

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

HCR 4 cont.

186

	GROSS SQ. FT.	NET SQ. FT.	COST/YR. 20 YR. AMORIZATION & JANITORIAL, HEAT ELEC. ETC.	CAPITOL COST	CURRENT LEASE COSTS/YR.	COST/SQ. FT. TO OWN/YR.	ESTIMATED COST/SQ. FT. FOR COMPARABLE RENTAL SPACE/YR.
<u>Sitka</u>					44,971		
Court & Office Bldg.	27,164	18,200	213,077	1,576,090		7.84	8.40
[.056]	(1,526)	(1,023)	(11,484)	(84,730)			
Public Safety Main Bldg.	22,750	18,200	177,325	1,311,188		7.79	8.40
Phys. Ed. Bldg.	18,016	16,215	105,593	665,254		5.86	7.20
TOTALS SITKA	67,930	52,515	495,995	3,552,542	44,971		
GRAND TOTAL	799,661	630,377	7,066,855	54,657,231	2,532,024		
			-(996,752)	-(7,919,636)			
			6,070,103	46,747,545			

**Either State or City Land

* Includes Kenai, Homer & Soldotna

[] Denote % use of Buildings by Department of Labor

NOTE: Figures shown in () denote Department of Labor space which will be funded by Federal Manpower Administration.

MEMORANDUM

State of Alaska



TO : Joseph R. Henri, Commissioner
Department of Administration

FROM : Ron Lind *of* Program Budget Analyst IV
Division of Budget & Management
Department of Administration

DATE : February 2, 1972

SUBJECT: HCR #4 - Proposed ASHA
Building proposal

Attached are three schedules concerning the ASHA Building program proposed by HCR #4. Schedule I indicates the net cost per year if private lease costs increase at 20.9% per year, Schedule II indicates the net cost per year if lease costs increase at 10% per year, and Schedule III shows the present value of these costs at 8% through 1994.

Schedule I was computed using a 20.9% increase per year in private lease costs for each location through 1985 and a 5% increase thereafter. The 20.9% is the increase experienced in the most recent year and includes both additional space and inflation. Only inflation was used after 1985 because these buildings are projected for maximum capacity at that time. The private lease cost was then compared to the cost of the ASHA payment plus the maintenance costs (Increased for inflation.).

Schedule II was computed using an arbitrary 10% increase in private lease costs in place of the 20.9%

Schedule III indicates the present value, based upon 8%, of the cost or cost savings shown on Schedules I and II plus the present value of the building the state will assume ownership of after 20 years. The value of these buildings in 20 years was considered to be equal to the original construction costs.

These schedules have not been revised to reflect deletion of those costs related only to the Department of Labor's federal program because this would reduce the net savings and still not account for all non-general fund expenditures.

Exhibit C.

SCHEDULE I
New ASHA Buildings

Additional cost per year based on 20.9%
increase in lease costs per year through 1985 and 5% inflation thereafter

	Anchorage	Juneau	Fairbanks	Kenai	Kodiak	Sitka	Total
1973	1,157.1	1,349.0	416.3	244.3	100.2	329.7	4,038.8
1974	844.5	1,139.6	378.8	235.6	93.4	325.6	3,465.5
1975	458.8	879.0	331.7	224.1	84.7	319.1	2,751.5
1976	(15.5)	556.4	272.9	209.2	73.7	309.7	1,866.9
1977	(597.5)	157.4	199.9	190.1	60.0	296.6	773.7
1978	(1,310.1)	(332.2)	109.5	165.9	42.9	279.0	(570.7)
1979	(2,181.1)	(934.2)	(2.0)	135.5	21.6	255.8	(2,222.6)
1980	(3,244.0)	(1,671.5)	(139.2)	97.6	(4.6)	225.8	(4,097.9)
1981	(4,539.3)	(2,573.0)	(307.4)	50.5	(36.9)	187.4	(6,720.9)
1982	(6,116.2)	(3,673.4)	(513.3)	(7.8)	(76.6)	138.9	(9,742.0)
1983	(8,007.1)	(5,014.8)	(765.0)	(79.7)	(125.2)	77.9	(13,398.5)
1984	(10,364.4)	(6,648.1)	(1,072.0)	(168.1)	(184.7)	1.8	(17,910.6)
1985	(13,194.7)	(8,634.9)	(1,446.2)	(276.5)	(257.4)	(92.7)	(23,367.7)
1986	(13,950.2)	(9,143.5)	(1,539.6)	(300.1)	(274.8)	(107.4)	(24,775.4)
1987	(14,743.4)	(9,687.8)	(1,637.7)	(324.9)	(294.1)	(122.8)	(26,254.5)
1988	(15,576.3)	(10,254.0)	(1,740.7)	(350.9)	(312.3)	(139.0)	(27,803.4)
1989	(16,450.8)	(10,848.6)	(1,848.9)	(378.2)	(332.5)	(156.1)	(29,435.2)
1990	(17,369.0)	(11,467.4)	(1,962.5)	(406.9)	(353.7)	(174.0)	(31,140.8)
1991	(18,333.1)	(12,122.6)	(2,081.8)	(437.0)	(376.0)	(192.8)	(32,865.3)
1992	(19,345.4)	(12,810.6)	(2,207.1)	(468.7)	(399.4)	(212.5)	(34,748.1)
1993	(22,321.7)	(15,170.3)	(2,761.1)	(697.4)	(514.9)	(435.3)	(41,512.1)
1994	(23,437.8)	(15,928.8)	(2,899.2)	(732.3)	(540.7)	(457.1)	(43,587.8)

SCHEDULE II

New ASHA Buildings.

Additional Cost Per Year Based Upon 10% (5% inflation 5% increased space)
Increase in Lease Costs Per Year Through 1985 and Only 5% Inflation Thereafter

	Anchorage	Juneau	Fairbanks	Kenai	Kodiak	Sitka	Total
1973	1,454.6	1,560.2	456.6	256.4	108.1	341.0	4,619.1
1974	1,360.2	1,505.6	448.5	256.6	107.1	345.3	4,471.3
1975	1,253.8	1,443.2	439.2	256.6	105.8	349.5	4,302.2
1976	1,134.3	1,372.3	428.2	256.0	104.2	353.8	4,109.3
1977	1,000.2	1,291.5	415.8	255.0	102.4	357.6	3,889.7
1978	849.2	1,199.8	401.3	253.9	100.2	361.4	3,640.7
1979	681.4	1,096.3	384.7	252.1	97.6	365.0	3,358.9
1980	493.1	979.3	365.7	249.8	94.5	368.4	3,040.4
1981	282.7	847.5	344.0	246.9	91.0	371.4	2,681.3
1982	47.8	699.2	319.4	243.2	87.0	374.0	2,277.0
1983	(214.1)	532.6	291.4	238.7	82.3	376.2	1,822.5
1984	(505.9)	345.7	259.8	233.3	77.0	377.8	1,312.6
1985	(831.0)	136.3	224.0	226.9	70.9	378.9	740.8
1986	(968.2)	61.3	214.1	228.5	69.9	387.8	538.6
1987	(1,112.3)	(17.5)	203.7	230.2	67.8	397.1	325.2
1988	(1,263.6)	(100.2)	192.8	231.8	67.7	406.9	103.2
1989	(1,422.5)	(187.1)	181.3	233.6	66.5	417.1	(131.2)
1990	(1,589.4)	(272.8)	169.2	235.5	65.2	427.8	(371.8)
1991	(1,764.5)	(368.3)	156.5	237.5	63.9	439.1	(557.8)
*1992	(1,948.4)	(468.6)	143.2	239.6	62.5	450.9	(825.2)
1993	(4,054.9)	(2,211.2)	(293.3)	46.3	(29.9)	261.3	(5,893.1)
1994	(4,257.7)	(2,321.8)	(308.0)	48.6	(31.4)	274.4	(6,187.8)

*1992 is the last year payments are required and the state will assume ownership of the building.

SCHEDULE III
New ASBA Buildings
Present Value Costs

Year	Anchorage Schedule		Juneau Schedule		Fairbanks Schedule		Kenai Schedule		Kodiak Schedule		Sitka Schedule	
	I	II	I	II	I	II	I	II	I	II	I	II
1971	1,071.5	1,347.0	1,249.2	1,444.7	385.5	422.8	226.2	237.4	92.8	100.1	305.3	315.8
1972	857	1,166.0	976.6	1,290.3	324.6	384.5	201.9	219.9	80.0	91.8	279.4	295.9
1973	795	995.5	697.9	1,145.9	263.4	348.7	177.9	219.9	67.3	84.0	253.3	277.5
1974	(11.4)	833.7	409.0	1,008.6	200.6	314.7	153.8	188.2	54.2	76.6	227.6	260.0
1975	(406.9)	681.1	107.2	879.5	136.1	283.2	129.5	173.7	40.9	69.7	202.0	243.5
1976	(823.4)	535.0	(209.3)	755.9	69.0	252.8	104.5	160.0	27.0	63.1	175.8	227.7
1977	(1,271.6)	397.3	(544.6)	639.1	(1.1)	224.2	79.0	147.0	12.5	56.9	149.1	212.8
1978	(1,751.8)	266.3	(902.6)	528.8	(75.2)	197.5	52.7	134.9	(2.5)	51.0	121.9	198.9
1979	(2,269.7)	141.4	(1,286.5)	423.8	(153.7)	172.0	25.3	122.5	(18.5)	45.5	93.7	185.7
1980	(2,831.8)	22.1	(1,700.8)	323.7	(237.7)	147.9	(3.6)	112.6	(35.5)	40.3	64.3	173.2
1981	(3,335.0)	(91.8)	(2,151.3)	228.5	(328.2)	125.0	(34.2)	102.4	(53.7)	35.3	33.4	161.4
1982	(4,114.7)	(260.8)	(2,639.3)	137.2	(425.6)	103.1	(66.7)	92.6	(73.3)	30.6	0.7	150.0
1983	(4,835.6)	(305.8)	(3,177.6)	50.2	(532.2)	82.4	(101.8)	83.5	(94.7)	26.1	(34.1)	129.4
1984	(5,443.1)	(329.2)	(3,110.5)	20.8	(523.5)	72.8	(102.0)	77.7	(93.4)	23.8	(36.5)	131.9
1985	(6,044.2)	(350.4)	(3,051.7)	(5.5)	(515.9)	61.2	(102.3)	72.5	(92.6)	21.4	(38.7)	125.1
1986	(6,748.3)	(369.0)	(2,994.2)	(29.3)	(508.3)	56.3	(102.5)	67.6	(91.2)	19.8	(40.6)	118.8
1987	(7,441.7)	(384.1)	(2,929.1)	(50.5)	(499.2)	49.0	(102.1)	63.1	(89.8)	18.0	(42.1)	112.6
1988	(8,132.5)	(397.4)	(2,866.9)	(68.2)	(490.6)	42.3	(101.7)	58.9	(88.4)	16.3	(43.5)	107.0
1989	(8,833.3)	(409.4)	(2,812.4)	(85.4)	(483.0)	36.3	(101.4)	55.1	(87.2)	14.8	(44.7)	101.9
1990	(9,539.3)	(418.9)	(2,754.3)	(100.7)	(474.5)	30.8	(100.8)	51.5	(85.9)	13.4	(45.7)	96.9
1991	(10,249.0)	(4,479.0)	(3,832.1)	(3,832.1)	(989.7)	(989.7)	(458.1)	(458.1)	(213.9)	(213.9)	(706.9)	(706.9)
1992	(11,022.6)	(806.8)	(3,016.9)	(440.0)	(549.5)	(549.5)	(138.8)	9.2	(102.5)	(6.0)	(86.6)	32.0
1993	(11,812.6)	(783.4)	(2,930.9)	(427.2)	(533.5)	(533.5)	(134.7)	8.9	(99.5)	(5.8)	(84.1)	50.5
1994	(12,660.2)	(2,940.7)	(39,473.1)	3,838.1	(5,942.2)	2,302.7	(499.9)	2,002.0	(947.9)	672.8	703.0	3,031.6

Present value of building which will become the property of the State
rentals for Sitka do not adequately cover the amount of space
available under this program

DOLLAR VOLUME OF LEASES IN BUILDINGS

F.Y. 1967 THRU 1971

FISCAL YEAR.

Volume
Millions

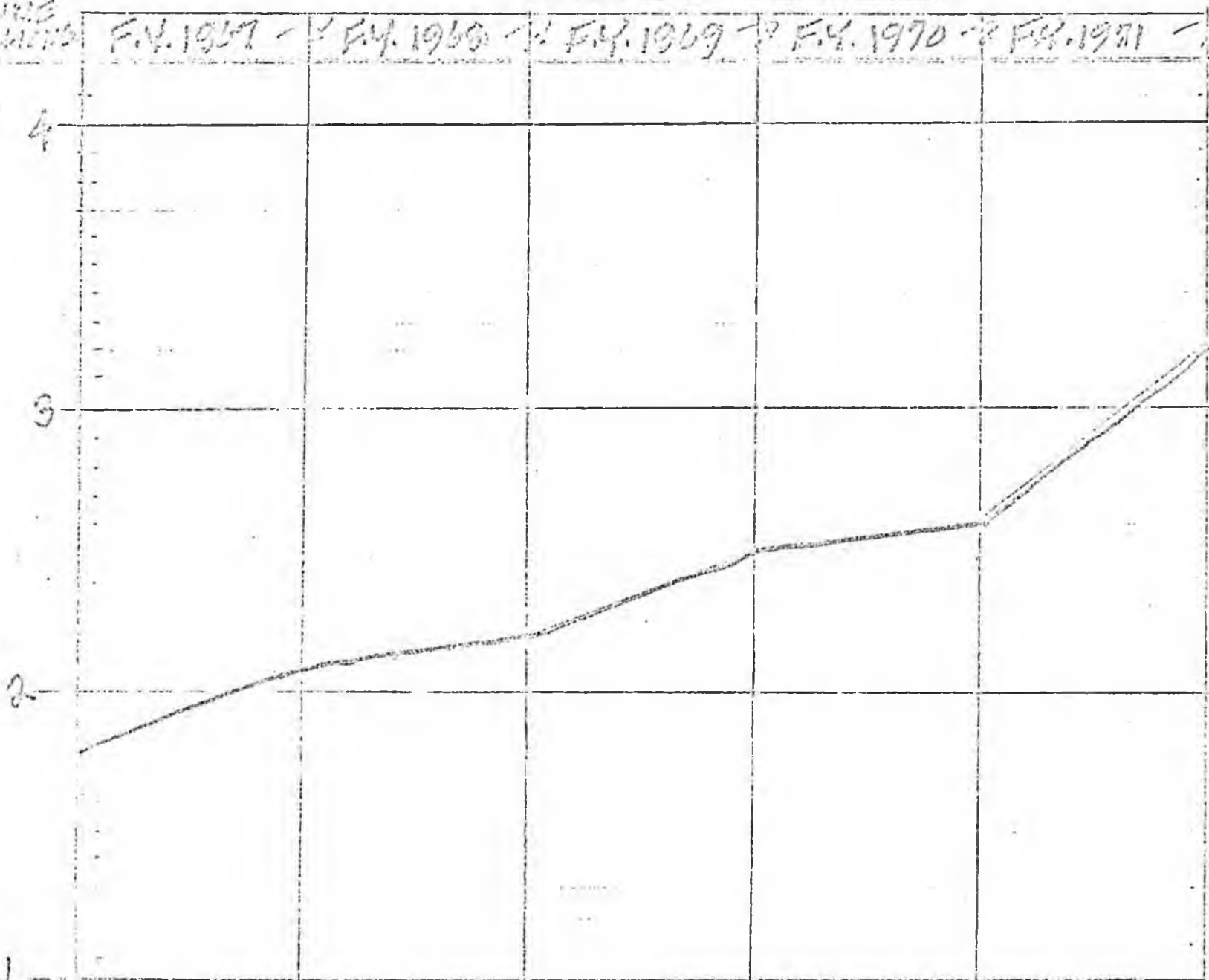


Exhibit A
1971-72

Account	FY 1967	FY 1968	FY 1969	FY 1970	FY 1971
MANAGEMENT	90	88	80	87	81
PERSONNEL	89	86	103	117	117
PROPERTY	114	123	110	110	112

Kenakee	Classroom & Quarters	2,115	5.23	\$ 11,067
Tok	School Addition	9,089	3.42	\$ 31,105 *
	Housing	6,912	5.14	\$ 35,557
	Combined Facility	3,548	7.05	\$ 25,029
Valdez	Living Quarters	6,912	3.17	\$ 65,744 *
	Living Quarters	6,912		
	Living Quarters	6,912		

* Denotes - no maintenance or utilities.

City or Place
Building Name

City or Place
Building Name

City or Place
Building Name

AFOGNAK LAKE (AFOGNAK ISLAND)

Cabin

AKUTAN

School & Quarters
Power House, Toilet
& Warehouse

ALEKNAGIK

School & Quarters
School & Quarters
Power House & Storage
School & Quarters
Kitchen & Diner

ALLAKAKET

School & Quarters

Storage
Power House

Three Classroom School &
Kitchen

AMBLER

School & Quarters
Addition No. 1
Addition No. 2

Power House
Power House

ANANIUVNIK PASS

School
Quarters
Power House
Warehouse (converted to Qtrs.)
Kitchen & Diner

ANCHORAGE

Depot Office Bldg.
Main Garage
Service Section
Warm Vehicle Storage
Carpenter & Paint Shop
Storage
Storage
Cap House
Storage
Storage
Steel Shed
Material Lab
Old State Police Office
Mile 11 Hwy. Scale House
Quonset Hut
National Guard Armory
Acetylene Storage
Alaska Psychiatric Inst.
A. P. I. Multi-Housing
A. P. I. Residence
Int'l Airport Terminal Bldg.
West Passenger Fac. Addn.
New Addition
Airport Term. Expansion
Maintenance Shop
Addition
Boat House
Material Testing Lab
Portable Classroom
(Temp. located Delta Junc.)
Portable Classroom
(Temp. located Delta Junc.)
Portable Classroom
(Temp. located Delta Junc.)
Surplus Property Warehouse

City or Place
Building Name

ANCHORAGE (continued)

Fire Rescue Station
Parks Maintenance Shop
Alaska Disaster Office
State Jail

Hangar & Warehouse
(Hood Lake) New Addition

Warehouse - Hood Lake

Gas & Oil Bldg.

Civil Defense Warehouse
Incinerator
Emergency Field Lighting
Generator Plant
McLaughlin Youth Center
McLaughlin Dormitory
Tourist Information Center
(Leased to Ak. Geo. Society)
National Guard O.M.S.

National Guard Combined
Support & Maint. Shop

City or Place
Building Name

ANCHORAGE (continued)

Aviation Museum

Shop, Storage & Addition

Relocatable School (Ft. Rich.)
McLaughlin Elem. School
McLaughlin Elem. School

Two Classroom School
(Located AFB Orion School)
One Classroom School
(Located AFB Orion School)
Airport Maint. Complex
Maintenance Shop

Warm Storage
Rescue Sub-Unit

City or Place
Building Name

ANGOON

Health Center
School
Living Quarters

ANIAK

Teacherage
School
Living Quarters

Duplex Quarters
Garage & Shop
Power House
Living Quarters
Living Quarters
Kitchen & Diner
Living Quarters
Living Quarters

City or Place
Building Name

City or Place
Building Name

City or Place
Building Name

ANNETTE ISLAND

School & Quarters
Addition

Addition

Living Quarters
Living Quarters

ANVIK

School & Quarters
Power House
Storage

Kitchen & Diner

ARCTIC VILLAGE

One Classroom, Qtrs, & Add.
Storage
Power House, Whs., Storage
Water Storage (BIA Install)

ATKA

School
Utility
Garage

Two Classroom School

Living Quarters
Warehouse

ATMAUTLUAK

Power House
School & Quarters

Power House

AUKE BAY - MILE 11 & 13 $\frac{1}{2}$

Ferry Terminal Bldg.
Generator Bldg.
Gas Storage
Storage
Storage
Storage
Dock & Transfer Bridge

BAKEWELL (Smeaton Bay)
Cabin

BARROW (Point Barrow)
Maintenance Shop

Shop
Employment Office

BEAR RIVER (Alaska Peninsula)
Cabin

BELKOFSKI (Alaska Peninsula)
School & Quarters
Power House

BETHEL

School

Shower Addn.

Elementary Addn.

Dining Facilities Addn.

City or Place
Building Name

BETHEL (Continued)

Old School, Shop & Band
Garage
Health Center Living Qtrs.
F & G Living Qtrs.
Armory
Sewage Treatment Plant
Storage & Office
Airport Equip. (Maint. w/Off)
Airport Store Room (on temp.
skids)
Health Center Quarters
Classroom Relo.
Classroom Relo.
Classroom Relo.
Classroom Relo.
Classroom Relo.
Classroom Relo.
School Warehouse

Office, Bunk & Storage
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Employment Security Bldg.
Hangar
Storage
Classroom Relo. (Sp. Ed.)
Classroom Relo. (Sp. Ed.)

City or Place
Building Name

BETHEL (Continued)

Regional H.S. IMC Unit

Regional H.S. Science Unit
Regional H.S. Utility Bldg.
Gymnasium
Vocational Education Unit

Dormitory (By BIA)
Living Quarters
Living Quarters

BETTLES

School (Trans. to Aviation)
Living Quarters
Generator, Shop & Garage

BIG LAKE

Office & Warehouse
Residence

BIRCH LAKE

Main Garage
Storage
Storage

City or Place
Building Name

BLACK RIVER (Alaska Peninsula)

Cabin

BRANCH RIVER (Alagnak B.E.)

Cabin

BROAD PASS

Shop Building

WICKI AND

One Classroom & Quarters
Power House & Warehouse

Old Quarters

Living Quarters
One Classroom School
One Classroom School

BUMPER HULL (Cape Nome)

Storage

City or Place
Building Name

CANDLE

School & Quarters
Power House

CANTWELL

Storage Shed
Main Garage & Power Plant
Bunk House & Mess
Material Storage
Material Storage
Fire Station
Material Storage
Living Quarters
Lumber Storage
Fuel Pump House
Tool Shack
School & Quarters

Storage
Kitchen & Diner
Power House
Living Quarters

CANYON ISLAND (Taku River)

Bunk House
Storage

CAPE POLE

Living Quarters

City or Place
Building Name

CASCADE (Formerly 94 Mile)

Main Garage
Material Storage, Auto G.
Power House
Well House
Storage Shed
Storage Shed
Storage Shed
Cap House.

CENTRAL (Dirch Creek)

Mess Hall
Power House
Power House
Material Storage
Material Storage
Blacksmith Shed
Old Main Garage
Oil Storage
Road Camp Mess Hall

CHALKYITSIK

School

Living Quarters

Utility Bldg.

City or Place
Building Name

CHIGNIK (Anchorage Bay)

School & Quarters
Light Plant
Light Plant
School & Quarters
Power House

CHIGNIK LAGOON

School & Quarters

Addition

Power House
Living Quarters
Dormitory
Storage

CHIGNIK LAKE

School & Quarters
New Addition
Light Plant, Toilet & Whs.

CHILKAT RIVER (Kakwam Pt.)

Cabin
Cabin

City or Place
Building Name

CHISTOCHINA

Portable Classroom
Kitchen & Diner

CHUATHEALUK

Living Qtrs. & Storage

Power House
Two Classroom School
Kitchen & Diner
Power House

CHUGIAK (Fire Lake)

Fish Hatchery & Qtrs.
Material Storage
Living Quarters
Fish Hatchery

CHULK RIVER (Near Tyonek)

Cabin

CIRCLE

School & Quarters
Utilities Bldg.

City or Place
Building Name

CLARK'S POINT

School & Quarters
Power House
Power House
Kitchen & Diner

COAL LAKE (80 Mi. Denali Hwy.)

Cabin

COFFMAN COVE

Living Quarters
One Classroom School

COGHILL LAKE (Prince Wm. Sound)

Cabin

City or Place
Building Name

COLD BAY

School & Addition
Yak Hut
K - Building

Yak Hut
Yak Hut
Yak Hut
Yak Hut

Living Quarters
Living Quarters
Living Quarters
Warehouse

Warehouse (Material)
Warehouse (Dock)
Reefer

Fire House (Living Qtrs.)
Fire House
Garage
Hose Tower

Warehouse (Storage)
Dock
Warehouse (Storage)
Cowen Hut
Hangar

Hangar

Mess & Commissary

Shop
Mess Hall & Ticket
Gas & Pump House
Cowen Hut Sand Storage
Loading Dock

City or Place
Building Name

COLD BAY (continued)

Utility Bldg.
Office & Storage

Living Quarters
Office Addn. (Wanigan)
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters

COLLEGE

Relocatable Classroom
Relocatable Classroom

COOPER LANDING

Storage
Storage

City or Place
Building Name

COPPER CENTER

School & Quarters

Storage

CORDOVA

Garage & Parts Office
Oil Storage
Material Storage
Material Lab & Sand Storage
Equipment Storage
Dock & Ramp Approach
Warehouse
Warehouse
Shop
Living Quarters
Hangar
Hangar
Hangar
Gas Pump House
Shop (Mile 13)
Ferry Ticket Office

Shop
Materials Warehouse

COTTONWOOD CAMP

Living Quarters
Kitchen Unit
Gas House

City or Place
Building Name

CRAIG

Living Quarters
Living Quarters

CROOKED CREEK

School
Living Quarters
Storage
School, Quarters & Add.

Power House
Storage
Power House

City or Place
Building Name

DEADHORSE

Relo. Camp Type Unit

DEERING

One Classroom & Quarters

Storage

Shop & Storage

Power House & Water Stora

One Classroom School

DELTA JUNCTION

Main Garage & Power House

Living Quarters

Material Storage

Material Storage

Material Storage

Material Storage

Material Storage

Storage

Material Storage

Material Storage

Material Storage

Material Storage

Radio Shed

School

Addition #1 (State)

Addition #3 (State)

City or Place
Building Name

DELTA JUNCTION (Continued)

State Police Off. & Qtrs.

Living Quarters

DESHKA RIVER

A-Frame

A-Frame

Cabin

DILLINGHAM

Courthouse & Jail

Office

Maintenance Garage

Living Qtrs-Single Family

Health Center & Quarters

Living Quarters

Living Quarters

Bunkhouse

Storage

Storage

Garage

Storage

Storage

Storage

Bunkhouse

Shop Building

Living Quarters

High School Addition

Man Power Center Office

City or Place
Building Name

DISAPPERANCE CREEK (P.W. Isla

Cabin

Storage

DOT LAKE

School & Quarters

Power House

Kitchen-Diner

City or Place
Building Name

EAGLE

Quarters
Office & Storage
Power Generator House
Maintenance Garage
Storage
Mule Barn
School & Quarters
Power House
Warehouse
School & Quarters
Utility Building

EAGLE RIVER

South Central Corr. Inst.
Housing Complex #1
Housing Complex #2

EGEGIK

School & Quarters

Light Plant & Warehouse
Cabin
School & Quarters

City or Place
Building Name

EKUK

Old School
Power House
Storage
Relocatable School
Kitchen
Power House

EKWOK

School & Quarters
Addition
Power House
Power & Warehouse
Kitchen

El Capitan

Living Quarters
One Classroom School

City or Place
Building Name

ELLAMAR

School

ERNESTINE

Office & Quarters
Well House
Garage
Four Plex Living Quarters
Utility Building

ESWAMY BAY

Cabin
Cabin

ESTER DOME

Storage

EYAK RIVER (Copper R. Flats)
Cabin

City or Place
Building Name

FAIRBANKS

Terminal Building
Addition
New Addition

Sewage Plant

Material Storage
Fire Rescue Facility
Flight Service Station

Material Storage
Material Storage
Material Storage
Material Storage
Portable Power House
Cook House
Wash House
Sand Shed
Tool Shed
Depot Office
Main Garage
Blacksmith
Parts Storage
Warm Vehicle Storage
Warm Vehicle Storage
Carpenter Shop Warehouse
Mat'l Lab, Vehicle Storage
Vehicle Stor. & Plant-Shop
Powder House

City or Place
Building Name

FAIRBANKS (Continued)

National Guard Armory

Garage, State Police
Office & Warehouse
Pioneers Home
State Jail
National Guard O.M.S.

Fish & Game Headquarters
Fish & Game Warehouse
Civil Air Patrol Hangar
Living Quarters

FALSE PASS

School & Quarters
Power House
Kitchen

City or Place
Building Name

FLAT

Office & Garage

Equipment Storage

FORTUNA LEDGE

School
Power House
School & Quarters
Living Quarters
Kitchen & Diner

City or Place
Building Name

FORT YUKON

Old School & Quarters
New School & Quarters
Addition

Living Quarters
Pump House
Warehouse
Cabin

Living Quarters, Relo.
Living Quarters, Relo.
School (Former Church)
Water Treatment Plant
Air - Aqua Bldg.

FRAZER FALLS (Kodiak Is.)

Bunkhouse
Cabin.

City or Place
Building Name

GAKONA

School & Quarters

Storage
Kitchen & Diner

GALENA

Living Quarters
Living Quarters
Living Quarters
Living Quarters
Garage
Storage
Gas Pump House
Dike Pump House
School & Laundry
School & Quarters
Utility Building
School & Storage
Apt. Bldg. - Two Unit
Galena Airport Storage
Living Quarters
Living Quarters
Living Quarters
One Classroom School
One Classroom School.

GAMBLE (Savoonga)

Maintenance Shop

City or Place
Building Name

GARDINER CREEK

Main Garage, Part Storage
& Office
Power House
Living Quarters
Living Quarters

GEOGRAPHIC HARBOR (Mainland Ak. Penn)

Cabin

GEORGETOWN

School
Power House

GIRDWOOD

Storage

GILDERSLEEVE, SODA BAY

Living Quarters

GLENALLEN

Service Station & Garage
Vehicle Storage
Main Garage
Boiler House
Iron & Steel Storage
Oil Storage

City or Place
Building Name

GLENNALLEN (continued)

Material Storage
Lumber Shed
Main Office & Dorm.
Old Police Office & Apt.
Library
Material Storage
Material Storage
Ment House
Powder House
Transmitter Shack
Four Unit Apt. Bldg.
Storage
Office & Quarters
Portable Living Quarters
Living Qtrs. Public Health
Nurse

Living Quarters
Transportable Classrooms
Transportable Classrooms
School & Quarters

Communications

Employment Security Office
Warehouse (school)

City or Place
Building Name

GULKANA

Living Quarters
Airport Storage

GUNSIGHT LODGE

Living Quarters

GUSTAVUS

School & Quarters
Transit Quarters
Garage
Storage
Storage
Storage
Living Quarters
Shop

City or Place
Building Name

HAINES

Main Garage
Garage & Storage
Engr., Off., Qtrs., & Lab
Oil & Lube Storage
Scale House
Power House
Office (Customs)
Garage (Customs)
Ferry Waiting Room
Dock & Transfer Bridge

HARDING LAKE (50 mi. South of Fairbanks)

Living Quarters
Living Quarters & Office
Garage

HEALY

Living Quarters
Relocatable School
Addition
Relocatable School

Living Quarters
Living Quarters
Kitchen-Diner
Relocatable School
Living Quarters
Living Quarters
Well House

City or Place
Building Name

HOLY CROSS

School
Power House
Kitchen & Diner

Living Quarters
Living Quarters

HOMER

Storage
Living Quarters
Equip. Maint/Office &
Supply Space

HOOD BAY (Admiralty Island)

Utility

HCONAM

Health Center

HOPE

Storage
Oil House
Material Storage

City or Place
Building Name

HUGHES

School & Quarters

New Addition

Power House
New Power House

HUSLIA

School

Power House
Living Quarters
School & Kitchen

Living Quarters

HYDER

Equip. Storage Shed
Shop & Warehouse

City or Place
Building Name

IGIUGIG (Bristol Bay)

Administration Bldg.
Garage & Maint. Shop
Communications
Living Quarters
One Classroom School

IGUSHIK RIVER (Bristol Bay)

Cabin

ILIAMNA AIRPORT

Living Quarters
Shop

INNER CANOE BAY (Alaska Penn)

Cabin

IVANOF BAY

School-One Classroom & Qtrs.
Power House
Kitchen

City or Place
Building Name

JOHNSON HILL (Kvichak Bay)
Cabin

JOHNSON RIVER

Ice House
Garage
4 Plex Living Quarters
Utility

JUNEAU

Capitol Building
Alaska Office Building
Territorial Building
Governor's Mansion
Main Depot Garage
Remodeling
Material Lab & Storage

Garage & Storage
National Guard Armory
Support Building
Communication
Living Quarters

Museum
Parking Structure
Seaplane Hangar
Small Boat Harbor

City or Place
Building Name

JUNEAU (continued)
Interior Office Bldg.
(Public Safety)
Juneau State Office Bldg.

Div. Bldgs. Office Complex
Civil Air Patrol Hangar
Office Building (Burford Bldg)

City or Place
Building Name

KAKE

Health Center & Quarters
Power House

KALTAG

School
School
Diet Kitchen
Living Quarters
Living Quarters
Warehouse
Utility Bldg.
Storage Bldg.
Generator Bldg.
Well House

KATLIAN BAY (Baranof Island)
Cabin

KENAI

Health Center & Quarters
National Guard Armory

Cabin (Russian River)
National Guard Armory

City or Place
Building Name

KENNY LAKE

School

Storage

Living Qtrs. w/wanigan

Classroom & Quarters

Kitchen-Diner

Relo. Classroom

KETCHIKAN

Garage & Office

Vehicle Storage

Juvenile Detention Home

National Guard Armory

Storage

Crew Change & Storage

Dock & Transfer Bridge

New Waiting Room & Walkway

City or Place
Building Name

KING SALMON

Living Quarters

Shop

Storage

Fuel Storage

Office

Trailer

Living Quarters

Living Quarters

Utility & Storage

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

KITOI BAY (Afognak Island)

Mess & Bunk House

Bunk House

Power House

Hatchery & Research

City or Place
Building Name

KIVALINA

Two Classrooms, Quarters,
& Water Storage

Storage

Light Plant & Warehouse

Living Quarters

One Classroom School

KLAG BAY (Chichagof Is.)

Cabin

KLAKES INLET (P. W. Island)

Cabin

KLAWOCK

Storage Facilities

KOBUK

School & Quarters

Storage

School & Quarters

Power House

Kitchen

City or Place
Building Name

KODIAK

Sand Shed
Utilities
Power House (Kelsin Bay)
Garage & Parts
National Guard Armory
Griffin Memorial Hospital
Kodiak Voc. School
Storage

Pupil Dormitory

Kitchen-Cafeteria

Apartment Bldg. 101
Apartment Bldg. 102
Mech. & Laundry
Living Quarters
Kalsin Bay Shop Design
Planning
Living Quarters
Living Quarters
Living Quarters
Living Quarters

City or Place
Building Name

KOKHANOK DAY

School & Quarters
Power House
New Power House
Kitchen

KOLIGANEK

School & Quarters
Utility Building

KONCIGANAK

School & Quarters
Power House
Two Classroom School
Living Quarters
Power House

KOTZERUE

Office & Quarters
Employment Office
Shop Bldg. & Storage
Combined Facilities
Living Quarters

City or Place
Building Name

KOUGAROK

Warehouse
Warehouse
Cook & Bunk House

KOYUK

2 Classrooms, Qtrs. & M.P.
Power House, Flush Toilets
Guest Qtrs.

KOYUKUK

School & Quarters
Power House
Kitchen

City or Place
Building Name

LAKE EUA (Baranof Island)
Utility

LAZY BAY (Alitak)
Cabin

LEVELOCK
School & Quarters
Light Plant
Light Plant & Warehouse
Kitchen & Diner

LIMESTONE INLET (Below Taku H.)
Cabin

LOWER TONSINA
Power House

City or Place
Building Name

MC GRATH
Living Quarters

Living Quarters

Privy
Health Center & Quarters
School
MP Room & Classroom Add.

Shop
Living Quarters
Living Quarters
Storage
Living Quarters

MANLEY HOT SPRINGS
Portable Classroom
Living Quarters
Kitchen

MANOKOTAK
School & Quarters
Two Classroom Add.
Living Quarters
Power & Warehouse
Living Quarters

MENTASTA LAKE
School & Quarters
Power House
Living Quarters

City or Place
Building Name

MENTASTA LAKE (continued)
Kitchen
Power House

METLAKATLA
Grade School
Manual Training Shop
Manual Training Shop
Addition to High School

Junior/Senior High School

MINTO (Old)
School & Quarters, New Bldg.
School & Quarters, Old Bldg.
Power & Warehouse
Warehouse
Guest Quarters

MINTO (New)
Relo. School
Living Quarters
Kitchen & Diner

MOOSE PASS
Main Depot Garage
Storage
Sand Shed

City or Place
Building Name

NAKNEK

Depot Garage
Power House
Health Center & Quarters
Storage
Cabin
Cabin
Cabin
Cabin

NELCHINA

Storage
Utility House

NELSON LAGOON

School & Quarters
Kitchen
Power House

NENANA

Warm-up Garage

NEWHALEN

School

Living Quarters
Utility

City or Place
Building Name

NEW STUYANOK

School
Living Quarters
Power House

NIKOLAI

School & Quarters
Addition
Power House
Kitchen
Power House

NIKOLSKI

School & Quarters
Light Plant

NINILCHIK

Main Garage (Depot)
Portable Bunk House
Portable Bunk House

NOATAK

Four Classroom School
Living Quarters
Living Quarters
Power House & Water Treat.

City or Place
Building Name

NOME

Main Garage
Storage
Sand Storage
Bunk House
Apts. & Office
Equipment Storage
Service Station
National Guard Armory
Office & Quarters
William E. Beltz School
South Wing Addition
Storage
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Warehouse
Utility

Wanigan (on skids)
Cook House (on skids)
Wanigan (on skids)
Wanigan (on skids)
Wm. E. Beltz Apt.
Dormitory
Boy's Wing
Girl's Wing
Center

Dining Hall

Garage
Hangar

City or Place
Building Name

NOME (continued)

Hungar
Warehouse
Shop
Vault Field Lighting
Pump House
Storage
Storage
Storage
Storage
Storage
Hangar
Slaughter House
Hangar
MP Rm Add, Wm E Beltz School

Living Quarters
Utility Building

NOME DISTRICT (Cottonwood Camp)

Tool Shed
Shop
Meat House
Power House

NOME DISTRICT (Big Hurrah Camp)

Storage
Cook House
Wanigan (on skids)
Wanigan (on skids)
Wash House

NOME DISTRICT (Quartz Creek Field)

Cook House
Bunk House
Bunk House

City or Place
Building Name

NONDALTON

School & Quarters
Three Classroom Addition
Light Plant, Water & Whse.
Living Quarters
Power House
Living Quarters

NOORVIK

Four Classrooms & MP Room
Living Quarters
Living Quarters
One Classroom School
Water Storage, Storage
Power House
Living Quarters
Living Quarters
One Classroom School
One Classroom School
One Classroom School
One Classroom School

NORTH POLE

Scale House

NORTHWAY

Two Classroom School
Living Quarters
Warehouse
Store
Septic Tank House
Classroom (Relo.)
Classroom (Relo.)
Classroom (Relo.)
Classroom (Relo.)
Living Quarters
Utility
Kitchen & Dining

City or Place
Building Name

NULATO

New School & Quarters

Power House & Toilets
Living Quarters
Living Quarters
School
Living Quarters
One Classroom School
One Classroom School
One Classroom School

City or Place
Building Name

O'BRIEN CREEK

Cook House & Quarters
Authentic 3 Holer
Garage

ONGSENAKLE (Portage Creek)

School
Warehouse
Two Classroom School
Living Quarters
Kitchen
Power House

City or Place
Building Name

PALMER

Main Garage
Eng. Office & Storage
Storage
So. Central Pioneers Home

PALMER DISTRICT-MILE 61-GLENN HIGHWA

Adult Conservation Camp
Dormitory & Mess Hall

Admin. Office
Vocational Shop

PAULS LAKE (Afognak Island)

Cabin
Storage

PAULOFF HAREOR

School & Quarters
Power House

PAXSON

Living Quarters

Utility House

City or Place
Building Name

PEDRO BAY

School & Quarters
Warehouse
Power House
Kitchen
Power House

PERRYVILLE

School & Quarters

Warehouse

Latrine
Latrine
Power House

PETERSBURG

Warehouse & Shop
Storage Shed
Warehouse
Warehouse
Warehouse
Ferry Waiting Room
Dock & Transfer Bridge
Storage Building
Shop Building

City or Place
Building Name

PILOT POINT

School & Quarters

Power House

Power & Warehouse Bldg.

PITKAS POINT

School & Quarters

Power House

Kitchen & Diner

PLATINUM

Classroom & Quarters

Kitchen & Diner

One Classroom School

PLEASANT BAY (Admiralty Is.)

Cabin

POINT HOPE

Four Classrooms

Two Living Quarters

Power & Warehouse,

Chem. Toilets

Water Storage

Living Quarters

One Classroom School

One Classroom School

City or Place
Building Name

PORT ALICE

Living Quarters

PORT HEIDEN

School & Quarters

Power House

Power House

Kitchen & Diner

POTTER

Scale House

PRINCESS BAY (Eehn Canal)

Cabin

City or Place
Building Name

QUARTZ CREEK (End of Kenai Lake)

Garage & Warehouse

Cook House

City or Place
Building Name

RAMPART

School & Quarters

RED DEVIL

School
Power House
Living Quarters

REDFISH CAPE (Baranof Is.)

Cabin

REDOUST LAKE (Barnof Is.)

Cabin

RUBY

School, Qtrs. & Storage
Addition

Storage
Storage
Power House
Power House

RUSSIAN MISSION (Yukon R.)

School & Quarters
Power House
Living Quarters
Power House

RUTH LAKE (Afognak Is.)

Cabin

City or Place
Building Name

SALMON BAY (P. W. Island)

Cabin

SAINT MARY'S

Maintenance Shop

SAND POINT

School & Quarters
School, MP Room Adn.

Storage

Living Quarters
Maintenance Shop
House Trailer
Headquarters, Fish & Game
Living Quarters

SANDY RIVER (Alaska Penn.)

Utility

SAPSUK TOWER (Nelson R. Ak. Penn.)

Utility

SAVCONGA

Maintenance Shop

City or Place
Building Name

SELAWIK

Four Classrooms
Living Quarters
Power & Warehouse, Sewage T.
Warehouse
Living Quarters.
Living Quarters
Living Quarters
One Classroom School
One Classroom School
One Classroom School
One Classroom School

SEWARD

Main Depot
Storage
Storage
Storage
Sand Shed
Powder House
Sand Shed
Storage
Storage
National Guard Armory
Living Quarters
20 Man Relo. Housing Unit
20 Man Relo. Housing Unit
20 Man Relo. Housing Unit
Vocational School Shop
Vocational School Shop

City or Place
Building Name

SEWARD (continued)

Kitchen Diner Sleeper (Bear Cr
Kitchen Dining Complex
20 Man Relo. Housing Unit
Airport Storage

CHISELAKE

Two Classrooms & Quarters
One Classroom School
Power House
Community Bldg.
Storage

Living Quarters
One Classroom School

SEUNGNAK

Two Classrooms & Quarters

Power House
Living Quarters
Living Quarters
One Classroom School
One Classroom School
One Classroom School

City or Place
Building Name

SILVERTIP

Storage
Storage
Powder House
Radio Annt. House
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Living Quarters
Two Car Garage
Two Car Garage
Office & Garage
Garage, Storage & Power House
Storage

SITKA

Office, Warehouse, Storage
& Garage
Pioneer's Home
Living Quarters
Garage
Nurses Quarters

National Guard Armory
Garage

Ferry Waiting Room
Dock & Transfer Bridge

City or Place
Building Name

SKAGWAY

Garage
Storage
Fuel Storage
Cap House
Powder House
Ferry Waiting Room
Dock & Transfer Bridge

SLANA

Main Garage & Storage
Power House
Storage
Living Quarters

SLEETNOTE

One Classroom & Quarters

Power House
One Classroom School

SNAKE RIVER

Cabin

City or Place
Building Name

SOLDOTNA

Main Garage & Office, Storage
Steel & Iron Storage Shed
Storage
Carpenter Shop
Storage
Storage
Storage
Mobile Bunk
Living Quarters
Living Quarters
Living Quarters
Living Quarters, Garage
& Storage

SOUTH FORK

Bunkhouse
Cabin
Cabin
Cabin
Garage
Grocery
Lodge
Shed

STEESE HIGHWAY 82 MILE

Bunk House
Storage
Cook House
Meat House
Storage (Misc.)
Storage (Oil)
Bath House

City or Place
Building Name

ST. JOHN'S HARBOR

Living Quarters
One Classroom School

STERLING

Scale House

STEVENS VILLAGE

School & Quarters
Utility Bldg.

STIKINE RIVER

Cabin
Cabin

STONY RIVER

School & Quarters
Addition
Kitchen
Power House

SUMMIT

Storage
Airport Storage

SINTRANA (Usibelli Mines)

School & Quarters

SWAN ISLAND (Admiralty Is.)

Cabin

City or Place
Building Name

TAKOTNA (near McGrath)

Main Garage
Living Quarters
Storage

Storage
Warehouse
Power House
Power House (emergency)
Bunk House
Storage

TALKEETNA

Shop
Living Quarters
Storage
Shop Building

TANACROSS

School & Quarters
Storage
Power Plant Storage

TATIANA

School & Quarters

1st Addition
2nd Addition

Living Quarters
Living Quarters
Shop

City or Place
Building Name

TANANA (continued)
Vehicle Storage

Storage

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Living Quarters

Shop Building

TANGLE LAKES
Storage

TATITLEK

School & Quarters

Light Plant, Water & Whse.

TAZLINA

Cap House

Warehouse

Warehouse

TAYLOR HIGHWAY MILE 28.7
Vehicle Shelter

City or Place
Building Name

TELLER

School

Living Quarters

Warehouse

School Multi-Purpose Bldg.

Power House

TENAKEE

School

Storage & Toilets

THOMPSON PASS

Garage & Parts, Power Plant

Office & Quarters

THORNE LAY

School Relo.

School Relo.

Living Quarters

Living Quarters

School Multi-Purpose Bldg.

THORNE ISLAND

Living Quarters

City or Place
Building Name

TOGIAK

School

Living Quarters

Living Quarters

Utility Building

School Multi-Purpose Bldg.

Living Quarters

Living Quarters

Classroom

Classroom

Classroom

Classroom

TOGIAK RIVER

Cabin

TOK

Maintenance Shop

Garage

Generator House

Grease Rack House

Warm Storage

Storage Shed

Warm Storage

Main Garage, Parts Office

Rec. & Mess Hall & Storage

Pump House

Three Car Garage

Office & Living Quarters

Living Quarters

Auto Garage

Storage

City or Place
Building Name

TOK (continued)

School & Living Quarters
Addition

Garage & Storage
Power House
Public Health Center
Classroom Spec. Ed.
Jail Building

Scale House

Warehouse

Living Quarters

TONSINA

Equip. Storage & Sand Shed
Storage

TRIMM'S CAMP

Office & Quarters
Maint. Garage & Power House
Power House
Storage
Storage
Emergency Shelter
Emergency Shelter
Emergency Shelter, Vehicle
Emergency Shelter
Warm Emergency Vehicle Stg.
Living Quarters
Maintenance Shop (Hwy)

Generator Building

City or Place
Building Name

TWIN HILLS

School & Living Quarters

Power House

City or Place
Building Name

UGASHIK

Cabin
Storage

UMIAT

Living Quarters
Shop
Storage
Storage
Storage
Storage
Latrine
Utility Building
Shop
Control Station
Transmitter Site
Power House
Living Quarters

UNALAKLEET

Living Quarters
Living Quarters
Living Quarters

UNGA

School & Quarters

Power House

City or Place
Building Name

VALDEZ

Storage
Storage
Fire House
Scale House
Cap House
Powder House
Dock & Ramp Approach
Central Heating Plant
Office Building

Laboratory
Service Station
Garage & Warehouse

State Hospital & Vocational
Rehabilitation Bldg.

Ferry Ticket Office
Ramp
Maintenance shop

Warehouse

City or Place
Building Name

WALES

Two Classrooms & Quarters
Power House & Utilities

WASILLA DISTRICT

Living Quarters, Y.C. Sup't.
Y. C. Dormitory
Y. C. Mess Hall
Y. C. Admin. Office

Y. C. Educational Unit (H&SS)

WHALE PASS

Cabin
Storage

WHITE MOUNTAIN

Four Classroom School

Living Quarters
Power House
Warehouse & Quarters

WHITTIER

Dock & Ramp Approach

City or Place
Building Name

WILLOW

Garage

WINDFALL (Admiralty Island)

Cabin
Storage

WOOD RIVER (Bristol Bay)

Cabin

WORTMAN (Formerly 19 Mi. Richardson)
Sand Shed & Equipment

WRANGELL

Warehouse
Warehouse
Office, Maint. & Storage
Ferry Waiting Room
Dock & Transfer Bridge

City or Place
Building Name

YAKUTSK

Living Quarters
School

Living Quarters
Living Quarters
Living Quarters
Warehouse (Oil)
Garage & Quarters
Storage
Airport Office

Shop
Gasoline Pump House
Shop
Storage
Living Quarters
Living Quarters
School
Warehouse
Utility

These buildings shall be of moderate and reasonable construction, structurally sound and utilitarian. Their construction costs shall be commensurate with the cost of similar buildings in the locale at the time these buildings are bid.

The ^{net} square footage for these buildings shall be approximately:

-
- A. Census Center
 - B. No. 11, 15

14 June 1972

Honorable John Butrovich
Chairman, Senate Finance Committee
Alaska State Legislature
State Capitol
Juneau, Alaska 99801

RE: HCR 28, Second Session, Seventh State Legislature

Dear Mr. Chairman:

I meant to bring to the attention of the Senate Finance Committee on last Saturday (but forgot it) the lack of clear legislative intent in the above captioned resolution as the language relates to "total cost" of the various Pioneer Home capital improvements. Depending on your desire, the "total cost" language should read in one of the following ways, or in language substantially similar:

1. "the total construction cost of the facility shall not exceed \$."
2. "the total dollar amount of the bond sale for the facility shall not exceed \$."

As the language stands it is not clear which of the above interpretations is intended. Furthermore, if the "total cost" figures were interpreted to mean the total amount of the debt service (principal and interest) over the life of the bonds, the capital outlay would have to be considerably reduced so as not to exceed the stipulated amount. I feel reasonably certain this latter interpretation is not the intent of the Legislature, but the language as it stands could cause difficulty with bond counsel. Therefore, we respectfully request your consideration of alternative (1) or (2) above.

Sincerely yours,

JOSEPH R. HENRI
Commissioner

JRH/mjc

CC: Honorable George Mohman ✓
Chairman, House Finance Committee
Alex Miller
Eric Wohlforth, Commissioner of Revenue
Ernie Spink, Alaska State Housing

STATE OF ALASKA

WILLIAM A. EGAN, GOVERNOR

DEPARTMENT OF ADMINISTRATION

OFFICE OF THE COMMISSIONER / POUCH C — JUNEAU 99801

11 June 1972

Honorable George Hohman, Chairman
House Finance Committee
House of Representatives
State Capitol
Juneau, Alaska 99801

RE: HCR 4, Second Session, Seventh Legislature

Dear Mr. Chairman:

With reference to the Committee's request yesterday on the above subject, the following is given:

1. On page 2, at line 5, add another resolve paragraph as follows:

AND BE IT FURTHER RESOLVED: Before the Alaska State Housing Authority sells its evidences of indebtedness for the purpose of financing the construction of the above-named projects, as to each, site, schematic plans, and the dollar amount of the indebtedness must be approved by the Legislative Budget and Audit Committee.

2. Bond counsel has recommended a technical amendment to the resolution as to the Kenai facility, on page 2, line 1, as follows:

In Kenai: Combined Court and Office Building;

3. We anticipate being able to present to the Legislative Budget and Audit Committee by the latter part of October, 1972, a proposed site, the schematic plans, and the total dollar amount of the required ASHA indebtedness on the following projects described in the resolution:

Honorable George Hohman
Chairman
Page 2

Anchorage: Public Works Maintenance Building
Testing Laboratory Building
Airport Building

Juneau: Records Center
Regional Office Building

Fairbanks: Public Safety Building

Sitka: Court and Office Building

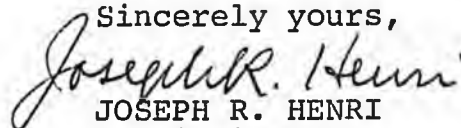
The above-listed projects can be sited and planned quickly because we already have considerable data on them. This does not mean that some or all of the other facilities could not be sited and planned as quickly, but we cannot say at this time. We would begin on all of them at once.

In order to do any advance planning which can be brought to the Budget and Audit Committee, a supplemental sum of \$553,000.00 must be appropriated to the Department of Public Works, Division of Buildings, so that work can commence at once. It should be a non-lapsing, capital improvement appropriation so that a revolving fund for advance planning will be continuously available. As the planned projects are funded by bond proceeds, the expended planning appropriation would be restored from these bond funds, and available for use on other facilities.

4. Rather than submit some of the siting, schematic plans and dollar amounts to the Budget and Audit Committee, and some to the first session of the Eighth Legislature, we would strongly prefer submitting each and all of the projects to the Committee. There is the advantage of its being easily convened at any time, and of being only one body from whom to seek concurrence. Any legislators with strong views on any particular facility can readily make them known to the Committee, and his influence felt.

Thanking you for your continuing patience and interest, I remain,

Sincerely yours,


JOSEPH R. HENRI
Commissioner

JRH/mjc

CC: Honorable William A. Egan
Alex Miller
Commissioner George W. Easley
Mr. John Benson
Members of House Finance Committee

Handwritten scribbles



TO: Tom E. Main, Area Supervisor
Division of Supply
Department of Administration

DATE May 1, 1972

FROM: John M. Stern, Jr., Chairman Building Security and
Alaska Public Utilities Janitorial Service
Commission

Handwritten signature

A week ago Saturday and Sunday, I was in our office and at this time all doors to all offices were wide open. I thought that the janitors must be in the immediate vicinity and did not close the doors. Nevertheless, when I came to work on Monday, I found that no janitorial service had been performed over the weekend.

First of all, it is my understanding that we are entitled to janitorial service five days per week. We also notice that the tables in our hearing room are not wiped off. Plainly the level of janitorial service has decreased rather than increased with the recent change in service.

Secondly, we are extremely concerned over the security in this building. In addition to the incident referred to above, on Saturday, April 29, 1972, when I came to the office around 12:00 noon, the lock to floor eleven was open. I am investigating this matter in our internal staff.

Finally, I've called you at least twice regarding the proliferation of black soot and paper coming off the roof of the MacKay Building. Last week these bits and scraps of charred paper blew into my office. Surely you must have some control over the management of this building and their inefficient burning practices.

Again, an elevator was broken down for most of one day last week.

Tom, all in all the service in this building is below standards and interferes with the efficient administration of our office. Unless something is done to correct the situation in this building, the APUC is giving you long term notice that we will be departing the premises.

JMS:ljm

cc: Commissioner Kenneth Kadow
Department of Commerce

Commissioner Joe Henri ✓
Department of Administration

May 1, 1972

P.S. While we are talking about the building, I have had informal comments that the safety of this building is questionable. I am advised that the stairwells may well not meet safety standards with the number of people employed in this building. There is also a question as to whether these stairways would be smoke free in the event of a fire. We also note that there are no evacuation instructions or alternate ways of leaving this building in the event that the lower floors were filled with fire or smoke. In my opinion the building is a definite hazard, and it seems to me the State should take some immediate steps to correct these evils. JMS

HCR 4

MEMORANDUM

State of Alaska

TO: The Honorable George Hohman
House Finance Committee

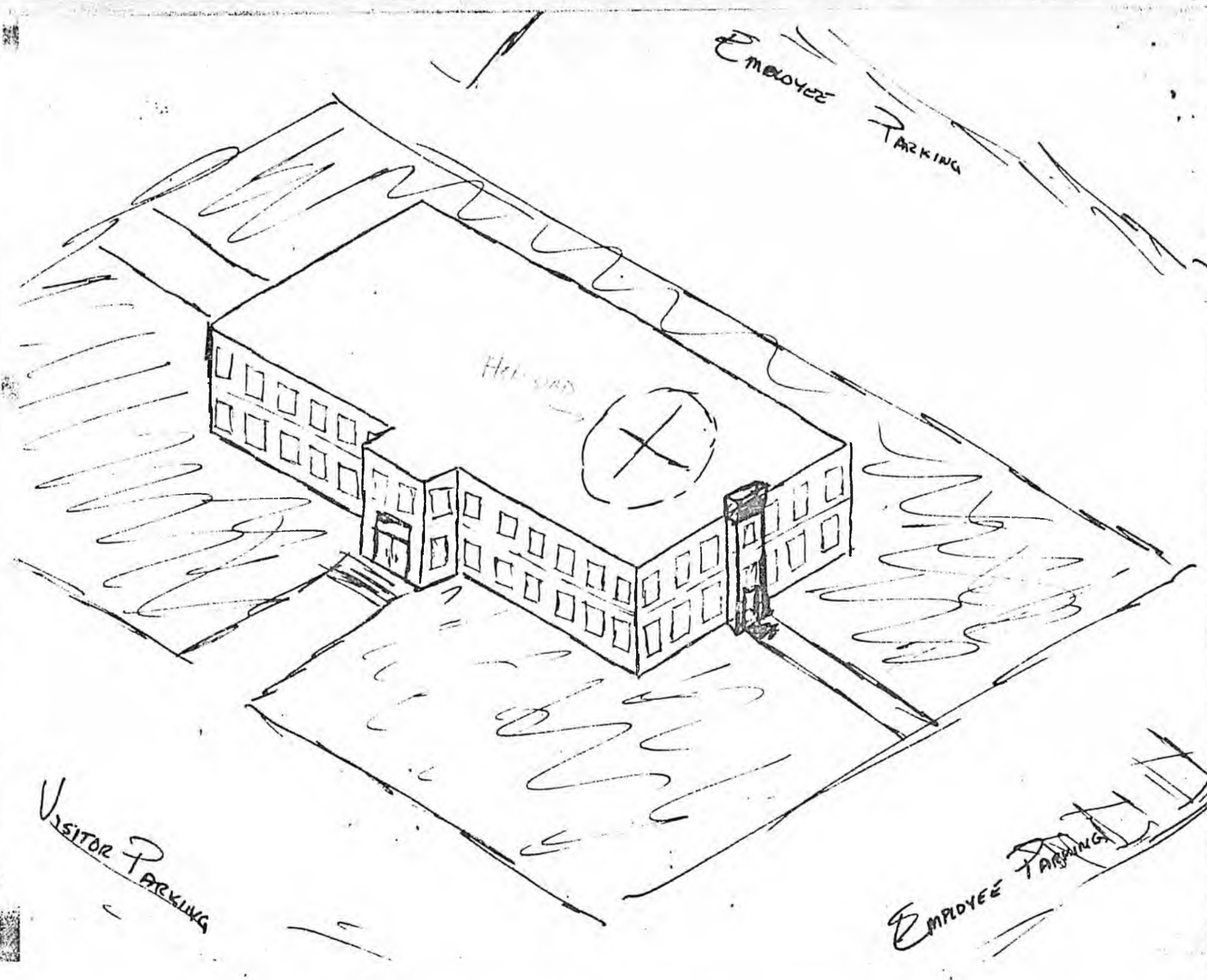
DATE : 24 April 1972

FROM: Lt. Gerald F. Dahl
Department of Military Affairs

SUBJECT: Military Affairs-Public Safety
Composite Building

1. As you requested I am enclosing a very rough sketch of what we would like in the proposed Military Affairs/Public Safety Building.
2. I am at your disposal this week in Juneau to discuss revisions and improvements to these sketches. Pending your approval, I will send the sketch to the other agencies involved asking for comments and recommendations.
3. Several comments regarding the layout.
 - a. For structural reasons the hallways will have to be very close to the same location on all floors.
 - b. Walls breaking the outside ring of offices are necessary to keep sounds to the minimum. Standard six foot dividers may be used to divide the larger offices.
 - c. The mechanical room in the basement may not have to be as large as depicted. If not, more offices will be included.
 - d. As stated on Budget Form 12 Series. The basement will be stressed to withstand atomic fallout and earthquakes, complete with all communication systems and standby power to operate independently in case of disaster.
4. We presently have a 20 acre site on Tudor Road licensed by the Department of Army to the Guard. State title is pending settlement of Campbell Creek Military Reservation. I do not see any problem for obtaining it as it is adjacent to our National Guard Maintenance Shop and the New Highways complex.

1 Incl
as



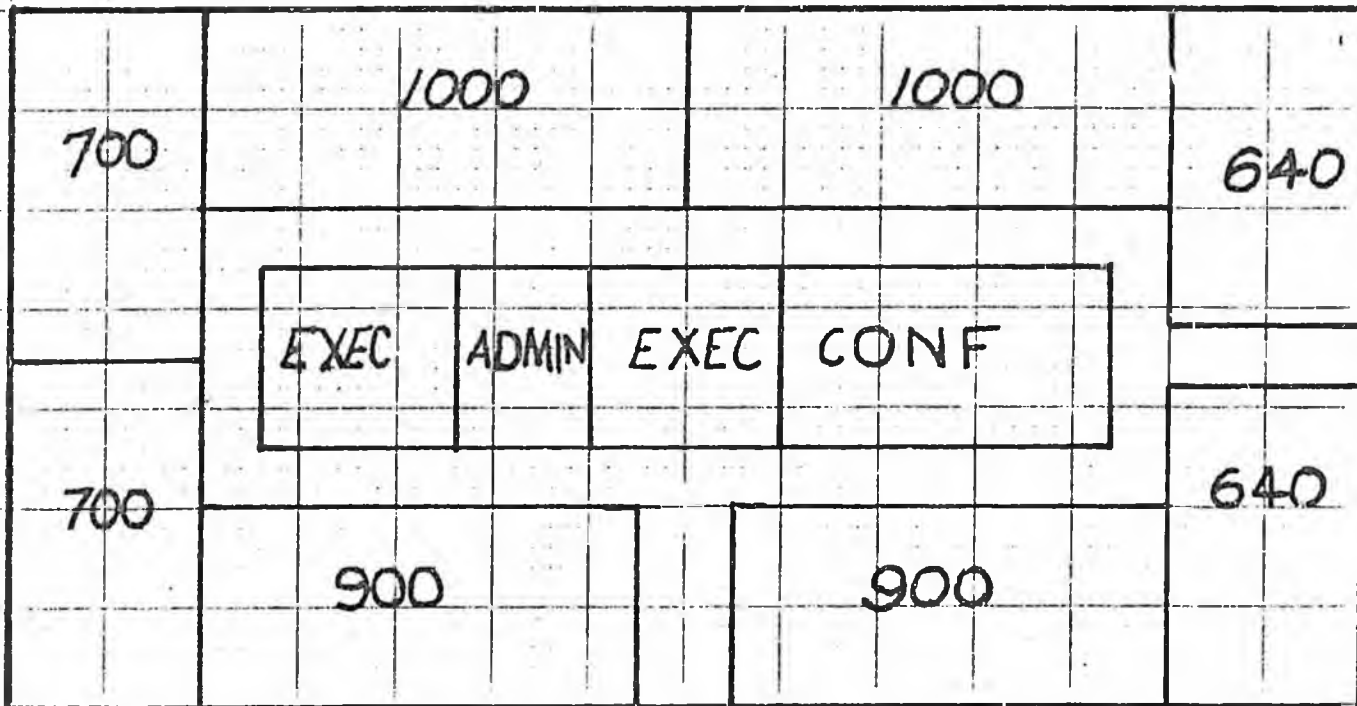
EMPLOYEE
PARKING

Helipad

VISITOR
PARKING

EMPLOYEE
PARKING

1 & 2 FLOOR



SCALE 1" = 20'

BASE MENT

MECH EQUIP
 ✓ HEAT
 ✓ EMER POWER
 ✓ 8" DOORS ✓ WELL
 ✓ AIR FILTER

MEN'S DORM

MEN WARDEN
 TOKEN/TOKENET

INTELEGRAPH

WOMEN'S

DORM

OFFICE
 OFFICE
 OFFICE

COM - BUTER	MESSAGE	OPNS	KITCHEN
OFFICE	CENTRAL		

CONFERENCE

DINING

EMERGENCY ENTRANCE

OFFICE

OFFICE

EXER

RADIOLOG

WARNING

ADMIN

OFFICE

OFFICE

OFFICE

REGULAR ENTRANCE/EXIT

SCALE 1" = 20'

STATE
of ALASKA

MEMORANDUM

HCR 4

TO:

Honorable George Hohman
Chairman, House Finance
Committee
Alaska State Legislature

DATE : 17 April 1972

FROM:

Commissioner Joseph R. Henri
Department of Administration

JRH
SUBJECT: Your letter of 24 March regarding
ASHA building projects pending
before the legislature.

I sympathize with your expressed reservations concerning the "traditional way" in which the building projects of the Alaska State Housing Authority have been authorized by the legislature inasmuch as the size, quality and dollar amount of these buildings have been out of the purview of the body. It was this very defect that Governor Egan remedied by allowing me to contract with SUA for a definitive space study, which constitutes the backup for our proposals in HCR 4.

As to the buildings in that Resolution, the SUA document and the material transmitted to the legislature with the proposal (recapped in my memorandum on HCR 4 dated 29 March 1972) detail for the Committee the size and use of the facilities as well as their 1973 construction costs. The one thing we do not have for the Committee is the precise location of the projects. In a general way, I can speak of the situs of at least some of the buildings:

1. Juneau: The buildings here would be placed in accordance with the Crittenden Plan of October 1969, of which a xerox copy of p 14 is attached, entitled "Area Development Plan." The office spaces yet to be developed on that plan are B, G, H and I.

2. Anchorage: The Public Works Maintenance Building, the Testing Laboratory Building and the Public Safety Military Affairs Building would be located on State land at Boniface and Tudor Roads. The Airport Building would be at the Anchorage International Airport. The location of the Regional Office Building and the Labor Building is undetermined.

3. Fairbanks: The Regional Office Building would be on Barnette Street diagonally across from the existing State Office Building, either in the urban renewal area, or in a vacant lot adjacent to the present Municipal Utility System's building. The Public Safety Building would likely at the airport, although this is not definitive.

4. Kenai: Site unknown.

5. Kodiak: Site unknown.

Honorable George Hohman
17 April 1972
Page 2

6. Sitka: Court and Office Building in urban renewal project adjacent to new Sitka fire station. Public Safety Academy and Physical Education Buildings on land purchased from Sheldon Jackson Junior College, on the campus site.

The two-volume SUA report well indicates the size and use of the facilities. For example, on p 122 of the first volume, Table 45 gives the uses and square footages for each of the three floors of the Fairbanks Regional Office Building, containing 15,000 net feet per floor. At this stage, the building is "hypothetical" but its general size and use is clear. Beginning at p A-244 of Volume II, greater detail is given along with the space standard used, as explained on p A-i of that volume.

Because neither the Alaska State Housing Authority nor the Department of Public Works have ever been funded with a revolving planning fund, it is not possible to produce preliminary designs until the funding has been realized. Nevertheless, we anticipate that each building will be structurally sound and utilitarian, moderate and reasonable; it is on this basis that the construction costs have been given. None of the buildings would be rich or ornate; the emphasis would be on practicality and safety.

The author of the SUA report could be made available to the Committee at a mutually agreeable time, if that would be of assistance.

If I or any of my staff can assist further with the matter in HCR 4, we will be happy to try.

You have also asked for information on SCR 15 and HCR 28, pertaining to a pioneers' home at Anchorage. As these measures are introduced by various legislators, you would have better in mind what they anticipate as to the proper size, construction and location of a picneers' home at Anchorage.

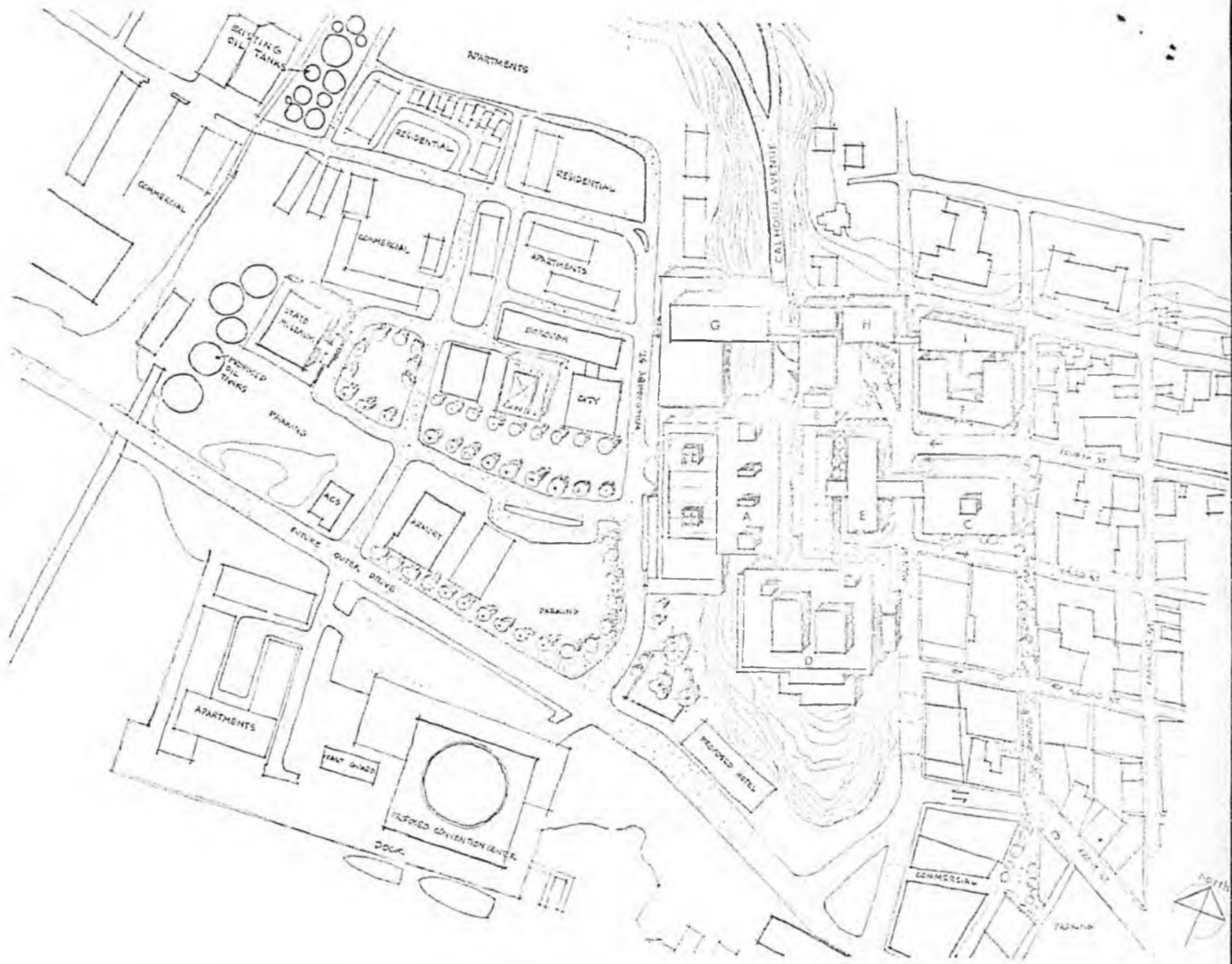
HCR 37 is also legislatively originated, but the intent there would be to purchase an existing office building already occupied almost exclusively by the State of Alaska, known as the Simms Building; it is located in downtown Palmer. The State has and will continue to have need for offices in that City. Again, the legislative sponsor may wish to speak directly to the Committee on the subject.

The purport of SCR 3, requesting a Public Safety Academy at Sitka, is already covered by the Governor's proposal in HCR 4.

JRH/kh
Attachment

(dictated but not reviewed)

AREA
DEVELOPMENT
PLAN



STATE
of ALASKA

MEMORANDUM

TO:

Honorable George Hohman
Chairman, House Finance
Committee
State Capitol

DATE : 29 March 1972

FROM:

Commissioner Joseph R. Henriksen
Department of Administration

SUBJECT: HCR 4; your memorandum dated
1 March 1972.

In answer to the above referenced memorandum, the following is furnished according to your question sequence:

1. Attached is a copy of Governor Egan's letter transmitting House Concurrent Resolution 4 to the Speaker of the House; it appears in the House Journal for 14 January 1972. The Resolution would legislatively authorize the construction of State-owned space recommended by the SUA report, earlier transmitted to each Committee member. There was no letter of transmittal with the study. The only transmittal letter was the Governor's, accompanying HCR 4. (Exhibit A)

2. Exhibit B, attached, shows the gross and net square feet required for each of the SUA recommended buildings, the cost per year to retire the construction cost and pay maintenance and utilities, the capital construction cost based on 1973 figures, as well as annual rents paid currently in each of the six cities to private landlords (excluding ASHA). While Exhibit B provides the dollars anticipated to be spent on the ASHA buildings versus present dollars spent for private rents, Exhibit C portrays the long-range savings to be realized by the State through the lease purchase of ASHA office buildings.

Exhibit D is a graphic illustration of the escalation in the number of leases and the dollar amounts, FY 1967 through FY 1971.

Exhibit C demonstrates that over a term of years HCR 4 would save the State large dollar amounts (actual cash), while at the same time giving the people of Alaska the ownership of the office structures. In other words, over a 22-year term, the State will have spent less for "rent" and have gained the ownership of the occupied buildings. At the end of the pay-out period, the cash drain would be dramatically reduced, inasmuch as the only cost for those buildings at that time would be the utilities and maintenance.

State construction of new facilities would allow for a much greater degree of coordination and cooperation between agencies.

Honorable George Hohman
29 March 1972
Page 2

Better service to the Alaska public would likewise be realized. Combining facilities, sharing equipment and services all add to a much more efficient and less costly operation. In other words, we would be in space especially suited to our needs.

Present lease payments to private landlords are not an adequate base from which to determine what we might save by eventual ownership of the ASHA office buildings. To compare costs one must consider the location and the quality of the space. For example, a cost of \$.29 per square foot per month is probably in a dilapidated building in an undesirable location without proper maintenance. On the other hand, the ASHA buildings would be modern, well built, and wholly adequate.

The square footage projections in Exhibit B will meet needs to 1985. In every case it is cheaper to construct the space at this time, rather than delay and build at higher cost later on.

Furthermore, it is unrealistic to expect rental rates to remain as low as they are. Between 1970 and 1971 rent outlay rose over 20%. While such dramatic increase may not occur every year, I am convinced that by 1985 we will have paid more dollars to remain in privately owned rental space than in publicly owned ASHA space. And at the same time we will not have gained a dime's worth of equity. Well built buildings, on the other hand, will be debt free after 20 years and still afford decades of good service to the agencies. The modern concept of open floors would be employed in these buildings, so that whatever future needs may be, the buildings would be adaptable to them at very little expense.

The second part of Question 2 requests information on how much of its own building the State is doing. To answer that, I have attached Exhibit E which lists all buildings owned by the State of Alaska as of 1 January 1972, EXCLUDING all buildings owned by the Alaska State Housing Authority. We are, of course, recommending that the State Housing Authority build all sixteen buildings listed in Exhibit B, and rent them to the State, thus fulfilling State need in each of the six locations.

3. Exhibit F lists all ASHA buildings rented by the State of Alaska as of 1 January 1972.

4. Property costs have been estimated. The locations and buildings for which we anticipate having to purchase property are the following:

Honorable George Hohman
29 March 1972
Page 3

Location	Building	Land Cost
Juneau	Record Center	\$200,000
	Public Safety & Transportation	200,000
	Regional Office Building	300,000
Anchorage	(No cash expenses are anticipated for this location)	
Fairbanks	Regional Office Building	300,000
	Public Safety	
Kenai	Combined Court and Office Facility	50,000
Kodiak	Regional Office Building	50,000
Sitka	Court and Office Building	100,000
	Public Safety Training Academy Main Building	75,000
	Public Safety Physical Education Building	50,000

The land costs herein given are already included in Exhibit B under the column "Capital Cost." In other words, land is not an additional cost but an included cost in the figures previously given.

A final word about the desirability of building these offices immediately: Construction of these buildings should be underway before pipeline activity commences, thus injecting some vigor in the economy which has flagged somewhat because of oil line delays. Then, too, the buildings should be completed during the height of an economic boom resulting from pipeline construction so that landlords whose premises the State would vacate could easily find new tenants at higher rents.

JRH/kh

STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

DIVISION OF SUPPLY

POUCH C — JUNEAU 99801

WILLIAM A. EGAN, GOVERNOR

copy letter only

March 20, 1972

The Honorable George H. Hohman, Chairman
House Finance Committee
State House of Representatives
State Capitol,
Juneau, Alaska 99801

Dear Mr. Hohman:

In furtherance of our support for H.C.R. 4 we wish to submit the two attached State Fire Marshall's Reports.

One report, dated January 4, 1972, outlines serious hazards to life and property at the Juneau Support Building. The other, dated April 2, 1967, expounds upon hazardous conditions in the old Territorial Bldg., Juneau. The first structure is occupied by the State Department of Fish & Game and the second by the Department of Health & Social Services.

It also might be interesting to note that the Community College Building behind the Capitol, (which was occupied by the State Division of Personnel), and which recently burned, had been condemned because of not meeting fire and structural codes.

This information is given to partially illustrate the poor office facilities that we must ask state employees to work in. Our first concern is for the welfare of those working in, or having cause to be in, such structures. But, not to be overlooked is the state potential liability exposure, should lives be lost in a structure that was knowingly substandard.

It leaves those with the responsibility for housing state agencies in a dilemma. Should a hazardous building be used at all? If so, should monies be spent to bring the building up to standards regardless of whether the structure is worth it or not? If it is a rented building, should the state remodel at their own cost, if the landlord refuses to do so?

As voiced before, we feel the best and most economical way to house state agencies is through state construction and ownership of the buildings listed in our proposal which is before you now. This information is submitted to hopefully help in your deliberations.

Sincerely,

Richard C. Bradley
Richard C. Bradley, Director
Division of Supply
Department of Administration

RCB/mi
enclosures

STATE OF ALASKA
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE PREVENTION
State Capitol - Pouch H
Juneau, Alaska 99801
April 12, 1967



INSPECTION NOTICE

To: Wallace J. Chapman, H.D.,
Commissioner
Department of Health & Welfare
Health & Welfare Building
Pouch H
Juneau, Alaska 99801

Occupancy: Health & Welfare
Building
(Old Territorial
Building)
Inspection Date: April 8, 1967
USC Classification: Group F
Division 2

During our inspection of the above premises, the following conditions were noted.

This is a two story building, 47.4' x 99.10' with a basement and exclusive of walk-in vault.

The following conditions were found to be in violation of the Alaska State Fire Safety Code:

1. Basement exits do not open with path of egress. (Section 3303 (b), Uniform Building Code)
2. One of the main exit doors was found to be inoperable because of a latch. (Section 3302 (c), Uniform Building Code)
3. Side exit, for egress from second floor, does not open with path of egress. (Section 3303 (b), Uniform Building Code)
4. Because of file cabinets and other equipment in the corridors, some places in the basement and on the first floor did not have the required 44 inches in width. (Section 3304 (b), Uniform Building Code)
5. One exit from T.D. room, blocked by the incubator, did only have 15 inches in width for egress. (34 inches required by Section 3303 (c), Uniform Building Code)
6. Boiler room is not separated from the rest of the building by a one-hour fire-resistive occupancy separation. (Section 1103, Uniform Building Code)
7. A heavy load of combustibles is stored in the basement. This basement is not separated from the rest of the building by a one-hour fire-resistive occupancy separation.
8. Boiler certificate indicates last inspection was held on August 29, 1966.
9. Disconnecting of the electrical wiring is not at a readily accessible point. (Section 230-70 (b), National Electrical Code)

April 12, 1967

10. Fire doors between basement and first floor are not of a one-hour fire-resistive construction.
11. Fire extinguishers in basement and Public Health Laboratory have not been checked since 1953 and 1962 respectively.
12. Transoms over doors will aid the spread of fire and should be closed and kept closed.
13. A permanent outlet shall be installed for the telephone on the second floor.

The aforementioned violations constitute, in the opinion of this officer, a distinct hazard to life, for the occupants.

It is therefore recommended to phase out the building as soon as possible or bring it up to code.

At this time there is no guarantee that, in event of fire, several lives should not be lost.

A letter, outlining steps to be taken, shall be forwarded to this office within 30 days.

If this office can be of any assistance concerning this report, or it is felt a joint reinspection should be held with the Department of Buildings as to structural and Health and Welfare as to sanitation, please do not hesitate to call on us.

Very truly yours,

Robert F. Crouse, Fire Marshal

By: Andre C. Schalk
Assistant Fire Marshal


cc: Division of Buildings
cc: Ted Borden

DIVISION OF ADMINISTRATIVE SERVICES

MEMORANDUM

TO: Mel J. Personett, Commissioner
Department of Public Safety

THRU: W. J. Chapman, M. D.
Commissioner

FROM: V. L. Iverson 
Director

SUBJECT: Fire Prevention's Inspection Notice of the Health and
Welfare Regional Building (Old Territorial Building)

DATE: June 27, 1967

This is in response to your Division of Fire Prevention's Inspection Notice of the Health and Welfare Regional Building (Old Territorial Building), which was conducted on April 3, 1967. A copy of the inspection notice is attached for ready reference.

We regret that circumstances have not permitted us to report the steps being taken to correct the noted deficiencies within the imposed 30-day time limit mentioned in the report. In the instant case we have an extremely involved and complex problem dating back for twenty or more years. We find ourselves as occupants in a state owned building which, according to Mr. Andre C. Schalk, Assistant Fire Marshall, is unsafe and, to quote from his report, "at this time there is no guarantee that in the event of fire several lives should not be lost." We have corrected or are in the process of correcting deficiencies which are within our capability to correct. These include the following:

Item 2 - Corrected.

Item 4 - This situation has been corrected.

Item 5 - This will be corrected by blocking the door in question and requiring that employees use the hall entrance door exclusively.

Item 8 - The boiler has been reinspected and the certificate is now current.

Item 11 - Fire extinguishers have been checked and records brought up to date.

Mr. Personett
June 27, 1967
Page 2

Item 12 - A request has been placed on the Division of Buildings to permanently close the transoms.

Item 15 - A request has been placed on the Juneau-Douglas Telephone Company to replace the outlet.

With respect to items 1, 3, 6, 7, 9, and 10, we are powerless to act due to insufficient funds. According to the preliminary cost estimates furnished informally by Mr. John Benson, Division of Buildings (i.e., \$70 to \$100 to modify a single door, etc.), and considering the fact that the building has outlived its usefulness by some twenty or more years and should have long since been torn down, he seriously questions the expenditure of additional state funds. He apparently feels that in so doing the state would be putting good money after bad in order to bring an obsolete and dilapidated state owned building up to the required standards.

As mentioned above, we are merely the occupants of a state owned building. We have neither the funds nor the authority to build a new building or to order the present structure torn down. The safety of our employees above all is the paramount consideration, and for this reason it is strongly recommended that the Department of Public Safety officially condemn the Old Territorial Building and order its evacuation by a specific date.

10. Commissioner Joseph R. Henri
Department of Administration

DATE: January 4, 1971

Bush
FROM: Commissioner E.W. Chapple, Jr. SUBJECT: Subport Building
Department of Public Safety

The attached memorandum from the Regional Fire Marshal, James Jaqua, to David Bush of your Department is in direct response to a request by Mr. Bush.

Inasmuch as the report is quite an eye-opener, I felt that you might like to review it prior to its getting into the machinery. Therefore I am sending it through you to Bush, if you desire to forward it.

Attachment



TO: David Bush, Program Analyst
Division of Budget & Management
Department of Administration

DATE: January 4, 1972

FROM: James H. Jaqua
Regional Fire Marshal
Division of Fire Prevention
Department of Public Safety

SUBJECT: Support Building
Juneau

The following summary covers the major areas in which the subject facilities do not meet current requirements of the Alaska Fire Safety Code or the City and Borough of Juneau Building Code. The items listed cover structural, mechanical and electrical deficiencies only.

Area of Building: 64,000 Square Feet
Type of Construction: V - Non-protected wood frame
Occupancy Groups: E-3, E-4, and F-2

The entire building is required by the current edition of the Uniform Building Code (UBC) to be of one-hour fire-resistive construction with one-hour fire-resistive exterior walls and roof. The maximum allowable floor area for the building as it now exists is 7,600 square feet for the garage-storage area (E-3, E-4), and 12,000 square feet for the office area (F-2).

To bring the building into minimum compliance with the Uniform Building Code requirements would be probably economically unfeasible. Area separation walls of two-hour fire resistive construction are required to subdivide the building into allowable floor area sections. Draft stops are required to subdivide the attic area into 2,500 square feet sections. One-hour fire-resistive walls and ceilings are required to separate the shop and office areas. An automatic sprinkler system would satisfy requirements for fire-resistive construction but could not be substituted for the area and occupancy separation firewalls.

It was noted that the South-east end of the building is settling, causing cracks in the interior walls and separation of the interior and exterior walls. The effect of this settling condition on the structural integrity of the building should be determined.

Mechanical and furnace rooms serving the office areas are required to be separated by one-hour fire-resistive construction from the office areas. The heating plant for the National Guard garage is required to be separated by four-hour construction from the vehicle storage-repair area. None of the furnace or boiler rooms is provided with sufficient combustion air. Hot air ducts from the furnace room for the Marine Highway section are not equipped with fire dampers as required where the ducts pierce the furnace room walls. Certificates for the boilers in the Fish and Game boiler room are 1-1/2 to 5-1/2 years out of date.

Electrical wiring in some areas appears to be overloaded. Circuit breakers for many of the circuits are quite warm, indicating a potential hazard. Switch panels and outlet boxes are not all grounded or adequately enclosed. The wiring in the building should be thoroughly inspected and tested.

Memorandum
David Bush

- 2 -

1/4/72

Portable fire extinguishers are generally inadequate and several of those checked have not had regular inspection and servicing. Those in the Marine Highway section had not been checked for three years.

In general, many of the rooms in the building appear to have inadequate lighting and ventilation. Small subdivisions of the building, especially in the storage areas, have created an exiting problem. Each area of the building is required to have access to at least two exits with a maximum travel distance to an exit of 150 feet.

Construction of the new Outer Drive highway will seriously affect access to the West and North sides of the building. The lack of required openings in the West Wall of the building coupled with the impending inaccessibility would cause considerable difficulty in mounting an effective fire attack should a fire occur in the shop or storage area of the building.

If you wish any further explanation or require more information please feel free to contact us at any time.

cc: Wallace DeBoff - Division of Buildings
Vern Roberts, - Department of Fish & Game

INSURANCE COMPANY OF NORTH AMERICA

The Insurance Company of North America • Pacific Employers Group •

1000 Third City, 2200 Sixth Ave., P.O. Box 12500, Seattle, Washington 98101 • Telephone (206) 454-2000

October 21, 1971

Mr. John R. Benson, Chief of Maintenance
Division of Buildings
JUNEAU - 3rd Floor - 1000 1/2th Street
Juneau, Alaska 99801

Dear Mr. Benson:

Oct 22 1971

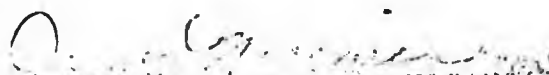
RE: State of Alaska/Sub-Port Bldg. # 1015
Juneau, Alaska - Bldg. # 1015-1007
CX 10 17 42

On September 29, 1971, I visited your building to make a technical survey.

As a result of that visit, the attached recommendations are being submitted to you for your consideration. The recommendations have been classified to control "Potential Loss Causes" on physical hazards. The letter (A, B, or C) on each recommendation is an estimate of the loss potential if the hazard is not eliminated or controlled.

In the interest of controlling losses, we would appreciate a reply from you as to the course of action you plan to take with these recommendations.

Very truly yours,


James Morrison, Representative
Policyholders Service - Tech.

JM:mn

cc: Sub-port building
Juneau, Alaska

Enclosure 1, 2, 3, 4, 5

POTENTIAL LOSS CAUSES

RE: State of Alaska/Sub-Port Bldg. LOCATION: Juneau, Alaska

RECOMMENDATIONS:

- 71-1C: A complete inspection of the building electrical system should be made by an electrical specialist. While we do not ask that the system be certified, we do request that a report be made outlining deficiencies and the deficiencies be corrected to bring the system up to the standards of the National Electrical Code within a reasonable time.
- 71-2A: Consideration should be given to removing the fiberglass repair operation from the building. It is a serious hazard and exposes the entire building.
- 71-3A: Consideration should be given to a complete automatic sprinkler system for this building. Because of the location, construction and other features of this building, without such protection we feel it may be difficult to control a fire in this building, should one start, without such a system.
- 71-4A: If sprinklers are found to be impractical because of cost, or impossible because of water supply, a complete fire alarm system which goes to a central station or fire station should be installed. The specific mechanism to be installed is not important, but it should protect the entire building, be automatic and respond to a central or fire station.

HAZARD CLASSIFICATION:

Class "A" Hazard - Any condition or practice which the potential for loss of life or body part and/or extensive damage to structure, equipment and/or property. This condition or practice is to be controlled by the implementation of Class "A" controls.

Class "B" Hazard - Any condition or practice which the potential for serious injury or property damage, but less severe than Class "A". From a practical standpoint, this condition or practice is to be controlled by the implementation of Class "B" controls.

Class "C" Hazard - Any condition or practice which the potential for causing non-disabling injury or non-destructive property damage.

CONFIDENTIAL

State of Illinois

TO: Your Honors, Director
Risk Control Agency
Department of Fish and Wildlife

DATE : November 2, 1971

FROM: John F. Bracken
Chief of Insurance
First State of Illinois
Department of Public Works

SUBJECT: Re: I.N.A. Inspection
BR 131-4-200

The Insurance Company of North America Insurance Policy the Treasurer Company of North America recently inspected and Support Building. The Inspector has made observations and recommendations relative to controlling potential losses and has classified the hazards that exist.

In the interest of controlling losses, we request you review the subject inspection and supply us with your comments. For your information items 71-53 and 71-61 have been referred to Planning and Design, Division of Buildings for their recommendations.

Two copies of the Insurance Company's inspection are attached. In order to close our file on this matter, will you note your remarks on the copy and return it to this office.

JFB:BJJ

Attachment

cc: Mr. Frank A. Galt
Evelyn Simpson
Albert Michel

STATE OF ALASKA
DEPARTMENT OF PUBLIC WORKS

State of Alaska

181-4-250

TO: John Hanson
Chief of Maintenance
Division of Buildings
Department of Public Works

DATE : November 5, 1971

FROM: Vern Roberts *VR*
Director
Division of Administration
Department of Fish and Game

SUBJECT:

Insurance Recommendations

The following is in answer to your memorandum of November 2, requesting our comments on the recommendations to control fire losses.

71-10. The Department of Fish and Game does not have qualified personnel to properly inspect and outline the deficiencies in the electrical system of the Support Building, nor are we funded to hire commercial personnel to do this. Perhaps the other departments in a vicinity this building, including Military Affairs; Administration; Health and Social Services; Natural Resources and of course, the various division in the Department of Public Works, could assist you.

Prior electrical repairs and installations have been conducted through your office and I believe your custodian, Mr. Fleck, is much more familiar with the entire building.

72-2A, It would be most impractical for this department to discontinue fiberglass operation for many reasons. 1) Most of the department's boats are of fiberglass construction, 2) We do not have another building available to conduct this repair, 3) Commercial vendor cost to do this would be too expensive. We have removed all of our fiberglass catwalk from the Support Building and we are storing it (and will continue to do so) in a separate building containing our fuel.

If I may be of any additional assistance, do not hesitate to contact me.
Thank you.

DEPT. OF PUBLIC WORKS
RECEIVED
NOV 5 1971
DIVISION OF BUILDINGS

TO: []
John L. []
Chief of Division
Division of Buildings

DATE: November 12, 1971

FROM: William T. McHoff
Mechanical Engineer
Division of Buildings

SUBJECT: Fire detection system
for Support Building
DB-11-0300

After reviewing the drawings for the Support Building, I find that approximately 75 fire detectors will be required to adequately protect the building. At the estimated cost of \$280.00 per unit including installation of panels, this would amount to \$21,000.00.

WTD:cms

MEMORANDUM

TO: Wallace W. Dawson, Fire Marshal
Division of Fire Prevention
Department of Public Safety

DATE: December 8, 1971

FROM: David Bush, Program Analyst *DB*
Division of Budget & Management
Department of Administration

SUBJECT: Inspection of Support Building
in Juneau for compliance with
minimum standards for protecting
personnel from fire hazards.

Unofficial information supplied to me suggests that the present configuration of the State Office Support Building in Juneau may be cause for concern because of the lack of protection afforded its occupants in case of a fire in the building.

I am seeking a professional opinion (1) as to the inadequacies of the building, if they exist, and (2) as to what measures are considered absolutely necessary to afford the building's occupants a reasonable level of protection in the event of a fire. A definition of the modifications, if any, required to achieve a minimum acceptable level of protection is being sought because of the relatively short time the building is expected to be in use.

The information request will have a monetary impact upon the State's budgetary process. An early reply to this request will be greatly appreciated.

STATE
of ALASKA

MEMORANDUM

TO: [Honorable George Hohman
Chairman, House Finance
Committee
Alaska State Legislature

DATE : 4 March 1972

FROM: Commissioner Joseph R. Henri
Department of Administration

SUBJECT: Your memorandum dated 24 March
regarding certain items per-
taining to HCR 4 and HCR 45 .

1. The total square footage of the so-called Public Safety Building located in the Subport, Juneau, Alaska, is 19,200 gross square feet. Of that total the Department of Public Safety occupies 14,788 gross square feet, and the Department of Administration occupies 4,412 gross square feet. The recent SUA space study suggests that the Department of Public Safety will require approximately 15,000 net square feet in 1975. This latter recommendation does not include the Division of Protection, recently transferred to Public Safety by Governor Egan, and formerly with the Department of Fish and Game.

2. As to court rents for Juneau and Anchorage, the first rent on the consolidated bonds for the Anchorage Courthouse is due in July 1974 and amounts to \$893,462.50. That is the approximate annual rental through the years of payout. The first year's rent for the Juneau facility falls due in July 1975 and amounts to \$724,032.50.

In comparing the Juneau and the Anchorage costs it is important to remember that the Juneau project contains the parking for the facility, while the Anchorage plan does not. The Chief Justice has very recently requested State purchase of adjoining lots which have been appraised at over half a million dollars as a site for a future parking facility. Furthermore, neither the Anchorage nor the Juneau projects have gone to bid; while the actual construction cost will not affect the amount of "rent" or debt service which must be paid on the respective bond issues, the actual construction cost may differ from the architects' estimates.

JRH/kh

STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

OFFICE OF THE COMMISSIONER / POUCH C — JUNEAU 99801

HCR 4
WILLIAM A. EGAN, GOVERNOR

3 March 1972

Honorable Richard L. McVeigh
Chairman, House State Affairs
State Capitol
Juneau, Alaska 99801

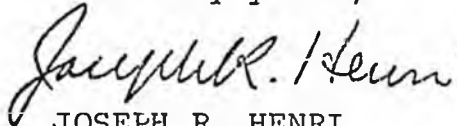
Dear Mr. Chairman:

Re: State Office Rental FY 1971-72

In response to your recent request, the following are total rental payments made and anticipated for State office space for FY 1971-72:

ASHA rental lease	\$1,641,563
Private rental leases	3,828,568
Total rental payments	<u>\$5,470,131</u>

Sincerely yours,



JOSEPH R. HENRI
Commissioner

JRH/kh

January 14, 1977

HOUSE JOURNAL

25

The Honorable Gene Goss
Speaker of the House
Alaska State Legislature
Juneau, Alaska 99801

HCR
4

Dear Mr. Speaker:

I am transmitting a proposed concurrent resolution which would authorize the Alaska State Housing Authority to build office and court space which would meet the needs of the State of Alaska through 1985. The Department of Administration, which is statutorily responsible for apportioning State owned office space among the agencies of Government and for leasing privately owned space, has completed a detailed analysis of the requirements of the executive and judicial branches of State Government in various locations in Alaska.

The plan proposed by the accompanying resolution, and summarized in the attached chart, would allow for a greater degree of coordination between state agencies, and for better services to the Alaskan public.

Rental rates in leased structures are increasing at an alarming rate. The State's need for space is continuous and expanding. Many of the available privately owned leased quarters, and a few State-owned facilities, are inadequate. Some of the buildings occupied by our employees are physically unsafe and constitute a danger to life.

Projecting the amount of money the State shall have to pay for the lease of private facilities through 1985, and comparing that outlay to the cost of State ownership, it is evident that for nearly the same amount of money State functions can be in first class buildings designed for State purposes - buildings in which through the payment of rent to the Alaska State Housing Authority, the State each year develops an increasing equity. At the conclusion of the debt service amortization the State would become the fee simple owner of these structures, and realize at that time a dramatic decrease in the amount of State dollars expended on space requirements.

In order to avoid the inevitable inflation in the construction industry which will occur as a result of trans-Alaska oil pipeline construction, contracts for the premises described in the resolution should be awarded prior to the time pipeline construction begins. The immediate erection of these facilities, while serving an urgent State need, will bolster the construction industry and our general economic prosperity during the present slack period before pipeline work begins in earnest.

Sincerely,

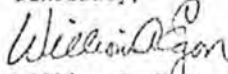

William A. Egan
Governor "

Exhibit A

Fiscal Note
House Concurrent Resolution No. 4

	Gross sq. ft.	Net sq. ft.	(1) Yearly Bond Pay.	(2) Yearly Maintenance	Yearly Total.
Anchorage					
Public Works Maintenance Building	19,355	18,000	\$ 52,700	\$ 38,710	\$ 91,410
Testing Laboratory Building	8,252	7,674	30,600	23,105	53,705
Airport Building	61,176	52,000	345,950	171,292	517,242
Regional Office Building	185,176	154,000	1,065,050	518,492	1,583,542
Public Safety and Military Affairs Building	41,667	37,500	199,750	116,667	316,417
Labor Building (3)	36,978	31,432	219,300	103,538	322,838
Total	<u>352,604</u>	<u>300,606</u>	<u>\$1,913,350</u>	<u>\$971,804</u>	<u>\$2,885,154</u>
Juneau					
Record Center	17,951	16,156	\$ 69,870	\$ 44,877	\$ 114,747
Public Safety and Transportation Building	116,941	96,000	701,250	380,071	1,081,321
Regional Office Building (4)	126,941	104,000	866,150	513,128	1,379,278
Total	<u>261,833</u>	<u>216,156</u>	<u>\$1,637,270</u>	<u>\$938,076</u>	<u>\$2,575,346</u>
Fairbanks					
Regional Office Building (5)	54,941	45,000	\$ 353,600	\$192,295	\$ 545,895
Public Safety Building	10,000	9,000	68,850	35,000	103,850
Total	<u>64,941</u>	<u>54,000</u>	<u>\$ 422,450</u>	<u>\$227,295</u>	<u>\$ 649,745</u>
Kenai: Combined Facility (6)	<u>33,000</u>	<u>21,400</u>	<u>\$ 195,500</u>	<u>\$119,106</u>	<u>\$ 314,606</u>
Kodiak: Combined Facility (7)	<u>18,353</u>	<u>15,600</u>	<u>\$ 90,950</u>	<u>\$ 55,059</u>	<u>\$ 146,009</u>
Sitka					
Court and Office Building (8)	27,164	18,200	\$ 134,300	\$ 78,777	\$ 213,077
Public Safety Main Building	22,750	18,200	111,350	65,975	177,325
Public Safety Physical Training Building	18,016	16,215	56,950	48,643	105,593
Total	<u>67,930</u>	<u>52,615</u>	<u>\$ 302,600</u>	<u>\$ 193,395</u>	<u>\$ 495,995</u>
TOTAL	798,661	660,377	\$4,562,120	\$2,504,735	\$7,066,855

- (1) Yearly Bond Payment was calculated using a 7% interest rate on 20 year Bonds. Rental is actually the bond payments for ASHA and would remain constant for 20 years.
- (2) Yearly maintenance cost would increase with inflation and age of facility
- (3) 100% of this building would be federal rentals for the Alaska Department of Labor
- (4) 45.2% of this building would be federal rentals for the Alaska Department of Labor
- (5) 18.3% of this building would be federal rentals for the Alaska Department of Labor
- (6) 6.8% of this building would be federal rentals for the Alaska Department of Labor
- (7) 5.1% of this building would be federal rentals for the Alaska Department of Labor
- (8) 5.6% of this building would be federal rentals for the Alaska Department of Labor

These buildings shall be of moderate and reasonable construction, structurally sound and utilitarian. Their construction costs shall be commensurate with the cost of similar buildings in the locale at the time these buildings are bid.

The ^{net} square footage for these buildings shall be approximately:

Break

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3.25

- subject HCR 4

Introduced: 1/14/72
Referred: State Affairs
and Finance

1 IN THE HOUSE

BY THE RULES COMMITTEE BY
REQUEST OF THE GOVERNOR

2 HOUSE CONCURRENT RESOLUTION NO. 4

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SEVENTH LEGISLATURE - SECOND SESSION

5 Relating to the leasing of space
6 from the Alaska State Housing
7 Authority.

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

9 WHEREAS AS 18.55.010 provides for the construction and acquisition by
10 the Alaska State Housing Authority of public buildings for lease to the
11 state; and

12 WHEREAS AS 37.05.280 requires that leases of space requiring payments
13 in excess of \$12,000 annually be approved by the legislature by concurrent
14 resolution; and

15 WHEREAS it is in the best interest of the state to enter into the
16 additional leases set out in this resolution; and

17 WHEREAS the Department of Administration has determined the type and
18 amount of state needs in various locations throughout Alaska;

19 BE IT RESOLVED that the use of the space to be provided by leases from
20 the Alaska State Housing Authority for state offices, court rooms or
21 combined office and court room facilities, as hereinafter enumerated pro-
22 viding for payment in excess of \$12,000 annually, is approved in accordance
23 with AS 37.05.280:

24 In Anchorage: Public Works Maintenance Building, Testing Laboratory
25 Building, Airport Building, Regional Office Building, Public Safety and
26 Military Affairs Building, Labor Building;

27 In Juneau: Records Center, Public Safety and Transportation Building,
28 Regional Office Building;

29 In Fairbanks: Regional Office Building, Public Safety Building;

Gen. Govern.
Form 2

719,000 (Two Cl. Bldg.)

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In Kenai: Combined Facility;

In Kodiak: Regional Office Building;

In Sitka: Court and Office Building, Public Safety Main Building,
Public Safety Physical Training Building.

In Bethel: ~~Combined Court & Office Building;~~
Dorothea's Home

~~SITKA - Police Academy:~~

~~K
B~~
F
A
P

84.92
62.98

100 x 11,600
160
50 x 11,600
800 x 5
5800
500
6400

6400 $\sqrt{18}$