$395,735.46	\$172,709	
334	\$395,735.46	\$172,709	
335	\$395,735.46	\$172,709	
336	\$395,735.46	\$172,709	\$4,748,825.46
337	\$399,535.06	\$176,509	
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339	\$399,535.06	\$176,509	
340	\$399,535.06	\$176,509	
341	\$399,535.06	\$176,509	
342	\$399,535.06	\$176,509	
343	\$399,535.06	\$176,509	
344	\$399,535.06	\$176,509	
345	\$399,535.06	\$176,509	
346	\$399,535.06	\$176,509	
347	\$399,535.06	\$176,509	
348	\$399,535.06	\$176,509	\$4,794,420.72
349	\$403,418.26	\$180,392	
350	\$403,418.26	\$180,392	
351	\$403,418.26	\$180,392	
352	\$403,418.26	\$180,392	
353	\$403,418.26	\$180,392	
354	\$403,418.26	\$180,392	
355	\$403,418.26	\$180,392	
356	\$403,418.26	\$180,392	
357	\$403,418.26	\$180,392	
358	\$403,418.26	\$180,392	
359	\$403,418.26	\$180,392	
360	\$403,418.26	\$180,392	\$4,841,019.07

**Jensen
Yorba
Lott
Inc**



March 31, 2009

**Architecture
Interiors
Landscape
Architecture**

RE: Subport Office Building- Space Class

Mr. Terry Harvey, Chief of Staff
Office of Representative Cathy Munoz
Alaska State Capitol, Room 409
Juneau, AK 99801-1182

Dear Terry:

1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss & Olsen

1956
Olsen & Sands

1969
Sands & Ackley

1974
Ackley & Associates,
Inc.

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott, Inc.

There have been questions raised regarding the class of office space that is being proposed. Classifying office is subjective, but one definition that I found is that "a Class A building can be considered a monument and a testament to the success and power of its tenants." With this definition, there are no Class A buildings in Juneau and only a handful in the State. The same source defines Class B buildings as having good locations, management, and construction, and tenant standards are high and rents are competitive with other new buildings. With these characteristics in mind the proposed building should be listed as a Class B building.

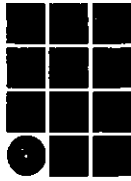
The proposed building will provide office space that meets the State space standards and is comparable to other modern office buildings. As buildings become larger the building codes require more consideration to life safety and environmental conditions. Building codes also change over time, so the proposed building will have better and consequently more expensive, environmental and life-safety systems than buildings constructed 20 or 30 years ago, like the State Office Building in Juneau. For a building of the size proposed it will be necessary to use a structural steel or concrete frame and non-combustible, energy efficient wall and roof assemblies. The infrastructure required to support the technology in a modern office building will be provided as will appropriate heating and ventilation systems. Life safety systems like a fire sprinkler system and an addressable fire alarm system are required and will be included. In summary this building will compare to other recently constructed offices that are designed for energy efficiency, low maintenance, and employee productivity.

Sincerely,

Wayne K. Jensen

522 West 10th Street
Juneau, Alaska 99801
Tel.: 907.586.1070
Fax: 907.586.3959
jensenyorbalott.com

**Jensen
Yorba
Lott
Inc**



March 30, 2009

**Architecture
Interiors
Landscape
Architecture**

RE: Subport Office Building- Construction Systems

Mr. Terry Harvey, Chief of Staff
Office of Representative Cathy Munoz
Alaska State Capitol, Room 409
Juneau, AK 99801-1182

Dear Terry:

Regarding the potential difference between a wood frame building and a steel or concrete structure, many of the building systems would be the same or similar cost assuming the design criteria is the same. The cost of carpeting, paint, doors, lighting, ceilings, electrical systems, heating/ventilation and cooling systems would be similar assuming the same standards are used. The major difference would be in the structure and the exterior wall assemblies. These represent approximately 35% of the building cost so a wood frame building may save 10-15% of the overall construction cost, but the building would need to have fewer floors and a larger site. In order to accommodate the 4 agencies that the State has identified for this building on this site, a wood frame building would not be allowed by the building codes. In order to construct a wood frame building to meet the space needs of the State the number of floors would need to be reduced, making the footprint larger and consequently requiring a larger site.

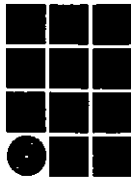
Sincerely,

Wayne K. Jensen

1935
Founded as
H.B. Foss Company
1945
Foss & Malcolm
1949
Foss & Olsen
1956
Olsen & Sands
1969
Sands & Ackley
1974
Ackley & Associates,
Inc.
1979
Ackley/Jensen
Architects, Inc.
1985
Jensen Douglas
Architects, Inc.
1997
Jensen Yorba Lott, Inc.

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**Jensen
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March 30, 2009

RE: Subport Office Building – Construction Cost

**Architecture
Interiors
Landscape
Architecture**

Mr. Terry Harvey, Chief of Staff
Office of Representative Cathy Munoz
Alaska State Capitol, Room 409
Juneau, AK 99801-1182

Dear Terry:

As part of the preliminary planning for the Subport building, we contracted with HMS, Inc. a professional cost estimating firm in Anchorage, to prepare a budget construction cost estimate based on the conceptual design and the state space standards. They estimated that the construction cost should be in the range of \$250-\$255 per square foot or approximately \$37,000,000. Adding the development costs which includes design, permitting, inspection and financing brings the total project cost to approximately \$45,000,000 or approximately \$300 per square foot.

The construction cost estimate was compared to other recent office building projects in the Anchorage area. These costs ranged from slightly under \$200 per square foot to over \$400 per square foot before the development costs were added. We feel that the budget of around \$250 per square foot represents a reasonable budget estimate for this building. Construction costs were escalating rapidly during the previous 5-10 years, but currently that trend has changed and costs are more stable and hopefully more predictable. It is always difficult to compare buildings on a dollars per square foot basis since very few buildings are identical and have the same level of finishes, site considerations or construction materials.

Sincerely,

Wayne K. Jensen
President

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Yorba
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March 30, 2009

Architecture
Interiors
Landscape
Architecture

RE: Support Office Building

Mr. Terry Harvey
Office of Representative Cathy Munoz
Alaska State Capitol
Juneau, AK 99801-1182

Dear Terry:

In response to your question regarding parking variances, there are two requirements we have for parking. One is in the State lease which says 1 space per 357 square feet of "useable" office area and the other is the CBJ parking standard in the Land Use ordinance which requires 1 space per 300 square feet of "gross" building area. The CBJ standard requires more parking than the State standard, so we plan to request a variance that puts the requirement more in alignment with the State standard. The final number of parking spaces that will be required is still being determined, but The Trust will have to meet both the State lease and the Land Use ordinance requirements. This obligation will hold for the life of the project, so when the old Support Building site is developed, The Trust will still need to provide adequate parking for the office building.

As for the flat roof; no new buildings have dead flat roofs, they are required to slope to drain, so we refer to them as low-slope roofs. The advantage of a low-slope roof in an urban area is that water and snow are not dumped off the roof, which is dangerous and damaging, especially for a multi-story building. The water and melting snow is directed to internal roof drains and then into the storm sewer system so it does not present a problem in the areas surrounding the building. Low slope roofs are generally less expensive to construct and they enclose the building in the most efficient envelope so they are energy efficient. In the case of this building, a steep pitched-roof would increase the height of the building. If we were to design a roof with a 4:12 pitch, which is common for residential construction, the peak of the roof would be 25-30' above the eaves, the equivalent of at least 2 additional stories.

Sincerely,



Wayne K. Jensen, AIA
President

522 West 10th Street
Juneau, Alaska 99801
Tel.: 907.586.1070
Fax: 907.586.3959
jensenyorbalott.com

Jordan Creek Center

8800 Glacier Highway, Suite 231, Juneau, AK 99801
907 790-6655 • Toll free 866 573-7325 • Fax 907 790-6675
www.jre-realestate.com



To: Terry Harvey, Chief of Staff
The Honorable Cathy Munoz

Fr: John Williams, Broker/ Owner

A handwritten signature in cursive script that reads "John Williams".

Re: Analysis of Rent Costs, Proposed AMHT Building on Egan Drive

Terry: Per your request, I have taken a few hours to review the background analysis on the proposed SOA lease of the above described proposed facility. At this time it is clear that substantial additional detail is required before firm projections can be arrived at to generate any investment analysis with a high degree of certainty. Nonetheless, it is clear that the projections being utilized are premised on reasonable assumptions and that they project an "acceptable" to perhaps below average return on investment for the AMHT, subject of course to final design detail, final lease negotiations, etc.

Construction Cost: To begin, the analysis assumes a construction cost of this facility of between \$315 - 320 per square foot (excluding land costs). At the time I was working on the Mayor's Capitol Planning Commission and we were investigating the underlying details of a new Capitol building for the State, we were assuming -- based on input from learned sources -- that the low end of the construction cost range would likely exceed \$600/SF. Further, the University of Alaska Southeast assumes new construction numbers in the range of \$300 - 500 per foot for office buildings appropriate for their use exclusive of land cost or any extraordinary costs associated with utility extensions, special site/foundation costs, etc. Hence, while the proposed facility is better than wood frame/wood siding, it is clearly not "posh," but durable for the intended uses.

Financing: The AMHT intends to perform the development on land they currently own by investing half of the development costs from funds in their endowment and borrow the rest via Certificates of Participation. For the land, they're premising the development on an annual return of 8% of the land value, which is a very typical yield in a long-term lease scenario. They're assuming their cost of funds for the 50% of the development costs to be borrowed will be 5.5%, which of course is subject to potentially notable adjustment between the time of the analysis and the time of issuance due to the uncertainty surrounding the capital markets at present. Finally, their assumptions are that funds withdrawn from their endowment will be invested and receive a return of 7.5%.

Operating Costs: There is intent to construct the facility to be energy efficient, including the use of heat pumps rather than fuel oil for maintaining ambient temperatures. Based on their extensive discussions with several people with expertise in these fields, they have developed some operating cost assumptions which seem if anything a bit aggressive in their implied ability to keep down operating costs. The project won't be burdened with local property tax and will be included in the State's insurance pool (all perils), which will help in terms of overheads. They are also exploring the potential savings of contracting with the State to provide maintenance services via the extant maintenance staff that services State facilities in

this geographic area. However, their projections also exclude a capital reserves component which generally is included in the annual costs to operate even though the real cost of items covered by this category, especially in the early life of the building, is diminimus.

Return to the Risk Taker: The State of Alaska would be considered a gold-plated tenant by most standards. All State leases are of course subject to the constitutional appropriations clause, the risk of which is clearly small but nonetheless there. Also, the income assumptions for the building utilize the proposed state gross lease rate for all spaces, including the 9 - 10,000 SF of commercial space on the ground floor for which the lease certainty or credit risk certainty is entirely different than the remainder of the space. Given the assumption that the entire useable facility is leased without vacancy throughout the 30-year financing horizon at the lease rate paid by SOA, the return to developer is not in any way excessive. In fact, it's safe to say that for this project to realize a fair return to the owner will be in great part dependent on sound and insightful management which minimizes operating costs and vacancies.

Compare to Privately Developed Alternative: The ultimate question for this development seems to come down to how does this facility differ from a similar facility built by the private sector in re: costs to the SOA lessee. Clearly, a major driving force for the AMHT is that they already own the land to be utilized for this development and can put it to use and hopefully generate a return on that asset equal to 8% of its initial value (which is not adjusted with time as the value changes). Since the land in question arguably varies in value between \$40/ft for the construction site and \$75/ft for the waterfront parcel which will be utilized for parking. While a private investor would likely seek the same 8% return on the land component of their offering, one could argue that less valued land could be found, although I'm at a loss to suggest a site in the down town core that would meet the needs required to construct this facility. For purposes of an apples to apples cost comparison, assume that a private developer could find 145,000 SF of land in the down town core valued at \$40/ft rather than the \$40 - 75/ft values associated with the two portions proposed for subject development. The reduction in return on investment could be in the range of \$0.15 - 0.17/SF/month or approximately 4.2 - 4.8% of the projected cost. Clearly if the site were moved further away from the Capital core land values would further decline. I don't see any other factors that would materially change the cost components for a private developer, as I believe Davis Bacon laws would apply in either scenario.

I hope you find this information of some help. Please don't hesitate to contact me if I may be of further assistance.



3100 Channel Drive, Suite 300 • Juneau AK 99801 • (907) 463-3488 • Fax (907) 463-3489
E-mail: iuneauchamber@gci.net • icc@alaska.com • Web site: <http://www.iuneauchamber.com>

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Ted Quinn, Past President
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Petro Marine
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Representative Cathy Munoz
Alaska State Capitol Building
Room 409
Juneau, Alaska 99801

Re: Mental Health Land Trust

Dear Rep. Munoz,

The Juneau Chamber has been presented with the plans to build a new state office building on Mental Health Trust Land located in Juneau on a currently vacant lot downtown.

Listed below are a few reasons why this will be a positive investment in Juneau's future;

- The development of this lot will provide a beautiful gateway to downtown Juneau
- It will provide quality office space to approximately 525 state employees
- \$35 mil in construction, an additional \$10 mil in development costs, much of which will be spent in the Juneau business community
- Long term investment in Juneau: 20 year initial lease with two 10 year options
- It will greatly improve safety for pedestrian access along Egan Dr linking the Sea Walk from downtown to Gold Creek and to the State Museum

This is an opportunity that is a result of the lease on the Labor Building expiring in 2012, The Trust having land available that is contiguous to the Capitol Complex, The Trust having the ability to finance the development and the State facing spending significant money to address problems with the Public Safety and the Douglas Island Buildings. This new building will have space for Dept. of Labor, the regional office of Fish & Game, Correction and Public Safety and a small portion could be occupied by Admin.

It is our understanding that The Trust will finance approximately 1/2 of the project with cash that is currently held by the AK Permanent Fund and use Certificates of Participation for the other 1/2. Both of these need to be approved by the Legislature. If the bills are not approved this session the State will need to go out for an RFP for space for the DOL this summer to allow time for a project to be constructed in time to be occupied when the current lease expires. It is critical for the legislation to pass during this session to avoid unnecessary delays and to avoid renovating expenses on the existing locations that have not yet been budgeted.

We encourage the passage of this legislation in favor of moving forward with the development of this much needed project on Mental Health Trust Land downtown Juneau.

Respectfully,

Cathie Roemmich, CEO

ALASKA STATE LEGISLATURE

SENATOR DONALD C. OLSON



ALASKA
STATE CAPITOL
ROOM 514
JUNEAU, ALASKA 99801-1182

(907) 465-3707
FAX (907) 465-4821

*The Order in which
Sen. Olson's office wants
this to be heard.*

Testimony List for SB 157 AMHTA Support Building

In audience

~~Kevin Brooks, Deputy Commissioner, Dept of Administration, 465-5671 - OR -~~
✓ Vern Jones, Chief Procurement Officer, Dept of Administration, 465-5684 *In person*

Jeff Jessee, Chief Executive Officer, AMHTA, 269-7963 *or phone*

Wayne Jensen, Architect, Jensen-Yorba-Lott *in person*

Harry Noah, Executive Director, Ak Mental Health Lands Trust Office, 269-8656 *in person*

Deven Mitchell, State Investment Manager, Dept of Revenue, 465-3409 *in person*

Jeff Bush, Deputy Mayor, CBJ *in person*

Contact: Denise Liccioli, Staff to Senator Olson, 465-3880

ALASKA STATE LEGISLATURE

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Testimony List for SB 157 AMHTA Subport Building

Devon Mitchell, State Investment Manager, Dept of Revenue, 465-3409

Jeff Jessee, Chief Executive Officer, AMHTA, 269-7963

Harry Noah, Executive Director, Ak Mental Health Lands Trust Office, 269-8656

Kevin Brooks, Deputy Commissioner, Dept of Administration, 465-5671 - OR -
Vern Jones, Chief Procurement Officer, Dept of Administration, 465-5684

Contact: Denise Liccioli, Staff to Senator Olson, 465-3880

Deborah Prator

From: Denise Liccioli
Sent: Thursday, March 26, 2009 5:21 PM
To: Deborah Prator
Subject: testimony

Hi Debbye,

Jeff Jesse confirmed that he intends to be here for the hearing, volcano permitting. We will also have a few people in the audience in case there are questions, but don't intend to have them testify otherwise. For example, the Deputy Mayor of Juneau, and the architect for the project. There may be a couple others, but again, we just want them available in case one of the members has a question that is better answered by one of them; we don't intend to request them to testify per se. Thanks again.

~Denise
Staff to Senator Olson
907-465-3880

Testimony List for Olson SB157

Deborah Prator

From: Denise Liccioli
Sent: Thursday, March 26, 2009 3:58 PM
To: Deborah Prator
Subject: RE: Testimony List for SB 157 AMHTA Support Building/State Affairs Hearing

I believe that Harry Noah will teleconference and now that we have a date, I will check with Jeff Jesse. The others are from Juneau. If you don't hear from me, it will just be Harry Noah on teleconference.

-Denise
Staff to Senator Olson
907-465-3880

From: Deborah Prator
Sent: Thursday, March 26, 2009 3:36 PM
To: Denise Liccioli
Subject: Testimony List for SB 157 AMHTA Support Building/State Affairs Hearing

Denise:

Regarding the testimony list you included with my packet, are all of the testifiers planning on being at the committee hearing or will some be testifying via phone?

Debbye

Legislative Aide
Office of Senator Linda Menard
Phone: 907-465-4957
deborah_prator_@legis.state.ak.us

SENATE COMMITTEE REPORT

First Committee of Referral

DATE: 3/18/09

FURTHER: Finance

Date of 5-Day Notice: _____
(in accordance with Uniform Rule 23)

DATE TURNED
IN TO OFFICE: 4/2/09

State Affairs Committee considered SENATE BILL NO. 157

SB 157 CERTIFICATES OF PARTICIPATION FOR SUPPORT

"An Act directing the Alaska Permanent Fund Corporation to transfer \$22,700,000 from the principal of the mental health trust fund to the Alaska Mental Health Trust Authority; relating to the development of revenue-producing facilities on mental health trust land and to the Alaska Mental Health Trust Authority Support Office Building; authorizing the issuance of certificates of participation for construction of the building; approving leases of all or part of the building by the Department of Administration; and providing for an effective date."

and recommends:

- be replaced with SCS or CS _____ (_____)
- adopt previous SCS or CS _____ (_____)
- attached amendment(s)
- adopt _____ Letter of Intent
- further referral to _____ Committee

SENATE BILL:

- Same Title
- New Title

HOUSE BILL:

- Same Title
- Technical Title Change
- New Title w/ SCR # _____

NEW FISCAL NOTE(S):

Department	Date	Fiscal	Indet.	Zero	FN#
Admin	4/1/09	✓			1

PREVIOUS FISCAL NOTE(S):

Department	Date	Fiscal	Indet.	Zero	FN#

APPROPRIATION - no fiscal note

SIGNATURES AND RECOMMENDATIONS:	PRINTED LAST NAME	DO PASS	DO NOT PASS	NO REC	AMEND
<i>Kim Meyer</i>	Meyer	X			
<i>Joe Paskvan</i>	PASKVAN	X			
<i>Albert Koolan</i>	Koolan	X			
CHAIR: <i>Gina Menard</i>	MENARD	X			