

Leg. Finance - Finance Comte Files (1971-72) 8879

HB 68 cont.

52

Original sponsor: Rules Committee by
request of the Governor

Offered: 5/9/71

1 IN THE HOUSE BY THE FREE CONFERENCE COMMITTEE

2 FCCS FOR SENATE CS FOR CS FOR HOUSE BILL NO. 68

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SEVENTH LEGISLATURE -- FIRST SESSION

5 A BILL

6 For an Act entitled: "An Act making supplemental appropriations to the
7 Department of Highways; and providing for an effective
8 date."

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

10 *Section 1. The sum of \$1,156,000 is appropriated from the general
11 fund to the Department of Highways for estimated unfunded capital construc-
12 tion and acquisition costs, to be allocated according to the following
13 schedule:

14	(1) Anchorage Complex	\$972,000
15	(2) South Fork Lodge	50,000
16	(3) Fairbanks Complex	<u>134,000</u>
17	Total	\$1,156,000

18 *Sec. 2. The sum of \$249,700 is appropriated from the general fund to
19 the Department of Highways for rental payments on Alaska State Housing
20 Authority facilities located at Ketchikan, Livengood, Fairbanks, Glennallen
21 and Petersville. This appropriation is for the fiscal year ending June 30,
22 1971.

23 *Sec. 3. The sum of \$114,000 is appropriated from the general fund to
24 the Department of Highways for unfunded costs resulting from the flood of
25 August, 1970, at Hyder, Alaska. This appropriation is for the fiscal year
26 ending June 30, 1971.

27 *Sec. 4. This Act takes effect on the day after its passage and
28 approval or on the day it becomes law without approval.

29

MEMORANDUM

Hegman
State of Alaska

NB68

TO: Hon. George H. Hohman
Chairman
House Finance Committee

DATE: January 22, 1971

FILE NO: 00-004

SUBJECT: Supplemental Appropriation

FROM: Robert L. Beardsley *RLB*
Commissioner
Department of Highways

In accordance with your request, attached is narrative justification and detailed documentation supporting the department's supplemental request.

Should you require any additional information, please contact me.

Attachments

RECEIVED
JAN 22 1971
LEGISLATIVE AFFAIRS
AGENCY

STATE OF ALASKA
 Dept. of Administration
 Budget & Management Div.

EXPENDITURES BY OBJECT
 and
 SOURCE OF FUNDS

For the Fiscal Year Ending June 30, 1972

NB68

AGENCY	Highways	CODE	14
OPERATING PROGRAM	Capital Improvement		
ACTIVITY			
FUNCTION	Supplemental		

CODE (1)	EXPENDITURES BY OBJECT (2)	1969-1970 Actual (3)	1970-1971 Authorized (4)	1971-1972 ESTIMATED			
				Department Request (5)	Increase (Decrease) (6)	Governor's Allowance (7)	Legislative Allowance (8)
100	PERSONAL SERVICES						
200	TRAVEL						
300	CONTRACTUAL SERVICES						
400	COMMODITIES						
500	EQUIPMENT						
600	LANDS AND STRUCTURES			1,282,000			
700	GRANTS, CLAIMS AND SHARED REVENUE						
800	MISCELLANEOUS						
900	INTER-AGENCY CHARGES						
	TOTAL EXPENSES (Col. 2)						
	AMOUNT LAPSED (Col. 3)						
	TOTAL			1,282,000			
CODE	SOURCE OF FUNDS						
	FEDERAL RECEIPTS (See 02-15)						
	PROGRAM RECEIPTS (See 02-15)						
	INTER-AGENCY RECEIPTS (See 02-15)						
	SPECIAL FUND						
	SPECIAL FUND RESERVE ACCOUNT						
	UNRESTRICTED GENERAL FUND			1,282,000			
	TOTAL			1,282,000			

For the Fiscal Year Ending June 30, 1972

AGENCY	Highways	14
FUNCTION	Capital Improvements	
ACTIVITY		
FUNCTION	Supplemental	

SUPPLEMENTAL APPROPRIATION

Anchorage Complex

The Anchorage Complex Supplemental is being requested in order for the shop building to be completed at the same time as the other buildings in the complex. Not having the Fairbanks shop completed along with the complex produced a very inefficient and awkward operation. The paving and security fence should be completed just as soon as possible because of dust problems and security of the complex.

Petersburg Maintenance Station - Land Purchase

The new Petersburg Maintenance Station will require a new site. It is estimated that 4 to 5 acres will be sufficient. Adequate State land is unavailable. Early authorization of funds will allow construction to start this spring.

Fairbanks Complex

The Fairbanks Complex requires paving and seeding for completion. The funding is being requested as supplemental so that work can begin and be completed this summer.

South Fork Lodge

The Department of Highways has been utilizing the South Fork Lodge for many years while maintaining the Taylor Highway, which has been a seasonal operation in the past. Last year we maintained the road all winter and it looks like this may continue for many years to come. The South Fork Lodge appears to be located well with respect to maintenance work. The sale of the lodge seems to fit well within our plans and the price is fair, based upon an appraisal by the Right-of-Way Division.

Hyder Flood Funding

On August 25, 1970 the Governor of Alaska proclaimed the Hyder Flood as a disaster area and the Department of Highways proceeded to repair same in cooperation with the Canadian Government. Further, the department applied to the Federal Government for emergency funding. The Federal Government did not concur in the request and the supplemental is to reimburse the maintenance budget for costs expended on same.

STATE OF ALASKA
 Dept. of Administration
 Budget & Management Div.

DETAIL OF EXPENDITURES --
 600, 700, 800 --
 LANDS, GRANTS & MISC.

For the Fiscal Year Ending June 30, 1972

AGENCY	Highways	CODE	14
OPERATING PROGRAM	Capital Improvement		
ACTIVITY			
FUNCTION	Supplemental		

CODE (1)	EXPENDITURE CLASSIFICATION (2)	1969-1970 Actual (3)	1970-1971 Authorized (4)	1971-1972 ESTIMATED			
				Department Request (5)	Increase (Decrease) (6)	Governor's Allowance (7)	Legislative Allowance (8)
600	LAND, BLDGS NON-STRUCTURAL IMPROVEMENT			1,282,000			
700	GRANTS, CLAIMS AND SHARED REVENUE						
800	MISCELLANEOUS						

EXPENDITURE REQUEST --
 COST ANALYSIS

	PROGRAM MAIN- TENANCE LEVEL	PROGRAM INCREASE	TOTAL

Anchorage Complex (Average All Bids)

Paving (North of fence)	\$ 68,000
Security fence and gates	17,000
Shop building	643,000
Boniface Road extension	23,000
Paving (South of fence)	221,000
	<u>972,000</u>

Fairbanks Complex

Paving	\$125,000
Seeding	9,000
	<u>134,000</u>

South Fork Lodge - Taylor Highway

Purchase	<u>50,000</u>
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Petersburg Maintenance Station

Land Purchase	<u>12,000</u>
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Hyder Flood - Emergency

114,000

STATE OF ALASKA

DEPARTMENT OF PUBLIC WORKS

DB 14-0310
 Project Highway Complex
 Location Anchorage, Alaska

Opened at Juneau, Alaska
 By David L. Peterson, Deputy Commissioner
 Date October 7, 1970 - 2:00 P.M.
 Compiled by E. Boverox

Certified True and Correct

 DAVID L. PETERSON, DEPUTY COMMISSIONER

J. B. Warrack
 Company
 400 Second Avenue
 West
 Seattle, Washington
 98119

Locher Company
 Drawer 4-JJ
 Anchorage, Alaska

M-B Contracting Co.
 Inc.
 1019 Lloyd Bldg.
 Seattle, Wash.

Modern Construc-
 tion, Inc. and
 Associate
 P. O. Box 965
 Fairbanks, Alaska
 99707

Swelling-General
 P. O. Box 1039
 Anchorage, Alaska

Peter Kiewitt
 Sons' Company
 P. O. Box 848
 Fairbanks, Alaska
 99701

COMPILATION OF BIDS
 Page one of two
 BID ITEMS

Item No.	Item	Amount	Amount	Amount	Amount	Amount	Amount
BASIC BID A	Construction Buildings	2,386,000	2,407,088	2,351,000	2,397,446	2,457,000	2,474,300
BASIC BID B	Excavation, C.Y. Unit Price Excavation 120,300 C.Y. Total	1.04 125,112	0.995 119,698.50	1.22 146,766	1.00 120,300	1.40 168,420	1.50 180,450
BASIC BID C	Classified Fill and Backfill-Unit Price Classified Fill & Backfill Total	2.85 42,750	2.76 41,400	4.82 72,300	4.33 64,950	3.65 54,750	2.75 41,250
	TOTAL ITEMS A, B AND C	2,553,862	2,568,186.50	2,570,066	2,582,696	2,680,170	2,696,000
ALTERNATES:							
1	Paving, north of fence	77,500	68,525	60,000	66,587	71,500	67,500
2	Security Fence and Gates	18,000	16,874	18,000	16,876	15,922	16,500
3	Shop Building	615,000	627,821	645,000	620,500	568,000	652,800
4	Boniface Road Extension	24,700	22,867	22,000	22,220	23,000	22,500
5	Paving, south of fence	223,000	222,611	256,000	216,300	203,500	213,500

DEPARTMENT OF PUBLIC WORKS

STATE OF ALASKA

Project DB 14-0310
 Highway Complex
 Location Anchorage, Alaska

Opened at Juneau, Alaska
 By David L. Peterson, Deputy Commissioner
 Date October 7, 1970 - 2:00 P.M.
 Compiled by E. Roversha

Certified true and correct

David L. Peterson
 DAVID L. PETERSON DEPUTY COMMISSIONER

COMPILATION OF BIDS
 Page two of two
 BID ITEMS

Burgess Construction Company
 P.O. Box 1410
 Fairbanks, Alaska 99707

Amelco Corporation
 1330 - 16th Street
 San Francisco, Calif.
 and L. B. Anderson
 Construction, Inc.
 P. O. Box 2030
 Anchorage, Alaska 99501
 A joint venture

TOTAL
 ALL BIDDERS

AVERAGE
 BID

Item No.	Item	Amount	Amount	Amount	Amount	Amount
BASIC BID A	Construction Buildings	\$2,645,000	\$2,705,375			
BASIC BID B	Excavation, C.Y. Unit Price Excavation 120,300 C.Y. Total	1.00 120,300	1.25 150,375			
BASIC BID C	Classified Fill and Backfill-Unit Price Classified Fill & Backfill Total	2.90 43,500	4.75 71,250			
	TOTAL ITEMS A, B AND C	2,808,800	2,927,000			
ALTERNATES:						
1	Paving, north of fence	65,000	70,000	546,612 ÷ 8 =	68,346	
2	Security Fence and Gates	18,000	16,500	136,672 ÷ 8 =	17,084	
3	Shop Building	670,000	750,000	5149,121 ÷ 8 =	643,640	
4	Boniface Road Extension	20,000	24,000	181,287 ÷ 8 =	22,660	
5	Paving, south of fence	210,000	225,346	1,770,257 ÷ 8 =	221,282	

BASIC BID AWARDED - NO ALTERNATES AWARDED

STATE OF ALASKA
Dept. of Administration
Budget & Management Div.

STATEMENT OF PROGRAM

For the Fiscal Year Ending June 30, 1972

AGENCY	highways	CODE
OPERATING PROGRAM	Capital Improvements	14
ACTIVITY		
FUNCTION	Supplemental	

Fairbanks Complex

Seeding 75,000 square feet around complex	\$ 9,000
Paving - complete complex 5,000 yds. asphalt @ \$25.00 a yd.	<u>125,000</u>
	\$134,000

MEMORANDUM

State of Alaska

TO: Chas. S. Mallock
State Highway Engineer

DATE: October 31, 1970

FILE NO: 30-1703

FROM: Frank Morris
Operations Engineer

SUBJECT: Acquisition of South Fork Lodge-
Taylor Highway

Transmitted herewith is a proposal and a fair property appraisal from District Engineer Johansen for the acquisition of the captioned lodge. The site and improvements are to be used as a site for our maintenance crew.

Since the Taylor Highway was opened over 20 years ago the South Fork Lodge has served as headquarters for a crew maintaining a section of the highway. The owners were paid only for the board and room of each employee stationed there. At no cost to the State, equipment, supplies, and tools were stored on their property. During absence of the crew, the McCombes took it upon themselves to protect State property from loss, damage or vandalism. It has been reported that they did an excellent job and served our crews far beyond that normally expected.

Now the McCombes are getting along in years, are not as spry as they once were, and feel that the workload is getting too heavy. They have decided to sell and have made their first offer to Mr. Johansen.

Acquisition of the site and improvements has the following advantages to the Department of Highways:

1. It is ideally located insofar as the workload of the maintenance crew is concerned.
2. A major portion of the site is on a thawed sand and gravel foundation. Perhaps all of it may be if the overburden is stripped.
3. The facilities are currently operating, require no expensive development costs, and can be put to immediate use.
4. Costs to acquire and develop our own site will range from \$200,000 to \$300,000, while this site can be acquired on a very favorable lease-purchase arrangement for \$50,000 and without a three to five year waiting period.
5. There is sufficient room, 7.3 acres of land, if future highway use should require upgrading facilities. Currently facilities will support the regular maintenance crew plus an extra gang for special heavy work as the need develops.

I do not believe that we should provide roadhouse facilities to the traveling public as there are less posh facilities at Boundary approximately 25 miles east. However

we should remain alert to such a potential and meanwhile encourage the people at Boundary to upgrade their facilities to attract travelers away from the South Fork Lodge.

The Right of Way Division and the Administrative Director have both been informally contacted and neither finds any impedence to proceeding with acquisition. Therefore it is recommended that procedures be initiated for acquisition so that they can be concluded by July 1, 1971.

Also, I believe that a suitable award of recognition be granted to Bob and Molly McCombe for their long years (about 40) of continuous service to the State and individual travelers at considerable sacrifice to themselves.

Attachment

cc: W. Johansen

T. Shanley

J. Larsen

FM:cc


MEMORANDUM

State of Alaska

TO: Woodrow Johansen
Interior District Engineer

DATE: June 3, 1970

FILE NO: 30-1703

FROM: T. H. Shanley 
Construction & Maintenance Engineer

SUBJECT: South Fork Maintenance Site

Frank gave me your memorandum of May 26, 1970 to answer. He thinks the site would be preferable to the Lassen Field site for a variety of reasons, which he has undoubtedly discussed with you. And Frank thinks this site has the advantage of being something we could move right in to and live with for some period of time. I am familiar with it myself.

It would appear that our next move would be to give the place a good once over to see if we could make do with it. If it is suitable, we should get an appraisal to justify the price McCombe wants or at least to serve as a basis to begin dealing from. At this point I don't know how we would work the financing but I will check into it.

THS:cc

INTRA-DEPARTMENT ROUTE SLIP
DEPARTMENT OF HIGHWAYS

<u> </u> Commissioner	<u> </u> Chief Design Engineer
<u> <i>J.</i> </u> Dep. Commissioner [?]	<u> </u> Planning Director
<u> </u> Spec. Asst./Comm.	<u> <i>✓</i> </u> Operations Engineer
<u> </u> Admn. Director	<u> </u> Right-of-Way Director
<u> </u> Program Officer	<u> </u> Materials Engineer
<u> </u> Internal Review	<u> </u> Claims Engineer
<u> </u> Library	<u> </u> District, _____
<u> </u> Files	
(Comm.'s Office)	

- | | |
|----------------------------------|------------------------|
| <u> <i>A</i> </u> Action | F Draft Reply |
| <u> <i>B</i> </u> Circulate | G For Your File |
| <u> <i>C</i> </u> Comments | H For Your Information |
| <u> <i>D</i> </u> Contact Me | I Return to Me |
| <u> <i>E</i> </u> Direct Reply | J Signature |

From: _____ Date: _____

Remarks: *Yes - This is a good deal -
For my Dept. Follow up.*

MEMORANDUM

State of Alaska

TO: Commissioner Robert Beardsley
Department of Highways
Juneau

DATE: May 26, 1970

FILE NO: 60-1703

SUBJECT: Possible maintenance site
South Fork

FROM: Woodrow Johansen
Interior District Engineer
Fairbanks



Attached is a copy of a letter recently received from R. S. McCombe of Chicken, Alaska. This letter is the last of several between this office and Mr. McCombe concerning the acquisition of his property on the South Fork as a possible maintenance site.

With year-round maintenance of the Taylor Highway, we will need maintenance camps on the north side of Pollycreek Summit and on the south side of this range of hills. Our camp at O'Brien, mile 113, can be developed into a maintenance station on the north side and this campsite at South Fork, mile 75.2, could be the site on the south side.

The price seems reasonable but of course would in all probability have to be evaluated by our appraisers and an agreement reached with Mr. McCombe.

We have begun preliminary negotiations to request ground for a campsite a few miles north of the South Fork Lodge at Lassen Field on Walkers Fork, mile 81.9. The BLM has reluctantly agreed to consider our request because our site is adjacent to an area they intend to develop as a camp and recreational site on the Taylor Highway. The acquisition of this site at the South Fork would eliminate the necessity of dealing with the BLM.

We believe the offer should be given consideration.

Enclosure

R. S. MCCOMBE

CHICKEN, ALASKA

May 13th 1970.

Woodrow Johansen.
Dept of Public Roads.
Fairbanks. Aaa

Dear Woody:

Your letter arived today as the mail plane took
a notion to stop.

I am in haste to answer as I see the [✓]glimmering of a deal
To be precise.

We would like deal whereby the State could take over this whole
shebang, on a basis of \$1000.00 a month for 50 months,
or \$500.00 a month for 100 months without interest.

All we would take away would be our personal belongings and
what equipment that the State couldnttuse.

In brief, It would be a sweet deal for the State and we could get
away.

Try it for size in Juneau. Frank Morris knows the score, and
I am not trying to delude anyone.

Molly could go along with the deal on a restricted basis.

How now,

Bob. *Bob*

TOTAL COST
PROJECT X-31900
STATE

Supplies (gas,oil,grease,tires,tubes,misc.equip.)	\$ 5,550.00
State equipment to and from Hyder	3,146.00
Airplane Fares	4,197.00
P. D. State Personnel to and from Hyder	650.00
Total wages	72,770.78
Total Equipment Rental	27,582.36
TOTAL STATE COST X-31900	<u>\$113,896.14</u>

SUPPLIES

X-31900

Diesel Oil @ 2,375 gal. @ \$0.242/gal	=	\$574.75
Gas @ 3,150 gal @ \$0.267/gal	=	841.05
Lube Oil @ 3.5 barrels @ \$43.60/barrel	=	152.60
Transmission fluid @ 55 gal @ \$8.48/gal	=	466.40
Grease @ 14 cases @ \$17.50/case	=	245.00
Grease Guns @ 5 @ \$7.50/each	=	37.50
Stove Oil @ 450 gal @ \$0.277/gal	=	124.65
16 Tires @ \$98.50/each	=	1,576.00
16 Tubes @ \$12.75/each	=	204.00
1 Clutch & Transmission for 5 yd. dump	=	248.50
3 Spring & Shock assemblies for dump trucks @ \$75.00/each	=	225.00
9 Shock Absorbers @ \$8.95/each	=	80.55
Office equipment rental	=	425.00
Miscellaneous tools and supplies	=	349.00
		<hr/>
		\$5,550.00

X-31900

STATE EQUIPMENT TO AND FROM HYDER

Men to put trucks on ferry, 6 hours at \$10/hour	=	60.00
Ferry fare to Prince Rupert	=	675.00
Ferry terminal Prince Rupert to Canadian Northland dock	=	75.00
Prince Rupert to Stewart	=	775.00
Men to move equipment from Stewart to Hyder, 2 hours at \$10/hour	=	20.00
Air freight on supplies (Todd Air 4-\$90/flight)	=	360.00
Trucks Hyder to Prince Rupert	=	446.00
Ferry fare Prince Rupert to Juneau	=	675.00
Men to unload trucks at Juneau, 6 hours at \$10/hour	=	<u>60.00</u>
	TOTAL	\$3,146.00

X-31900

AIRPLANE FARES

8-16-70	Western	\$90.00
9-1-70	Canadian & Todd	175.00
9-8-70	Todd	180.00
9-8-70	Western	250.00
9-8-70	Webber	750.00
9-10-70	Todd	90.00
9-15-70	Todd	90.00
9-17-70	Todd	90.00
9-21-70	Todd	120.00
9-22-70	Todd	90.00
9-23-70	Todd & Western	154.50
9-23-70	Todd	90.00
9-26-70	Todd	150.00
9-27-70	Todd	90.00
9-30-70	Todd	167.50
10-4-70	Todd	120.00
10-6-70	Todd	90.00
10-7-70	Todd	90.00
10-8-70	Todd	240.00
10-12-70	Todd	180.00
10-12-70	LAB	20.00
10-10-70	Todd	90.00
10-13-70	Todd	90.00
10-16-70	Todd	90.00
10-19-70	Todd	90.00

10-27-70

Todd

120.00

10-28-70

Todd

150.00

10-28-70

Western

250.00

TOTAL \$4,197.00

PROJECT X-31900

PER DIEM FOR PERMANENT STATE EMPLOYEES

Collais	261.25
Nelson	102.00
Sirstad	65.75
Robinson	90.00
Donohue	75.00
Morris	28.00
Matthews	28.00
TOTAL	<u>650.00</u>

9-8-70 to E.O.P.

WAGES WITH CORRECT HOURLY RATES

PROJECT X-31900

<u>NAME</u>	<u>NUMBER</u>	<u>RATE</u>	<u>HOURS</u>	<u>GRAND TOTAL</u>	<u>TOPPING 9-8 AHEAD</u>	<u>CLEAN-UP</u>
Kempmeier	47863	5.51 X	93 1/2 =	515.19		
Thomas	86057	5.91 X	381 =	2,251.71	105 = 620.55	24 1/2 = 144.80
Rivis	70874	5.91 X	380 =	2,245.80	153 1/2 = 907.19	25 = 147.75
Engleman Sr.	27311	5.91 X	440 1/2 =	2,603.36	134 = 791.94	24 1/2 = 144.80
Kapalo	46306	5.91 X	264 =	1,560.24		
L. Marx	54713	5.91 X	220 1/2 =	1,303.16		24 = 141.84
Vangass	87254	5.91 X	343 1/2 =	2,030.09		
Burke	11276	5.91 X	91 1/2 =	540.77		
Engleman Jr.	28703	6.13 X	369 =	2,261.97		
Brown	10524	6.13 X	68 =	416.84		
Mauk	55081	6.13 X	273 1/2 =	1,676.56		
G. Heisler	37211	6.13 X	115 =	704.95		
Blackburn	07434	6.13 X	47 1/2 =	291.18	19 = 116.47	
Harris	35651	6.13 X	25 1/2 =	155.32		
Long	51995	6.13 X	98 1/2 =	603.81		
Sirstad	79108	6.62 X	423 1/2 =	2,803.57		
D. Marx	54706	6.88 X	262 1/2 =	1,806.00	111 = 763.68	25 = 172.00
Mehall	56145	7.11 X	57 =	405.27		
J. Marx	54931	7.11 X	402 1/2 =	2,851.78		25 = 177.75
Robinson	71531	7.65 X	444 =	3,395.60		
Reynoldson	68520	7.65 X	126 =	963.90		
Jones	46248	7.65 X	126 1/2 =	967.73		
Ellisoff	26682	7.65 X	273 1/2 =	2,092.28		
Doty	25387	7.65 X	60 1/2 =	462.83	60 1/2 = 462.83	
VanWinkle	87851	7.65 X	22 =	168.30		
Krinke	49572	7.65 X	141 1/2 =	1,082.48		
J. Nelson	63027	8.27 X	257 1/2 =	2,129.53		
Morris	60106	8.27 X	450 1/2 =	3,725.64		
Donohue	25486	8.58 X	504 1/2 =	4,328.61		
D. Heisler	37536	8.58 X	286 1/2 =	2,458.17		
Matthews	54894	8.90 X	465 =	4,138.50		
C. Nelson	63005	8.90 X	3 =	26.70		
M. Marx	54719	9.95 X	402 1/2 =	4,004.88	100 = 995.00	25 = 248.75
Whitton	94390	9.95 X	30 =	298.50		
Collais	17901	11.53 X	666 1/2 =	7,684.75		
				<u>\$64,967.97</u>	<u>\$4,657.66</u>	<u>\$1,177.69</u>

TOPPING

PROJECT X-31900

8-8-70 to 9-8-70

MEN

M. Marx	234	X	9.95 =	2,328.30
D. Marx	206	X	6.88 =	1,417.28
L. Rivas	139 1/2	X	5.91 =	824.45
R. Thomas	175 1/2	X	5.91 =	1,037.21
Engleman Sr.	181	X	5.91 =	1,069.71
Kapalo	183	X	5.91 =	1,081.53
Doty	7 1/2	X	7.65 =	44.33
				<hr/>
				\$7,802.81

EQUIPMENT

Loader	172	X	20.00 =	3,440.00
5 yd. Dump	189	Y	12.00 =	2,274.00
3 yd. Dump	102	X	9.00 =	918.00
Grader	166 1/2	X	10.00 =	1,665.00
HD-11	106 1/2	X	24.00 =	2,556.00
Pick-Up	1200	X	0.15 =	180.00
				<hr/>
				\$11,033.00

MEMORANDUM

State of Alaska

TO: Honorable George H. Hohman
Chairman, House Finance Committee

DATE: March 30, 1971

Attn: Rep. Chuck Degnan

FILE NO: 00-004

SUBJECT: HB #68

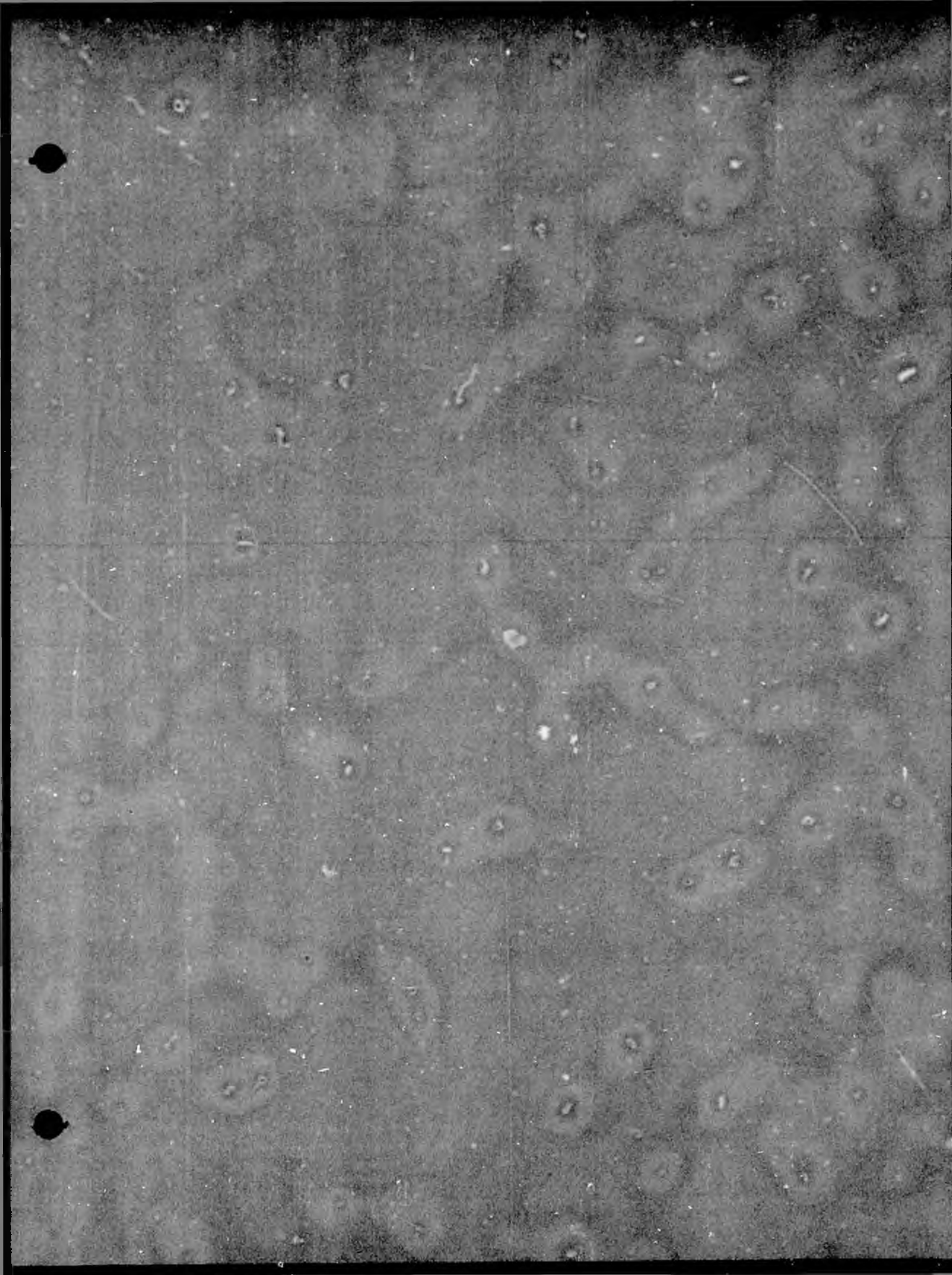
FROM: W. A. Campbell
Commissioner
Department of Highways

In succeeding paragraphs we will attempt to answer your questions relative to the several items contained in HB 68, a supplemental appropriation request:

1. Anchorage Complex - Of the \$972,000 requested, \$645,000 represents the new shop building and is needed for the efficient operation of the district. The balance of \$329,000 covers paving and security fencing which would be desirable to have at this time, but not absolutely necessary to the operation of the new facility. Fencing at \$17,000 probably will be needed next year for security.
2. The land for the Petersburg Maintenance Station, in the amount of \$12,000, is needed. All State land available, because of topographic reasons, would require much heavier investment for site preparation than would be required to purchase suitable land from private ownership. *Revised not done*
3. Fairbanks Complex - The \$134,000 requested for paving and seeding at the new complex would certainly be desirable, yet it is not absolutely necessary to the operation of the facility.
4. South Fork Lodge - The department needs a permanent camp on the Taylor Highway badly. The department has been using the Lodge as a crew headquarters for over 20 years, paying the owners for room and board. There is 7.3 acres of land which allows for expansion if necessary. A department staff appraiser made a comprehensive appraisal, copy attached, of the property setting the value at \$85,000. It would cost the State from \$200,000 to \$300,000 to develop and construct a new camp at another site, yet this facility is currently operable and should meet our needs for at least 10 years. We feel that the \$50,000 offer is an opportunity for the State to acquire some very adequate facilities at a fair price and earnestly recommend its purchase.
5. Hyder Flood - The \$114,000 requested represents the amount already expended by the State to repair the flood damage to the road which provides access to American as well as Canadian mining interests. The Grand Duc Mines contributed approximately \$75,000 in men, equipment and materials toward the project. An attempt was made to qualify this repair for National Disaster Funds but our efforts were not successful. The maintenance appropriation is carrying these costs and will be overexpended without recovery of this unexpected drain on its funds.

We trust that we have answered your questions in a satisfactory manner and stand ready to assist further if found necessary.

Attachment



STATE OF ALASKA

KEITH H. MILLER, GOVERNOR

DEPARTMENT OF HIGHWAYS

DISTRICT 2

2301 PEGER ROAD — FAIRBANKS 99701

October 28, 1970

Mr. Woodrow Johansen
Interior District Engineer
Department of Highways
2301 Peger Road
Fairbanks, Alaska

Dear Mr. Johansen:

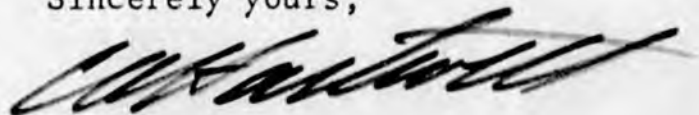
RE: South Fork Lodge - Taylor Highway
Chicken, Alaska

In accordance with your request I have made an inspection of the above captioned property in order to determine its value, as defined herein.

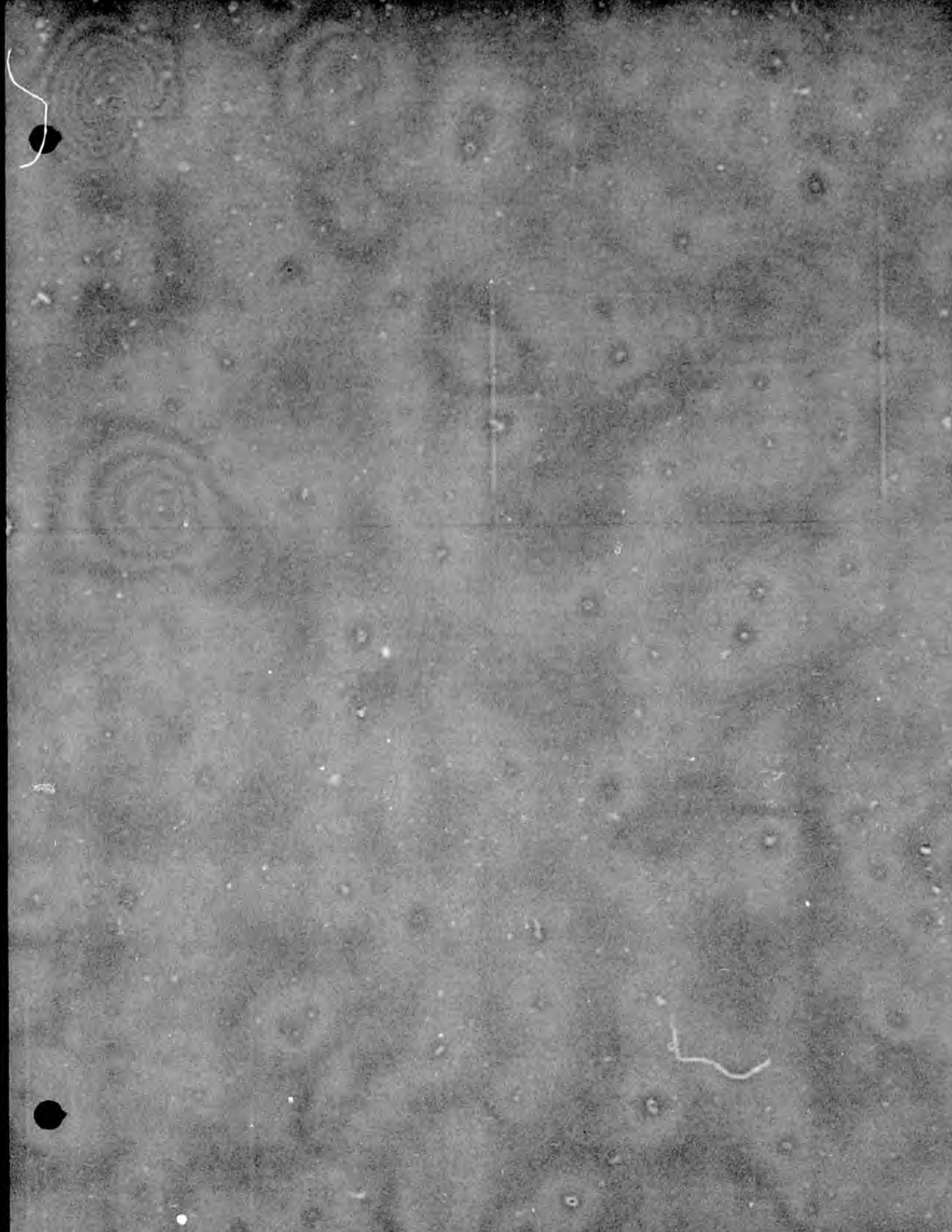
In my opinion, the estimated value of the property as of September 15, 1970 was:

Eighty-Five Thousand (\$85,000) Dollars

Sincerely yours,



Charles O. Hartwell
Staff Appraiser



South Fork Lodge

Taylor Highway

DISCUSSION OF THE APPRAISAL PROBLEM

The Alaska Department of Highways is considering acquisition of the subject property for use as a maintenance camp.

Preliminary investigation indicates that the economic value of the subject is probably far less than its reproduction less physical deterioration value.

The only occupants of the lodge, while the appraiser was there, was a state survey crew. Additionally, there were no more than 5 cars and 3 trucks that the appraiser observed stopping for gas in 2 days. Due to the seasonal nature of both tourism and hunting it is highly questionable as to what could be paid for the property, or what the improvements could be leased for, and still provide enough cash to justify management of a business.

As there is no condemnation or expropriation involved in the acquisition of this property, it will not be necessary to appraise the property under the "Just Compensation" theory of public taking, where economic value is the prime consideration. What the Department of Highways essentially desires in this case, is an estimate of the reproduction cost new of the subject improvements, less physical depreciation, and an estimate of land value.

*Threatened
Time
Reproduction
Value of property
with physical
deterioration
less physical
depreciation
= Just Compensation*

South Fork Lodge

Taylor Highway

AREA NEIGHBORHOOD DATA

Subject property is located just north of Chicken, Alaska, a community of some 25 people, more or less.

The town is at approximately 70 Mile Taylor Highway which is also 70 miles from the junction of the Taylor and Alaska Highways.

The Taylor Highway is a gravel surfaced, state maintained road which runs from the Canadian border southwest to the Alaska Highway.

The main employment of people in the area is mining, hunting, lodge keeping and service industries connected with the aforementioned.

The principal users of the Taylor Highway are tourists traveling between Dawson and Alaskan cities and the local residents.

The people who make use of lodges in the area are primarily hunters and tourists, both of which are seasonal.

In short, the subject area and neighborhood is a sparsely traveled region catering to the seasonal occupations of tourism and hunting.

South Fork Lodge

Taylor Highway

SITE DATA

The subject site is a nearly rectangularly shaped piece of ground containing some 7.3 acres located on the west side of Taylor Highway at 74-1/2 mile post.

The land is level in its frontage along the highway. Approximately 238' feet from the highway the land rises sharply up about 10 feet then is level again for the remainder of its depth.

The land is not served by any utilities, electricity being furnished by the owner's power plant, water hauled by the owner and sewage by cesspool.

South Fork Lodge
Taylor Highway

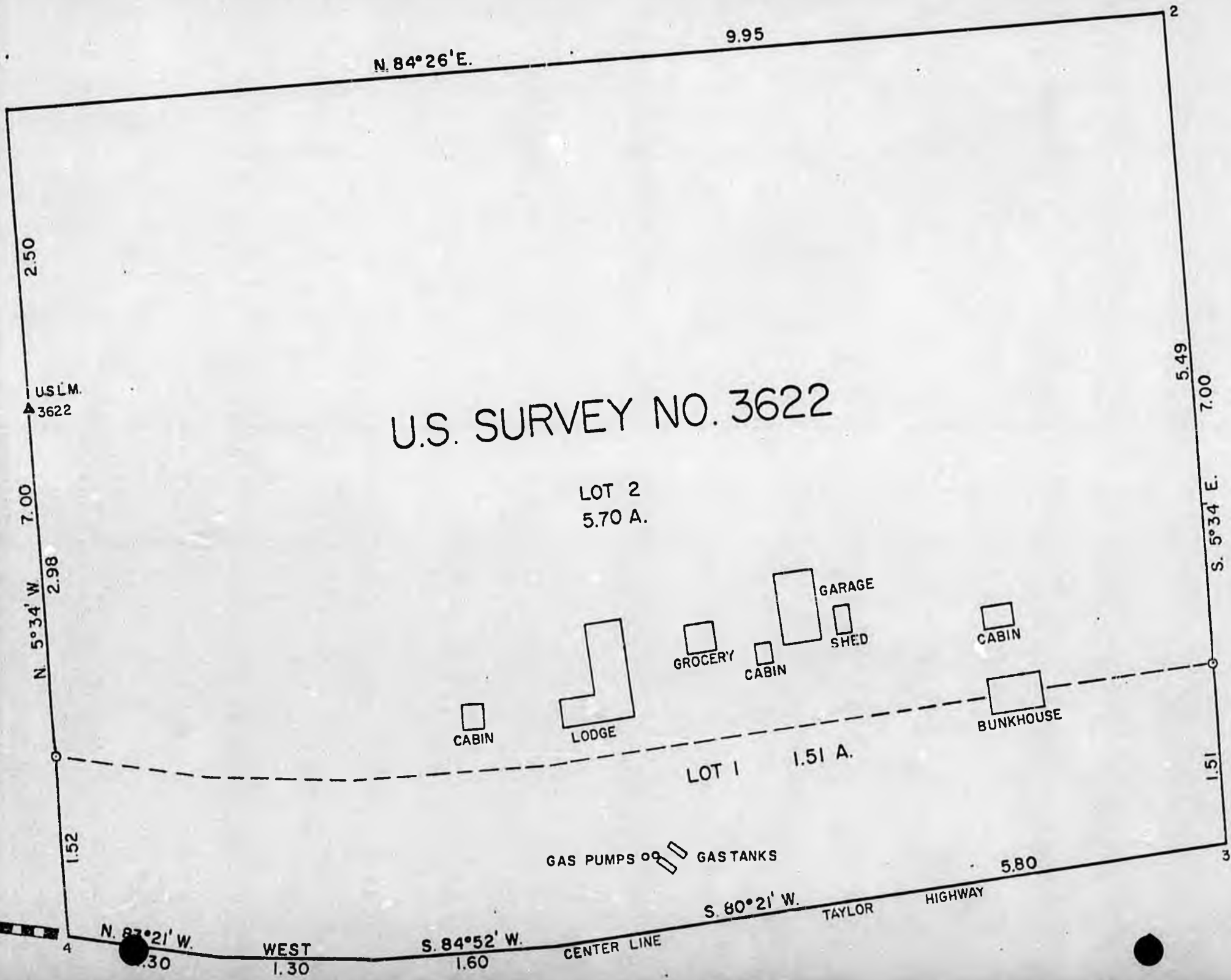
PHOTOGRAPHS OF SUBJECT



View of property facing south



View of property from rear



U.S. SURVEY NO. 3622

LOT 2
5.70 A.

LOT 1
1.51 A.

CABIN

LODGE

GROCERY

CABIN

GARAGE

SHED

CABIN

BUNKHOUSE

GAS PUMPS

GAS TANKS

CENTER LINE

TAYLOR HIGHWAY

USLM.
3622

2.50

7.00

2.98

N 5°34' W

1.52

N. 87°21' W.
1.30

WEST
1.30

S. 84°52' W.
1.60

S. 60°21' W.

5.80

N. 84°26' E.

9.95

5.49

S. 5°34' E.
7.00

1.51

3

2

South Fork Lodge
Taylor Highway

PHOTOGRAPHS OF SUBJECT



Restaurant area



Lounge area

RESTAURANT AND LOUNGE

Restaurant

16 x 30, sheetrock walls with knotty pine finish; celotex ceiling unfinished; cove molding and 1 x 4 base w/1/2" shoe, vinyl asbestos tile floor 10 linear feet wall cabinet; double pan porcelain sink with plywood base and masonite counter, 19 linear feet.

Lounge

Sheet vinyl floor, sheetrock walls with knotty pine finish. Beaver board ceiling, cove molding 5" base w/1/2" shoe; 7500 BTU oil heater.

Restaurant, lounge, living area is well finished (trim, etc.) and in very good condition. Only ceiling is not well finished, but is not unattractive.

South Fork Lodge
Taylor Highway

Galvanized roof with galvanized gutter - 1/2 round.

Exterior fair/good condition

LAUNDRY ROOM

Sheetrock walls with knotty pine finish. Celotex ceiling unfinished. Sheet vinyl floor. Gas drum water heater; washer connection, double ceiling receptacle, built in closet.

OWNER'S QUARTERS

Bedroom - panel wall, celotex ceiling, unfinished, sheet vinyl floors. Good finish. 1 closet.

Bedroom - panel walls, celotex ceiling, unfinished, sheet vinyl floor. 2 closets, 3 cabinets built in and 3500 BTU oil furnace, 6 wall outlets and 2 overhead fixtures (\$10.00 ea.).

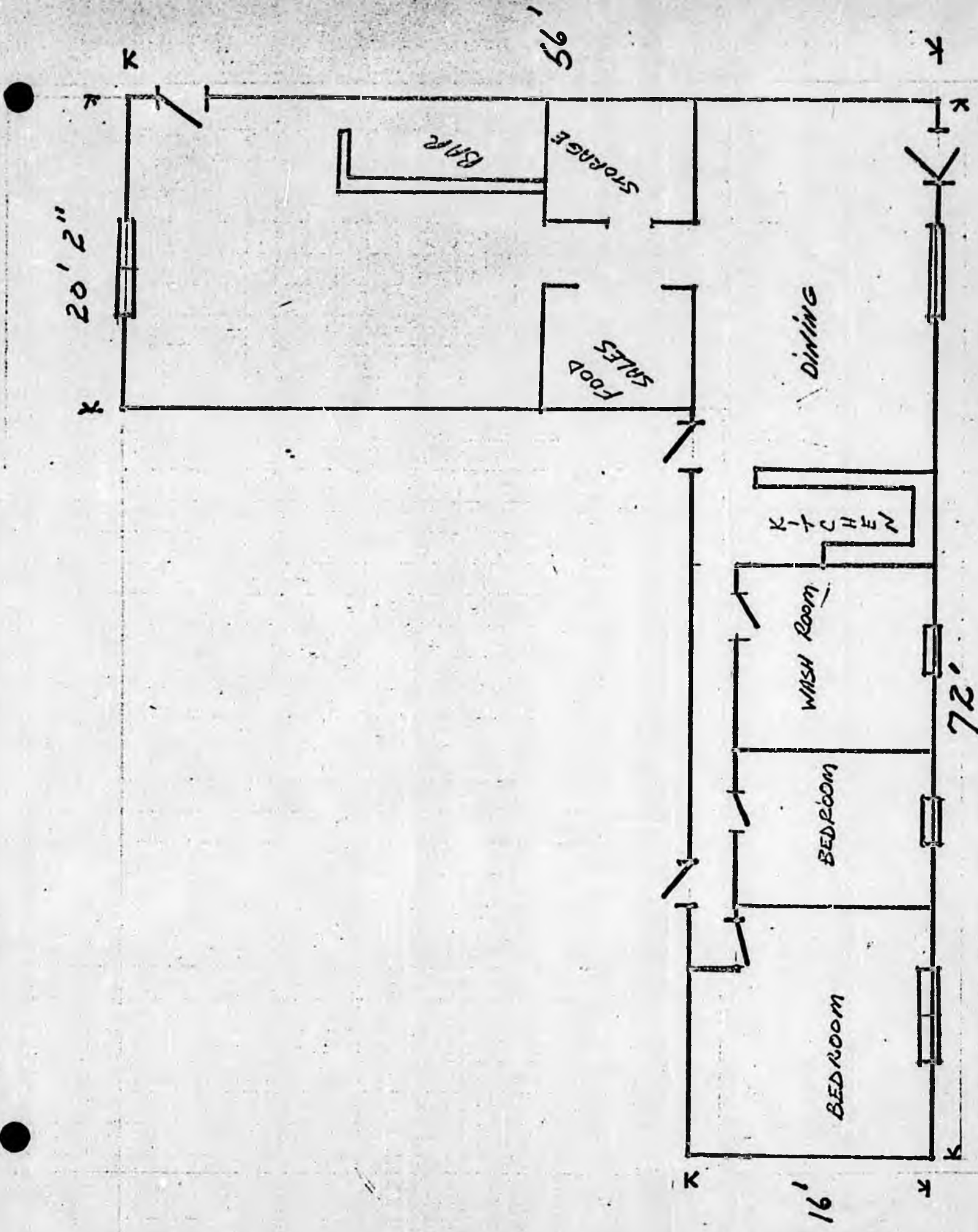
Hall - sheetrock walls with knotty pine finish, celotex ceiling (unfinished). Sheet vinyl floor, linen closet. Porcelain ceiling fixture.

South Fork Lodge
Taylor Highway

PHOTOGRAPHS OF SUBJECT



Restaurant & Lounge



SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
Fairbanks, Alaska, 99701

479-6931

October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Parcel No.
Taylor Highway

The estimated cost to reproduce the owners quarters as described, including the bar and all fixtures in dining room and kitchen, with built-in equipment. To reproduce this building it would be necessary to build in accordance with the State building codes as related to the public facilities within the structure and therefore I would not cost this structure out to reproduce it unless it would meet the State codes, hence the cost will be more then with relation to the other structures at this site.

1559 sq. ft at \$34.00 per sq. ft.-----for a total of \$53,006.00 (fifty-three thousand, and six dollars).

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner

BUNKHOUSE

90 # roll roof w/galvanized iron gutter and down spouts

Plywood siding, painted

Awning type windows

Plywood floor, painted

Oil furnace heat

Double gas burner for cooking

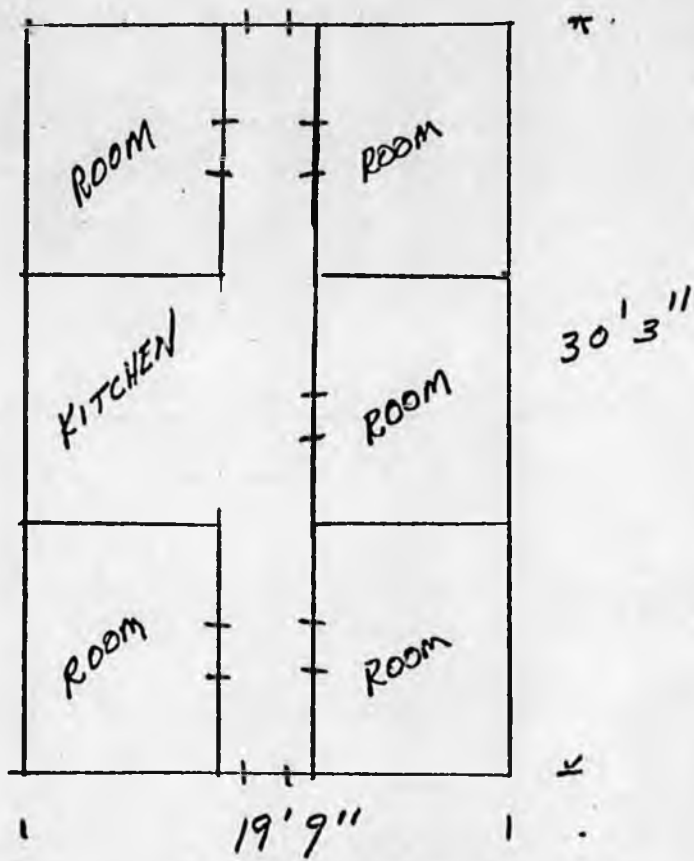
Each room has 2 wall fixtures (plain porcelain receptacle)
and 1 drop cord fixture

2 drop cords in hall

1 drop cord in kitchen

Walls are press board painted, no tape





SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
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479-6931


October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Project No.
Taylor Highway

The estimated cost of replacement of the bunkhouse No. I, 597 sq. ft.
at \$22.00 per sq. ft.-----\$13,134.00 (thirteen thousand, one hundred
and thirty-four dollars).

SANDERS CONSTRUCTION COMPANY


Clarence E. Sanders, Owner

POWER PLANT (Good condition in and out)

Plywood siding

Roll roof (gable type)

Awning type windows

Unfinished walls, 2 x 4, 24" on center

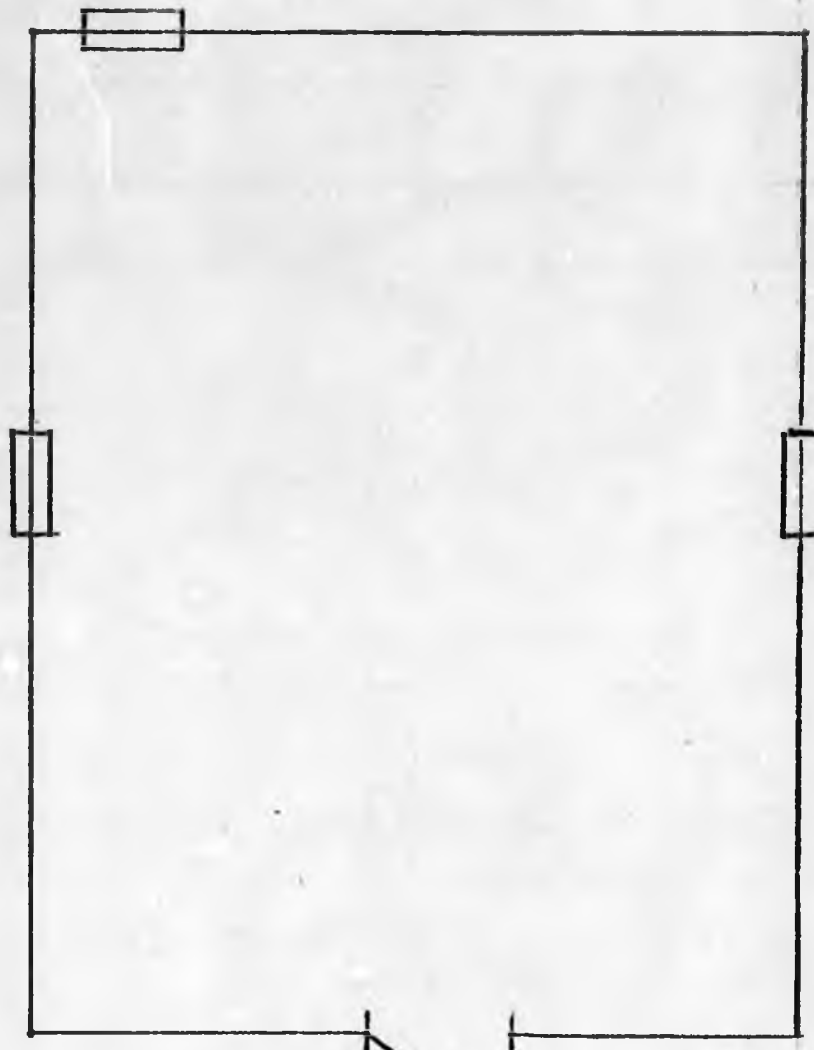
Dirt floor

Plate on ground

Unfinished ceiling 2 x 6, 24" on center

3 shelves and cabinet unit





20' 3"

15'

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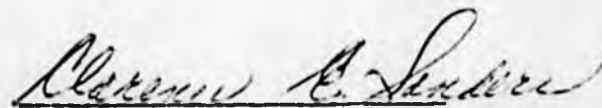
October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
 Parcel No.
 Taylor Highway

The estimated cost of reproduction of power plant with 304 sq. ft. at \$13.00 per sq. ft. without including any equipment within the structure—
\$3,952.00 (three thousand, nine hundred and fifty-two dollars).

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner

STORE (Fair exterior-good interior)

Plywood siding

Roll roof (gable)

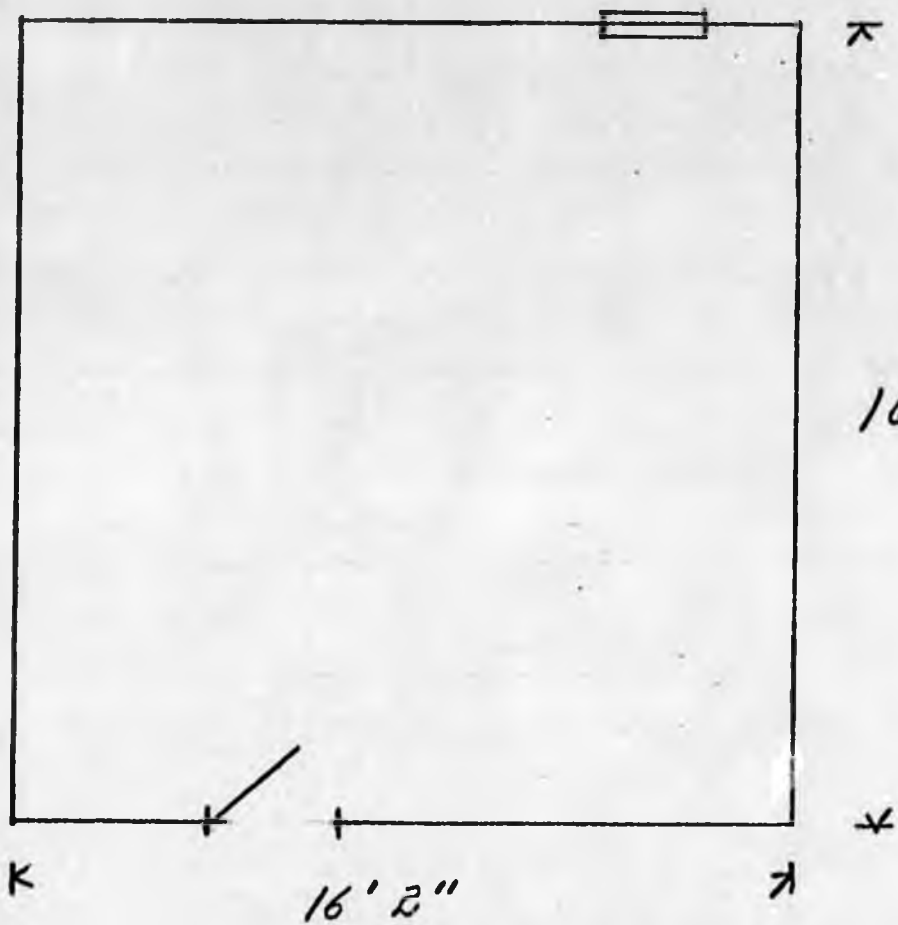
Plate on ground

Beaver board walls and ceiling

Plywood floor unpainted

2 porcelain ceiling receptacle





SANDERS CONSTRUCTION CO.

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565 University Avenue
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479-6931

October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Parcel No.
Taylor Highway

The estimated reproduction cost of store with 264. sq. ft. at \$22.00
per sq. ft.----\$5,808.00 (Five thousand, eight hundred and eight dollars.)

SANDERS CONSTRUCTION COMPANY



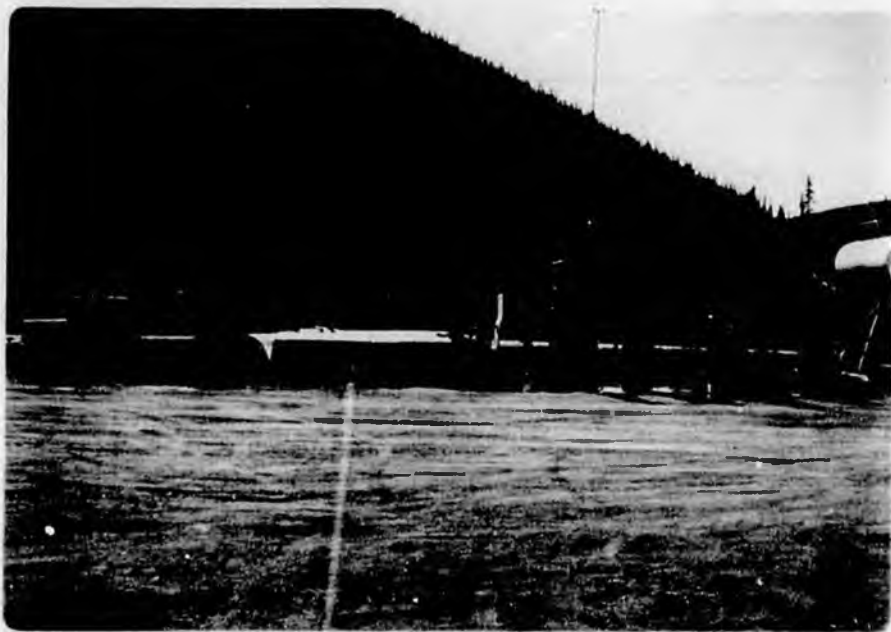
Clarence E. Sanders, Owner

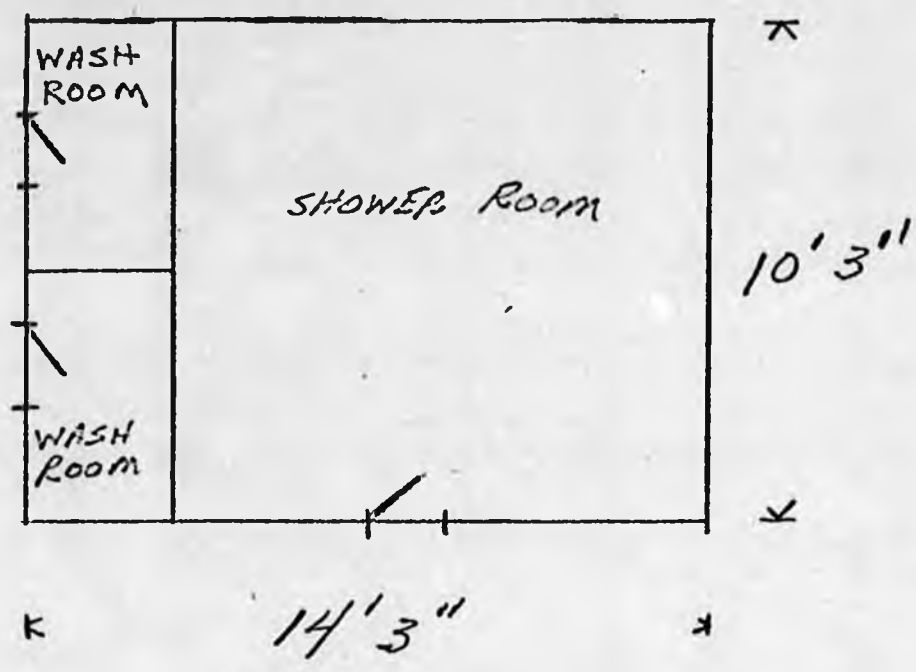
GAS PUMPS AND FACILITIES

3 pump island w/3-1,000 gallon storage tanks, above ground.

WASHROOM

Each-porcelain lavatory w/5' formica counter, plywood walls and ceiling, wall hung fixture.





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October 8, 1970

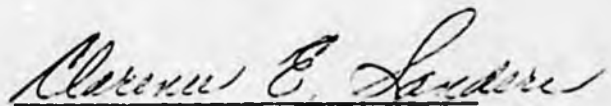
STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Parcel No.
Taylor Highway

The estimated reproduction cost of gas pumps and facilities--
three pump island-----\$2,100.00 (two thousand, one hundred dollars).
3 1000 gallon storage tanks--\$2,700.00 (two thousand, seven hundred dollars).

Cost of wash house with 146 sq. ft. incorporating all the plumbing and
heating and electrical-----\$7,600.00 (seven thousand, six hundred dollars.)

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner

CABIN #1 (Good condition)

Plywood walls & ceiling, painted. No texture or tape.

Plywood floor, painted

1 double door cabinet w/formica counter, 5' long.

Lavatory (no connections) in counter.

3500 BTU oil furnace.

1 porcelain ceiling receptacle

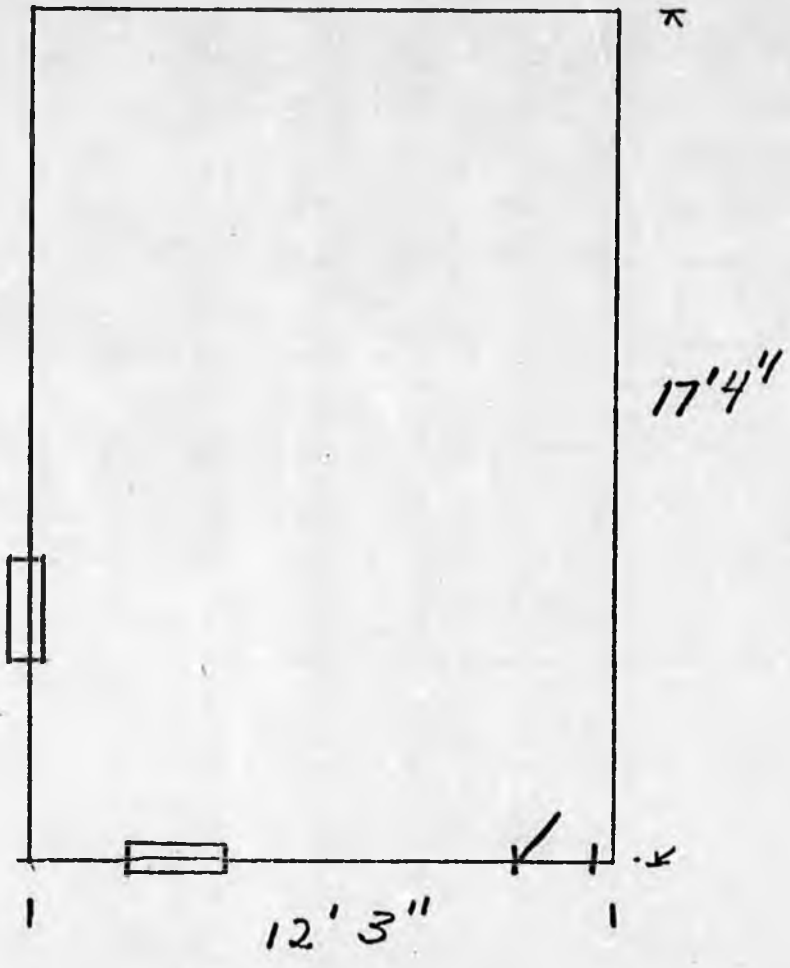
2 wall brackets (\$15.00 ea.)

All trim cheap

90 # roll roof

4 x 4 foundation





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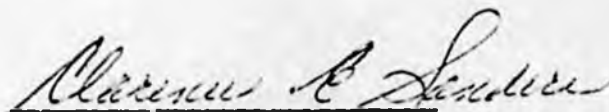
October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Parcel No.
Taylor Highway

The estimated reproduction cost of cabin # I with approximately 212 sq. ft. no furnishings included, at \$20.00 per sq. ft.-----\$4,240.00 (four thousand, two hundred and forty dollars).

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner

CABIN (Poor out - good in)

Plywood siding

Roll roof (gable)

Beaver board ceiling

Sheetrock walls w/knotty pine finish

Plywood floors painted

No plumbing

1 oil heater - 3500 BTU

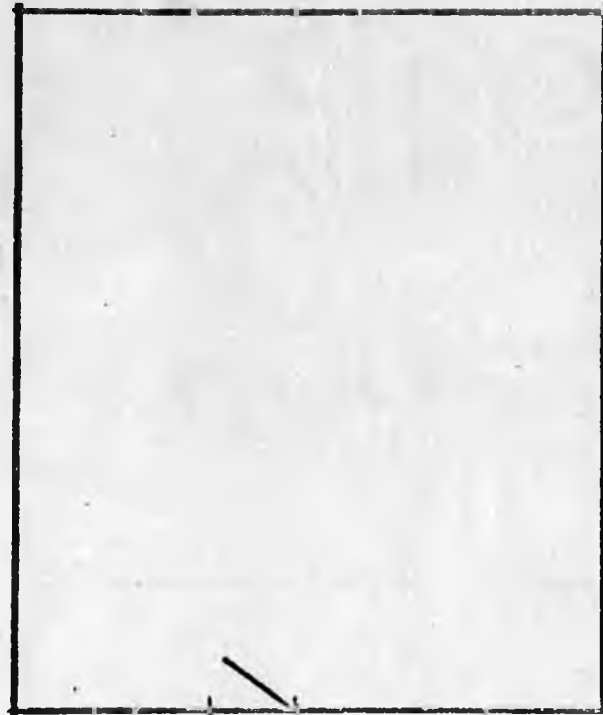
1 wall outlet and 1 ceiling receptacle (porcelain pull chain)

Awning type window

Screen door

Skid type foundation





12'4"

14'4"

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General Contractors & Suppliers

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Fairbanks, Alaska, 99701

479-6931

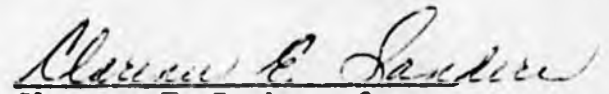
October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: REproduction Cost
Project No.
Taylor Highway

The estimated reproduction cost of the cottage, 177 sq. ft. at \$20.00 sq.
ft.-----\$3,540.00 (three thousand, five hundred and forty dollars).

SANDERS CONSTRUCTION COMPANY


Clarence E. Sanders, Owner

COTTAGE

Good condition in - fair out.

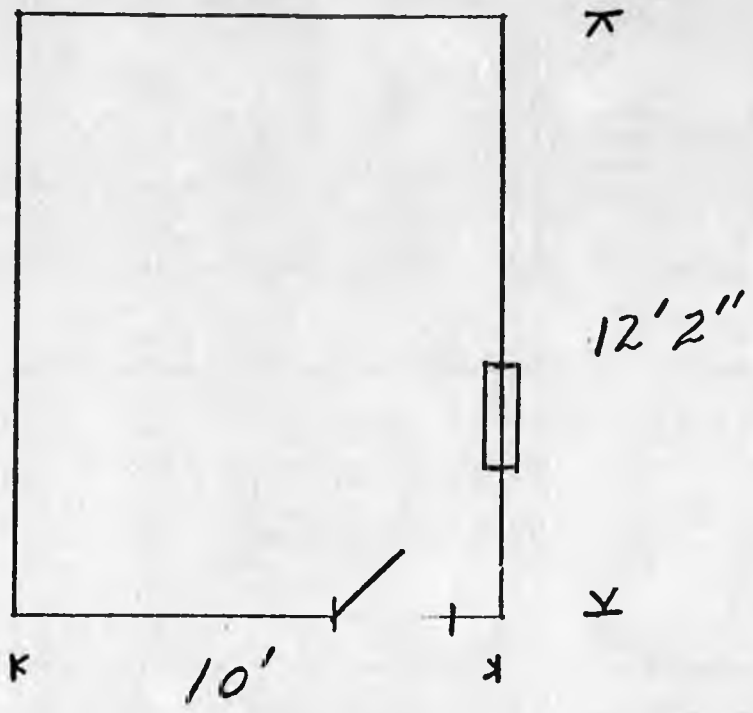
Plywood siding in fair/poor condition. Roll roof gabled.

Sheetrock walls w/knotty pine finish; 3500 BTU oil furnace;

plywood floor, painted; celotex ceiling painted and unfinished;

lavatory w/no plumbing in 2-1/2' plywood bare.





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General Contractors & Suppliers

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479-6931


October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

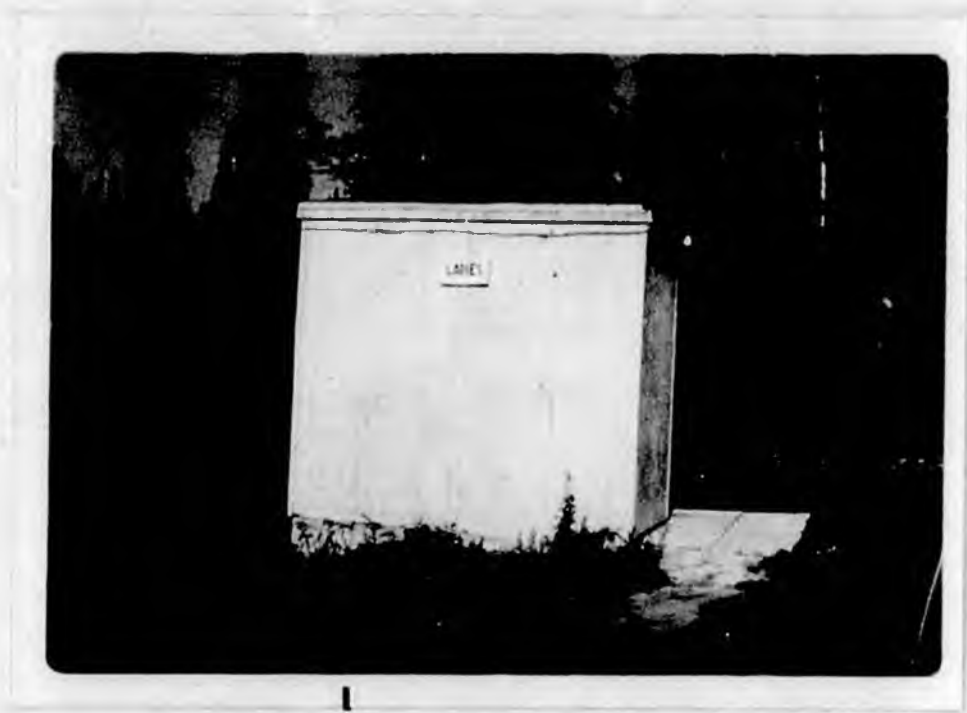
Subject: Reproduction Cost
Project No.
Taylor Highway

The estimated reproduction cost of cabin, incorporating 122 sq. ft. at \$19.00 per sq. ft.-----\$2,318.00 (two thousand, three hundred and eighteen dollars).

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner



OUTHOUSE (New-good condition)

Plywood siding

Drop roll roof on wood foundation

OUTHOUSE (Ladies - good in - fair exterior)

Plywood siding

Drop roll roof

Plywood walls

Board decked area of 72 sq. ft.



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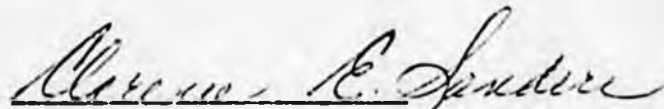
October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
Parcel No.
Taylor Highway

The estimated reproduction cost of outhouse with 45 sq. ft. and another outhouse with 34 sq. ft. but considering that these are not modern facilities, but simply chemical situation, the cost would be \$15.00 sq. ft. -----\$1,185.00 (one thousand, one hundred and eighty-five dollars.)

SANDERS CONSTRUCTION CO.



Clarence E. Sanders, Owner

GARAGE BUILDING (Poor condition)

Plywood siding - rear beaver board

90 # roll roof - gable type roof

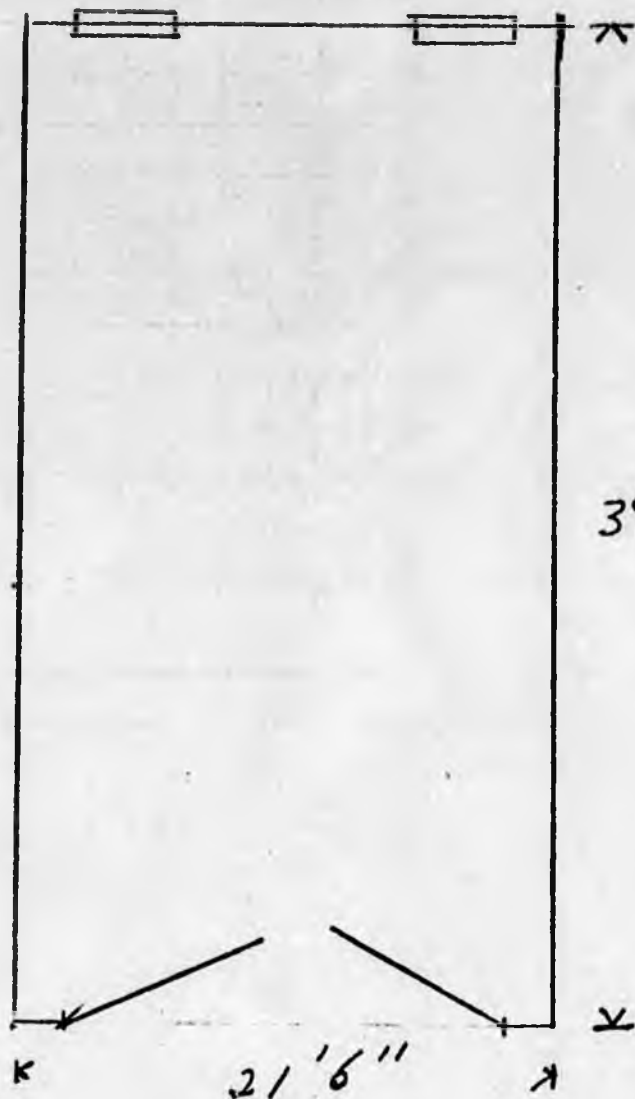
Beaver board walls-unfinished

Open ceiling

Dirt floor

Plates on ground

7 drop cords



TIRE REPAIR SHOP (Fair condition)

Plywood siding (Frame 2 x 4, 24" on center)

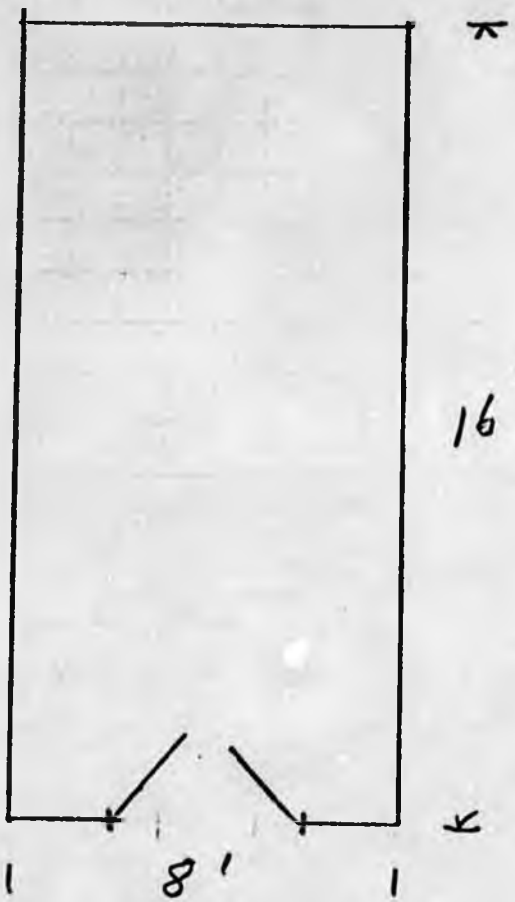
Drop roll roof

Stud interior wall & dirt floor

Plates appear to be on ground

1 drop cord





SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
Fairbanks, Alaska, 99701

479-6931

October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701


Subject: REproduction Cost
Parcel No.
Taylor Highway

The estimated reproduction cost of work house incorporating 128 sq. ft. at \$14.00 per sq. ft.-----\$1,792.00 (one thousand, seven hundred and ninety-two dollars).

The estimated reproduction cost of work house incorporating 851. sq. ft. at \$14.00 per sq. ft. -----\$11,914.00 (Eleven thousand, nine hundred and fourteen dollars).

Total for the above two structures-----\$13,706.00 (thirteen thousand, seven hundred and six dollars.)

SANDERS CONSTRUCTION COMPANY



Clarence E. Sanders, Owner

STORAGE SHED

Open walls and ceiling, 2 x 4 32" on center, board floors, unfinished, 1 wall of shelves, 3 tier or rough cut 1 x 6, 3 deep.

Plywood siding poor/fair condition; roll drop roof on wood foundation.





↗

16' 1"

↘

↖

10'

↗

SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
Fairbanks, Alaska, 99701

479-6931

October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Cost
 Parcel No.
 Taylor Highway

The estimated reproduction cost of storage shed with 160 sq. at \$13.00
per sq. ft. -----\$2,080.00 (Two thousand, and eighty dollars).

SANDERS CONSTRUCTION COMPANY



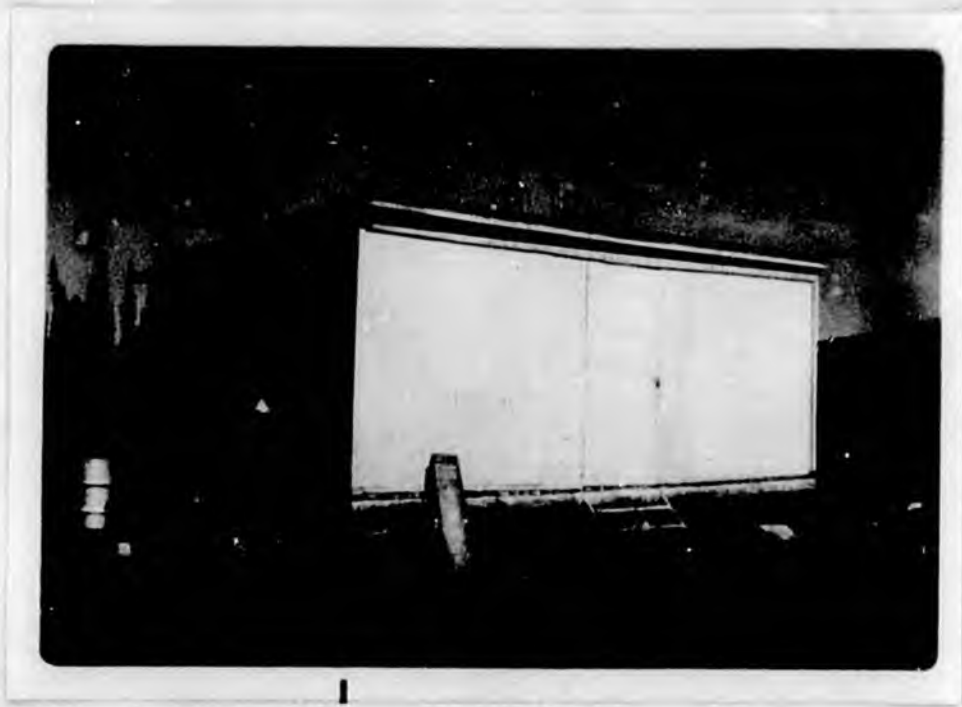
Clarence E. Sanders, Owner

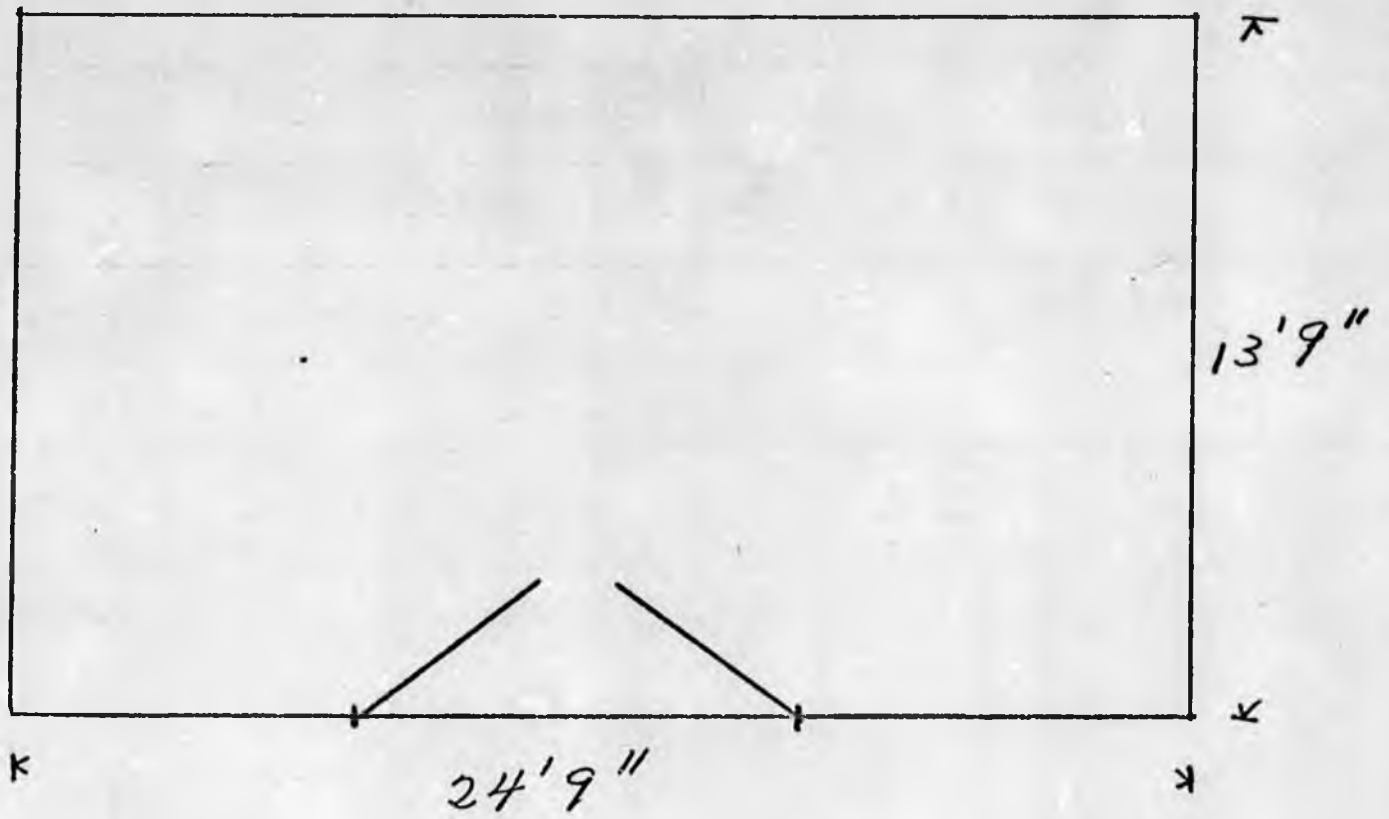
STORE HOUSE

Plywood siding

Drop roll roof

Log sills on metal cans





SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
Fairbanks, Alaska, 99701

479-6931

October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Costs
Project No.
Taylor Highway

The estimated reproduction cost of the outhouse in rear of bunkhouse and cabin, 27 sq. ft. at \$6.00 per sq. ft.-----\$162.00 (one hundred and sixty two dollars).

The estimated reproduction cost of the storehouse, based on the square footage of 340 sq. ft. at \$12.00 per sq. ft. \$4,080.00 (four thousand and eight dollars).

SANDERS CONSTRUCTION COMPANY

Clarence E. Sanders

Clarence E. Sanders, Owner

South Fork Lodge
Taylor Highway

PHOTOGRAPHS OF SUBJECT



Greenhouse & cache

SANDERS CONSTRUCTION CO.

General Contractors & Suppliers

565 University Avenue
Fairbanks, Alaska, 99701

479-6931


October 8, 1970

STATE DEPARTMENT OF HIGHWAYS
Right of Way Section
Peger Road
Fairbanks, Alaska 99701

Subject: Reproduction Costs
Project No.
Taylor Highway

The estimated reproduction cost of a greenhouse, no glass, frame and screen type. Based on estimated 14'x8' for a total of 112 sq. ft. incorporated within structure. \$6.00 per sq. ft. for a total of \$672.00 (six hundred and seventy-two dollars).

SANDERS CONSTRUCTION COMPANY


CLARENCE E. SANDERS, Owner

PERSONAL PROPERTY

South Fork Lodge

Taylor Highway

Bldg...Garage.....Contents...Witte Diesel Light Plant 4.7 Kw.
Compressor
Many shelves, benches, etc., tools
Wood stove
Bldg...Tire repair shop...Contents...Shelves
Tire changer with tools
Bldg...Cache (storage
Bldg.)....Contents...1-14' deepfreeze
1-26' deepfreeze
Shelves
Bldg...1 room cabin.....Contents...1 double bed
2 single beds
night stands bedding
washstand
Space heater
2 wall fixtures 1 ceiling
Bldg...Bunkhouse
(annex),.....Contents...5 bedrooms, hallway, room
size space for washstand &
space heater
9 beds, bedding
night stands, chairs
Bldg...Greenhouse.....Contents...Space heater
Beds for tomatoes & cucumbers
Bldg...Old greenhouse
Bldg...old cache
Bldg...Generator House....Contents...1..7.9 Witte Diesel light plant
shelves
Item...1 Hand gas pump
2 Electric gas pumps
3...1000 gal gas storage tanks
Item...700 gal water tank

All drapes, curtains, dishes, cutlery, pots & pans, bed linen and towels, except old personally owned items included, plus many tools, etc. too numerous to list.

Beverage and retail liquor licenses already paid for 1970

PERSONAL PROPERTY

South Fork Lodge

Taylor Highway

Bldg...Cabin Contents... 2 double beds with bedding
Night stand
Table
Space heater
Washstand, light fixtures

Bldg...Large Bldg Contents... Main room (Kitchen, dining room)
Large table.. 8 chairs
Small table 4 chairs
Space heater
Daveno
Easy chair
Refrigerator
Gas range
Oil range
Work table with drawers
Glass pie case
Kitchen cabinets
2 sinks with cabinets
Kitchen aid dishwasher
4 Wall fixtures; 2 ceiling fixtures
Walls..Knotty pine sheetrock finish

Small store
Counter and shelves
Radio room (communication radio
State Owned)

Bar...Piano
2 tables 8 chairs
Bar and 6 stools
Back bar..Shelves mirror
Beer cooler 10 wall fixtures
Juke box 2 ceiling
20' deepfreeze space heater

Utility room..Hot water tank, pump
washing machine
wash stand
cabinet
built in cupboard

Small bedroom..single bed
Table, chest of drawers
Built in 4' cupboard
3 wall fixtures
1 ceiling fix

PERSONAL PROPERTY

South Fork Lodge

Taylor Highway

Large bedroom...4 chests of drawers
Desk
6 wall fixtures
space heater
(2 ceiling fixtures)
2..4' clothes cupboards (built-in)
1...4' cupboard..shelves
Hallway...1..4' linen cupboard, shelves
Hallway...1..4' linen cupboard, shelves
1,.4' cupboard..shelves

Bldg...Store.....shelves
Bldg...Small cabin...2 single beds
space heater
night stand, chair washstand
building

South Fork Lodge
Taylor Highway

ESTIMATE OF LAND VALUE

The appraiser was unable to locate any sales of land in the area of the subject property. It was necessary, therefore, to go to other comparable areas of Alaska.

The area the appraiser felt to be most comparable to the subject was the Steese Highway from Mile 100 up to Circle City. Like the Taylor Highway, the Steese is a gravel surfaced road, and commercial usage is for the same purposes and is seasonal.

On the basis of sales information obtained in the Steese Highway area, the value indicated for the subject site is \$578.00* per acre x 7.21 acres = \$4,167.38

say \$4,200.00

*Sales information on file with Interior District Right of Way Office.

REPRODUCTION LESS DEPRECIATION
OR
IMPROVEMENTS

On the basis of estimate furnished by Sanders Construction Company, the reproduction cost new of the improvements as described herein is \$120,283.00.

The estimated life of the improvements as described herein is 30 years, and the effective age of the improvements is estimated to be ten years, for a total depreciation figure of 33%.

Reproduction cost of improvements, new	\$120,283.00
Physical depreciation 33%	39,693.00
Depreciated reproduction cost new of improvements	\$ 80,590.00