

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

HCR 45 cont., 51, HJR 4

5.04. Approval of Bond Resolution. No Bond Resolution adopted by the Authority shall be effective until approval by the Commissioner of Administration of the State of Alaska is endorsed thereon.

5.05. Bond Redemption at Election of State. At any time the Bonds then outstanding are redeemable according to their terms at the election of the Authority, the State, upon furnishing to the Authority sufficient funds therefor, may require the Authority to take, and the Authority shall thereupon promptly take or cause to be taken, all action necessary to cause all of the Bonds and the coupons appurtenant thereto to cease to be outstanding under the Bond Resolution.

5.06. Authority's Covenant of Quiet Enjoyment. The Authority covenants that it has full right and lawful authority to enter into this Agreement of Lease No. 11 for the full term hereof and that so long as the State shall pay the Annual Rental and shall duly observe all the covenants and agreements herein contained obligatory upon it, the State shall have, hold and enjoy, during the term hereof, peaceful, quiet and undisputed possession of the Project, and the Authority shall from time to time take all necessary action to that end.

5.07. Parties of Interest. Nothing in this agreement expressed or implied is intended or shall be construed to confer upon any person, firm

or corporation, other than the parties hereto and the holders of Bonds and the coupons thereunto appertaining, any right, remedy or claim, legal or equitable, under or by reason of this agreement, this agreement being intended to be and being for the sole and exclusive benefit of the parties hereto, and the holders from time to time of Bonds and said coupons.

5.08. Notices. All notices required to be given or authorized to be given by any party pursuant to this agreement shall be in writing and shall be served personally or sent by registered mail to the main office of the other party or parties.

5.09. Severability. In case any one or more of the provisions of this agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this agreement but this agreement shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

5.10. Headings. The article and paragraph headings contained herein are for convenience and reference and are not intended to define or limit the scope of any provision of this agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers as of the

day and year first hereinabove set forth.

ALASKA STATE HOUSING AUTHORITY

By Albert R. Jacobs  
Chairman

ATTEST:

Robert E. Butler  
Secretary

STATE OF ALASKA

By: Joseph R. Herri  
Commissioner  
Department of Administration

APPROVED:

William A. Egan  
Governor  
State of Alaska

APPROVED AS TO FORM:

William J. Gordon  
Asst. Attorney General  
State of Alaska

STATE OF ALASKA )  
 ) SS.:  
DISTRICT )

On the 28 day of January, 1972, before me personally appeared Robert H. Yama Chairman, to me known to be the Chairman of the Alaska State Housing Authority, one of the parties described in and which executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Authority for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument. Given under my hand and official seal this 28 day of January, 1972.

Sandra M. Wiskala

Notary Public in and for Alaska

My Commission Expires: 1-20-75

(SEAL)

STATE OF ALASKA )  
 ) SS.:  
FIRST DISTRICT )

On the 28 day of January, 1972, before me personally appeared Robert E. Butler, to me known to be the Secretary of the Alaska State Housing Authority, one of the parties described in and which executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Authority for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument. Given under my hand and official seal this 28 day of January, 1972.

Sandra M. Wiskala

Notary Public in and for Alaska

My Commission Expires: 1-20-75

(SEAL)

STATE OF ALASKA )  
 ) SS.:  
FIRST DISTRICT )

On the 4<sup>th</sup> day of February, 1972, before me personally appeared Joseph A. Sauer, to me known to be the Commissioner of the Department of Administration, one of the parties described in and which executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said State for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument. Given under my hand and official seal this 4<sup>th</sup> day of February, 1972.

Lawrence J. Selander  
Notary Public in and for Alaska  
My Commission Expires: 12-13-75

(SEAL)

PROJECT DATA, PROJECT NO.

Division of Buildings No. DRA-2-0085

Location Juneau, Alaska

Name Juneau Court Building

Description A structure to house the Court System in Juneau. It will consist of 2-1/2 floors of office & court spaces of approximately 64,000 square feet and 2-1/2 floors of parking & utility area of approximately 63,400 square feet for a total of

Approximately 127,400 Square Feet

Land Description

A tract of land consisting of 0.805 acres, more or less, lying within the following described tract, to wit:

DESCRIPTION, BLOCK 8

A certain parcel or tract of land lying and being situated in Block 8, U.S. Survey No. 7, Juneau Townsite, First Judicial District, State of Alaska, being more particularly bounded and described as follows, to-wit:

Beginning at a point for the southeast corner of Block 8, Juneau Townsite Survey (City of Juneau plane coordinates 4775.10 N and 5457.92 E), said point being N 32°00'45"W a dist. of 862.64 ft. from a monument for RM I. A.T.S. No. 3: thence S 60°35'W a dist. of 100.00 ft. to a point on Alaska Highway Department Right of Way Project No. F-093-1(1); thence westerly along said right-of-way along a 295°32' curve to the right (radius = 19.40 ft.) through an arc of 75°09'34" an arc dist. of 25.45 ft.; thence N 44°15'26"W along said right-of-way a dist. of 149.03 ft.; thence northeasterly along said right-of-way along a 193°24'04 curve to the right (radius = 29.65 ft.) through an arc of 104°50'26" an arc dist. of 54.25 ft. to the intersection of the northerly boundary of Block 8, Juneau Townsite; thence N 60°35'E a dist. of 148.00 ft. to the northeast corner of Block 8; thence S 41°17'E a dist. of 200.00 ft. to the southeast corner of Block 8, the point and place of beginning.

Containing 0.805 of an acre.

including the land occupied by any existing building on said tract at the date of this agreement, and including all land and appurtenances necessary for the project described hereon.

The parties reserve the right to increase or reduce the area of the tract to that reasonably necessary for the full use and occupancy of the project described hereon to be constructed by the Authority.

Estimated Cost

# Committee Report

HOUSE OF REPRESENTATIVES

\_\_\_\_\_ Date

Mr. Speaker:

The Committee on \_\_\_\_\_ has had \_\_\_\_\_  
under consideration. A majority of the members of the Committee

recommends it do pass

recommends it do not pass

recommends it do pass with attached amendment(s)

recommends it be replaced with CS for \_\_\_\_\_ and that  
CS for \_\_\_\_\_ do pass

(and) recommends it be referred to the \_\_\_\_\_  
committee

reports it back without recommendation

(other) \_\_\_\_\_

MEMBERS SIGNING THE MAJORITY REPORT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MEMBERS NOT CONCURRING IN THE MAJORITY REPORT:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ CHAIRMAN

AE

May 12, 1971

...transport program, ... fund for the SST ... approval of a \$5.8 bil- ... the faster than sound ... they had a 50-50 chance ... just eight weeks after it

58

... persons were killed and ... powerful earthquake that ... villages in southern ... Egeif Ayhan, ... and 20 each in two near-

... In Burdur, a town of ... yhan also had reports of ... areas, which had not ... 8 on ... between 6 and 6.5 ... city 225 miles southwest

... critical ... injured from the quake. ... in stricken villages ... interior ... earthquakes each year ... 1,000 persons and de- ... atollian Fault, that starts ... Aegean coast and east ... again in the eastern

### ward

... have con- ... human infertility war- ... of the problem ... scientists who re- ... test failed to dem- ... Dr. Lacy Hainsichs, ... a physiologist, ... DDT ... rate. They said ... was detected

... in the savings and ... thousands of moderate ... under a ... Board ... had less than ... per cent for the ... persons seeking to ... didn't

JUNEAU (AP) — Gov. William A. Egan expressed delight Tuesday with the work of the 1971 Legislature, saying the lawmakers gave him "just about 100 per cent" of the legislation he had requested.

He said that overall, he felt the Legislature "did come up with much meaningful legisla- tion."

"One of the most meaningful things," Egan said, "is that they did hold the line on spend- ing within the guidelines we originally set."

The governor said he regret- ted that a few of his proposed bills did not pass this session.

... government security cov- ... employees

... had three or four ... legislation, he sent ... including a bill to increase employment security payments in Alaska, more ear- marks for study during the in- session and legislative action next year.

While expressing pleasure at the speed of the general fund budget, Egan said it will be necessary to ... with ... for ... Department of

... service programs, and ... will be some large ... needed for fire- ... costs billed to the state ... by the Bureau of Land Manage- ment.

Another supplemental appar- ently will be needed to meet costs of the 5 per cent state em- ployee payraise which was funded at only 4 per cent in the budget.

However, Egan said he will be reviewing the activities of all departments between now and January.

"We can find places where expenditures are not providing benefits," he said. "We can cut

... while held ... the situ- ... spect to la- ... end of the ... he would ... not to hav ... encumberi ... be an area ... ings can b ... The govt ... appointed ... not approv ... an Alaska ... committee ... was consid ... by ... ity

## Juneau Lawmakers React To Legislative Session



Mildred Banfield



Bill Ray

By JOHN STAMMER, Empire Magazine Editor.

Juneau legislators today reacted favorably to the outcome of the first session of the seventh state legislature.

Both Representative Mildred

Banfield and Senator Bill Ray expressed optimism over the accomplishments of the 121 day session.

"Juneau has come out very well," Banfield said. Ray listed budget accom-

plishments both in shared and total funding for the capital city as follows: hospitals - \$235,500, public schools - \$4,175,300, school bus transportation - \$204,600, mini 874 program funds (this is an education related program) - \$277,000, school district services - \$205,000, increased funding for the Juneau Community College Operation Upgrade (this is a day care program) - \$200,000, additional grants for detoxification relating to alcoholism programs - \$350,000, Tote Harbor Access Road - \$100,000, land acquisition for new state office building - \$600,000, authorization for a new court building for Juneau - between \$4 and \$5 million, Juneau State Library - \$215,000, Auke Bay - \$100,000, Juneau Airport - \$100,000, increase in scholarship money for higher education (University of Alaska, AMU, Sheldon Jackson), etc. - \$3,500 per student from \$200 per stu- (Continued on page 4)

Ap ... Commis ... B.A. Cam ... ed the ap ... W. Egan ... nays for ... Egan re ... as Assis ... Radio & ... was emp ... Egan ... ed by Ste ... been prom ... of Inform ... Alaska Sta ... Agbaba ... duties lat ... will be sta ... Egan ... was rais ... turned ... a grad ... High ... non ... holds a ... Telephon ... Commis ... stated, ... Departme ... in public ... that will ... youthful ... all areas ... the ever ... Highway ... Egan is ... ka Natio ... Volunteer ... Alaska ... casting ... licity Cha ... rnal Co ... Derby, an ... and ... the June ... Egan ... reads in ... have ... in June ...

## Attorney General Attacks CAB Bush Proposal

Attorney General John E. Havelock today attacked a recent proposal by the Civil Aeronautics Board's Bureau of Operating Rights for its "to help the public get rid of ... of ... of communities."

regular air service to our bush communities," Havelock de- clared. "Furthermore, in the ... of ... the proposed ... will probably ... service for a num- ... of communities."

... a crude ... extension ... Bureau of the ... money ... and ... He continued: "At ... points where there are rarely





May 14, 1971  
AE

taught in an outdoor classroom. The Forest Service has loaned \$800 worth of testing equipment. With the success of the initial program last spring, another workshop was held in the fall. Here high school counselors and teachers who had taken part in the first workshop trained more counselors and sixth grade teachers. This spring's program involves all sixth graders in a resident school for one week a piece. The curriculum and field manuals were worked up by a team of teachers led by Andrew Baker, sixth grade teacher at Auke Bay.

"This fall, we will sponsor two more workshops, one accredited for teachers and one for parents and youth group leaders," said Mike Cook. "We hope to have an environmental kindergarten and a sixth grade environmental education program in the community, including the natural community center room. It's a major step toward a forward-looking approach to education." The State Education Department is doing innovative work in urban education and in outdoor schools in rural areas and has worked out a series of "simulation games" where students do role-playing to solve issue-oriented problems.

Chris Van Hook graduated from Lewis and Clark College in Portland last March with a degree in Physical Education. He came immediately to Juneau to work for the Forest Service. He is currently teaching physical education and outdoor classes. The third week of the camp until school begins. Leaders in the Juneau area will have a chance at residence at the camp and outdoor classrooms.

Camp consists of a big main cabin with tables and chairs for 60 or so children involved each week. There is a big fire place at one end. A fine modern kitchen houses Ken Anderson and Mike Wilson who do the cooking, serving three good meals a day. After each meal, the matter of one of the children is to wash the dishes. The day morning when your reporter arrived, the dishes were being washed in the main cabin.

the dam and Eagle River, checking the Ph (acidity-alkalinity), content, temperature, oxygen content and carbon dioxide of the water and the Ph of the soil. Also on the agenda was a study of stream flowage—the question, "How many people could sustain life at this river?" Correlation of how animals change environment at the Beaver Pond, discussion of how the stream affects the soil and how soil replenishes the water-soil cycle. They were to come back at noon for lunch, after which they would return to the dam for further studies.

Group 3 was going to the beach and Alice Nott, their teacher, went over the tide tables and taught the pupils to figure the height of the tide at any time. The children sat in the surf and did the mathematics required.

Later they waded to the beach and figured the depth of the water, both in the ocean and in the gully. They were supervised by Barren and...

There were furnished for the evening by the instructor. On Thursday night, a "simulation game" was scheduled where the children would form into groups. Each group would "become" an object in the environment—soil, trees, houses, water, etc. The group thinks up what it requires from the surrounding area and any conflicts between requirements are argued through. "The game promotes wide and impassioned participation," said Chris Van Hook, the camp director.

There is an emergency radio phone at the Camp which is capable of calling the fire stations or the Coast Guard at any time, though it is to be used only in case of real emergency. There is always a car or tow at the camp as well, so that all possible emergencies can be promptly dealt with. "So far, we have had one appendectomy—no other emergencies," said Chris.

## NEW PRESERVATION AREAS

WASHINGTON (AP) — Sen. Mike Gravel, D-Alaska, has written Interior Secretary Rogers Morton to oppose creation of three new preservation areas in Alaska.

The areas, proposed by President Nixon, include Izenbek Wildlife Range in the Aleutians and Chamisso and Stmenof Islands.

The areas violate the spirit of the land freeze imposed by the Interior Department until settlement of the native land claims, he said.

"I consider it inappropriate for the same department that has invoked such a policy to now move ahead on its own, with its own plans attempting to achieve land useages foreclosed to others," Gravel said in his letter.

## NEW

(Continued from page 1) through legislature.

The same authorization calls for a \$6 million court house expansion in Anchorage.

The new facility will contain courts, district attorneys' offices, corporation offices, and related facilities.

Henri said the new court house will be in the new Juneau convention center when it is completed, continued Henri.

The new court facility is part of the overall capitol complex as set forth by the Crittenden plan," Henri said.

We presently have authorization from the legislature to buy the Alstrand Harris property as a further continuance of that plan," Henri stated.

The Court house facility will encompass 40,000 square feet of space actually running above Lainour Avenue," Henri

When queried about overall goals of his department, Henri said, "My program is to improve state facilities consolidating employees and buildings into one workable operation.

We also have plans to convert the entire state budgeting process to program budgeting instead of the present line item process.

The new budgeting concept will contain measurements from each department indicating if they are reaching stated goals. Both the governor and the legislature will be able to see accomplishments for dollars spent.

In some programs such as ASHA and the University of Alaska," Henri said, we have only a limited idea where we are going presently. We will have a clear picture of all state programs in the new system.

We also will know if what other state departments or Federal Agencies are working on the same problems and will be able to eliminate overlapping bureaucracy," Henri said.

My four major goals which

the Governor has approved are: 1. Put the state's real estate in proper order by furnishing good buildings. 2. Tie to the budgeting process. 3. Organize the states archives and records. 4. Serve the departments better through the division of personnel trying to hire as many qualified Alaskans as possible," Henri stated.

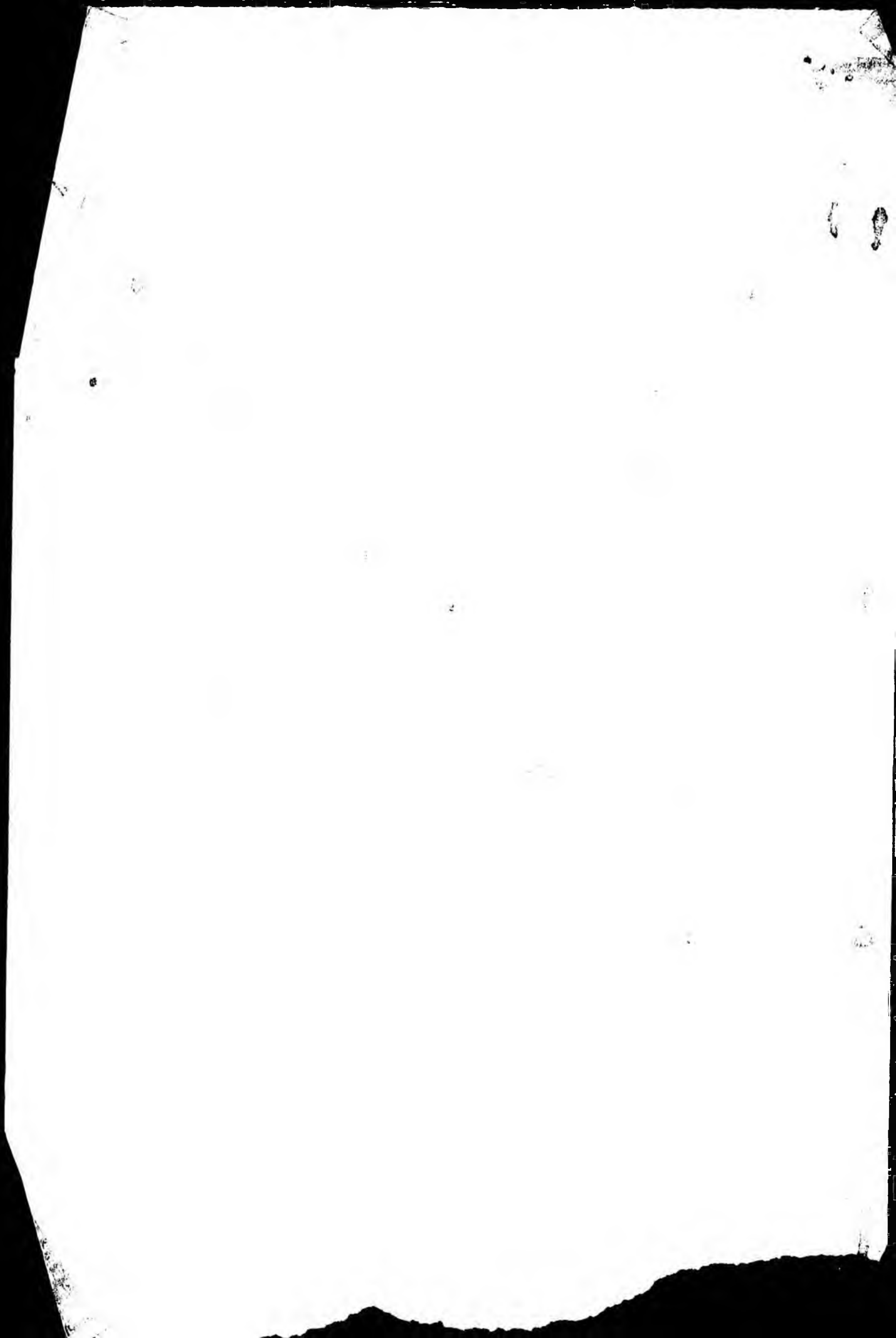
I have sent a memo to all state agencies informing them we will work closely with them to rewrite any job specifications they want revised," Henri emphasized.

At the present time I am proposing the personnel board allow agencies to select any eligible candidate on the state hiring register," Henri said.

Presently an agency is limited to the top three on the state register.

Running the division of personnel is the toughest job in the state," Henri stated.

Henri is a former Fairbanks judge, aid to Senator Gruening, Juneau City Manager and Juneau attorney.



MO May 13, 1971 AE.

# EDITORIALS

OUR OPINIONS

## Does It Appear

Some years ago a... was written... need's legis... willful Mr. Ray... The editor... expanded nar... now Bill Ray... several key... area where del... other Alaskan... back to their... this editorial... the Anchorage... State... factors... odd... Fairbanks... so much for his district... the answer was... as the editorial... have... near... new... Juneau... Ray was... State House... lives in... He served... House, two... man of the... nance Comm... In the inter... between sessio... on the legis... legislative a... as year...

vice-chair... get... In... State... Senate Fi... seventh... fre con... days Empire carried a... projects... funds allo... district... Alaska Leg...

JUNEAU LOCAL  
Eagle Brewery  
GUEST COLU

Ray was... State House... lives in... He served... House, two... man of the... nance Comm... In the inter... between sessio... on the legis... legislative a... as year...

building... door bar... funds for... building... Because of... a legislator... project... Ray's still... Because of... a legislator... project...

PAUL K... ing Ass... City Berce... seems odd... ue to Quest... Juneau has... vere housing... surf... that there are... than houses... where trodat... mans... Recent sev... rent housing... dicated a need... struction of... housing units... comodate... population... enough housh... lity to relieve... lionary cond... excessive... quate supply... additional... urgently... to... needs... high Ren...

## LETTERS



Alaska State Legislature  
House

JUNEAU ALASKA

April 11, 1972

Speaker of the House Gene Guess  
Juneau, Alaska

Dear Mr. Speaker:

Having conferred at length with officers of the departments of Public Works, Administration, Revenue and the Governor's Office the finance committee has reached certain conclusions regarding HOUSE CONCURRENT RESOLUTION NO. 45. The Department of Public Works has prepared a new cost estimate for a high rise structure on the north half of the block formerly dedicated in its entirety to the use of a Juneau Court building. In addition to requiring less land, the new proposal would delete the provision for 44,500 square feet of parking, add 21,600 square feet of additional office space, provide office space for state services other than the courts and prevent the "temporary relocation" of Health and Social Services personnel currently housed in the Coast Guard Building and the Old Territorial Building.

The new preliminary cost estimate for the Juneau Court Building is enclosed with this letter. The committee realizes that the figures are preliminary and are subject to change; however, the committee considers the total project cost of \$8,280,000 as a fixed project limit. The committee also considers the provision of not less than 87,800 square feet of space as a fixed project requirement. Not more than one half the gross square footage of the building is to be devoted to court related facilities; the remaining square footage will be used to house other state agencies. One further provision, the Department of Public Works in its design will strive to achieve significantly better than a 60 per cent net/gross square footage factor for building space devoted to court related functions.

Without objection the finance committee is holding HCR 45 with the understanding that the above presented design modifications will in fact be incorporated into the final design of the Juneau Court Building.

Sincerely,

*George Hohman*  
George Hohman  
Chairman  
House Finance Committee

Encl.

# **CORRECTION**

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**



Alaska State Legislature  
House

JUNEAU ALASKA

April 11, 1972

Speaker of the House Gene Guess  
Juneau, Alaska

Dear Mr. Speaker:

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Sincerely,

*George Hohman*  
George Hohman  
Chairman  
House Finance Committee

Encl.

COST ESTIMATES  
HIGH RISE STRUCTURE  
NORTH HALF BLOCK  
JUNEAU COURT BUILDING  
APRIL 10, 1972

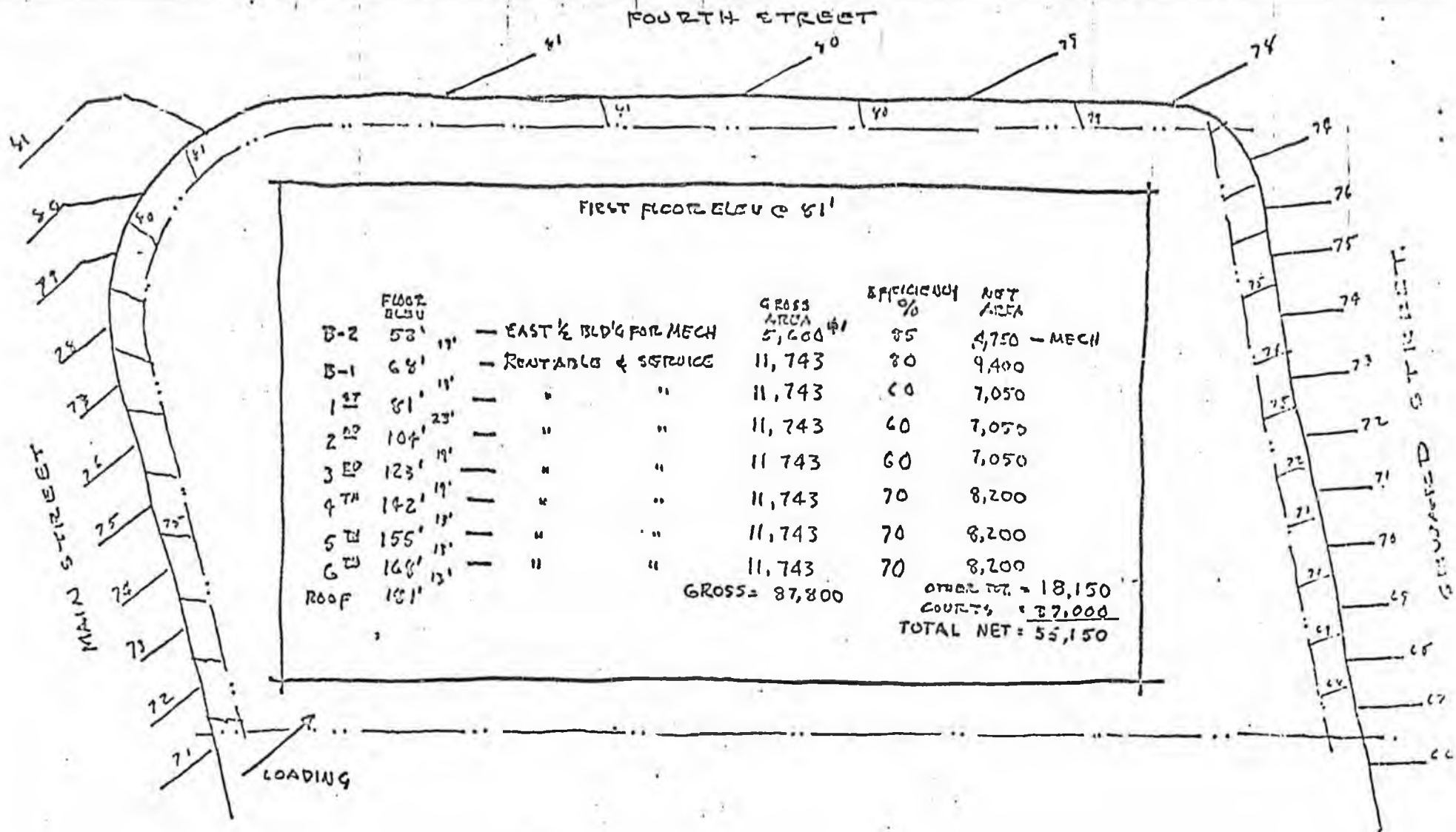
1.	PLANNING		\$50,000
2.	DESIGN		\$355,000
3.	COURT CONSULTANTS		\$50,000
4.	SITE ACQUISITION		
	APPRAISALS:	\$ 5,000	
	PARCEL: Highway Right-of-Way	35,800	
	PARCEL: Methodist Church	225,000	
	PARCEL: Burford Building	201,000	
	TOTAL:		\$766,800
5.	SITE PREPARATION		
	SOILS TESTS	\$112,000	
	DEMOLITION	75,000	
	SITE WORK	195,000	
	TOTAL:		\$382,000
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	400,000	
	PARKING 44,500 sq.ft. @\$14.90	Deleted	
	COURT BUILDING 66,200 sq.ft.		
	@\$50.00	3,310,000	
	OTHER SPACE 21,600 sq.ft.		
	@\$50.00	1,080,000	
	FURNITURE	198,600	
	TOTAL:		\$4,988,600
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		\$ 980,000
9.	CONTINGENCIES		200,200
10.	NET COST		\$7,640,600
11.	NON-RECOVERABLE DESIGN FEES		120,000
12.	TEN PERCENT COST ESCALATION FOR DELAY IN CONST.		519,400 *
13.	GRAND TOTAL		<u>\$8,280,000</u>

COST OF BUILDING PER SQUARE FOOT:

Site Work	\$195,000
Foundation	400,000
Court Building	<u>4,330,000</u>
Total	\$4,985,000

COST PER SQUARE FOOT     \$4,985,000 ÷ 87,800 Sq. Ft.     =     \$56.78

\* This cost may be substantially less if bidding is possible in November 1972.



SITE. & TOPO.

N 1/2 BLOCK.

SCALE N.T.S.

ORIGINAL  
COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

1.	PLANNING		\$50,000
2.	DESIGN		\$343,000
3.	COURT CONSULTANTS		\$50,000
4.	SITE ACQUISITION		
	APPRAISALS:	\$ 5,000	
	PARCEL: Highway Right-of-Way	35,800	
	PARCEL: Methodist Church	225,000	
	PARCEL: Burford Building	201,000	
	PARCEL: Community Building	402,500	
	TOTAL:		\$869,300
5.	SITE PREPARATION		
	SOILS TESTS	\$112,000	
	DEMOLITION	173,000	
	SITE WORK	302,500	
	TOTAL:		\$587,500
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	400,000	
	PARKING 44,500 sq. ft. @\$14.90	664,250	
	COURT BUILDING 66,200 sq. ft. @\$54.00	3,574,800	
	FURNITURE	198,600	
	TOTAL:		\$4,837,650
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		\$ 980,000
9.	CONTINGENCIES		\$394,550
10.	TOTAL COST		<u>\$8,280,000</u>

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COST OF BUILDING PER SQUARE FOOT:

Site Work	\$302,500
Foundation	\$400,000
Court Bldg.	<u>\$3,574,800</u>

Total \$4,277,300

COST PER SQUARE FOOT \$4,277,300 66,200 Sq. Ft. = \$64.61.

SITE A COMMUNITY COLLEGE

COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

1.	PLANNING		\$ 50,000
2.	DESIGN		300,000
3.	COURT CONSULTANTS		50,000
4.	SITE ACQUISITION		351,000
5.	SITE PREPARATION		
	SOILS TESTS	112,000	
	DEMOLITION	25,000	
	SITE WORK	400,000	
	TOTAL		537,000
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	500,000	
	PARKING	None	
	COURT BUILDING	66,200 sq. ft. @ \$54	3,574,800
	FURNITURE FOR COURT ROOMS	198,600	
	TOTAL		4,273,400
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		980,000
9.	CONTINGENCIES		394,550
10.	NON RECOVERABLE		<u>1,037,300</u>
11.	TOTAL COST		\$8,141,250

COST OF BUILDING PER SQUARE FOOT: .

SITE WORK	400,000
FOUNDATION	500,000
COURT BUILDING	3,574,800
	<hr/>
TOTAL:	\$4,474,800

COST PER SQUARE FOOT  $\$4,474,800 \div 66,200 \text{ SQ. FT.} = \underline{\underline{\$67,60.}}$

McNABB

SITE B

COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

1. PLANNING		\$ 50,000
2. DESIGN		343,000
3. COURT CONSULTANTS		50,000
4. SITE ACQUISITION		254,776
5. SITE PREPARATION		
SOILS TESTS	\$215,000	
DEMOLITION	None	
SITE WORK	400,000	
TOTAL:		615,000
6. BUILDING CONSTRUCTION		
FOUNDATIONS	600,000	
PARKING STRUCTURE	969,100	
COURT BUILDING 66,200 sq. ft. @\$54	3,574,800	
FURNITURE FOR COURT ROOMS	198,600	
TOTAL:		5,342,500
7. DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		168,000
8. ASHA ADMINISTRATION		
COST OF BOND SALE	60,000	
CAPITALIZED INTEREST	920,000	
TOTAL:		980,000
9. CONTINGENCIES		394,550
10. NON RECOVERABLE		<u>1,037,300</u>
11. TOTAL COST		9,235,126

COST OF BUILDING PER SQUARE FOOT:

Site Work	\$ 400,000
Foundation	600,000
Court Building	<u>3,574,800</u>
TOTAL:	\$4,574,800

COST PER SQ. FT.  $\$4,574,800 \div 66,200 \text{ Sq. Ft.} = \$69.70$

SITE C - TONER

COST ESTIMATES  
 JUNEAU COURT BUILDING  
 April 6, 1972

1.	PLANNING		\$	50,000
2.	DESIGN			343,000
3.	COURT CONSULTANTS			50,000
4.	SITE ACQUISITION			164,700
5.	SITE PREPARATION			
	SOILS TESTS	50,000		
	DEMOLITION	-		
	SITE WORK	400,000		
	TOTAL:			450,000
6.	BUILDING CONSTRUCTION			
	FOUNDATIONS	300,000		
	PARKING STRUCTURE	969,100		
	COURT BUILDING 66,200 sq. ft. @ \$54	3,574,800		
	FURNITURE FOR COURT ROOMS	198,600		
	TOTAL:			5,042,500
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION			168,000
8.	ASHA ADMINISTRATION			
	COST OF BOND SALE	60,000		
	CAPITALIZED INTEREST	920,000		
	TOTAL:			980,000
9.	CONTINGENCIES			394,550
10.	NON RECOVERABLE			<u>1,037,300</u>
11.	TOTAL COST			8,680,050

COST OF BUILDING PER SQUARE FOOT:

SITE WORK	\$	400,000
FOUNDATION		300,000
COURT BUILDING		<u>3,574,800</u>
TOTAL:	\$	4,274,800

COST PER SQUARE FOOT \$4,274,800 - 66,200 SQ. FT. = \$64.57

COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

Cost Reduction by Deletion of  
Supreme Court Space

Reduce Building Construction	6565 Sq. Ft. @\$54.00 =	\$354,510
Reduce Courtroom Furniture		<u>50,000</u>
TOTAL REDUCTION		\$404,510

COST ESTIMATES  
ANCHORAGE COURT BUILDING  
APRIL 6, 1972

1.	DESIGN		\$ 355,000
2.	COURT CONSULTANTS		\$ 17,000
3.	SITE ACQUISITION		
	APPRAISALS:	\$ 9,100	
	LOT 3 (CONDEMNATION)	\$ 80,000	
	LOT 4 & 5 (CONDEMNATION)	\$ 135,000	
	LOT 6	\$ 75,900	
	TOTAL	\$ 300,000	
	Less CH 236/1968	- \$ 265,000	
	TOTAL	\$ 35,000	\$ 35,000
4.	SITE PREPARATION		
	SOILS TESTS	\$ 20,000	
	SITE WORK	\$ 50,000	
	TOTAL		\$ 70,000
5.	BUILDING CONSTRUCTION		
	FOUNDATIONS	\$ 350,000	
	COURT BUILDING 138,000		
	SQ. FT. @ \$40.00	\$5,540,000	
	FURNITURE	\$ 300,000	
	TOTAL		\$ 6,190,000
6.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$ 138,000
7.	ASHA ADMINISTRATION		
	COST OF BOND SALE		
	CAPITALIZED INTEREST		
	TOTAL		\$ 1,057,000
8.	REMODEL		\$ 255,000
9.	CONTINGENCIES		\$ 240,000
10.	TOTAL COST		\$ 8,357,000

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COST OF BUILDING PER SQUARE FOOT:

Site Work	\$ 50,000
Foundation	\$ 350,000
Court Bldg.	<u>5,540,000</u>
 Total	 \$ 5,940,000

COST PER SQUARE FOOT \$ 5,940,000 ÷ 138,000 SQ. FT. = \$43.00

JUNEAU COURT BUILDING  
ESTIMATED COSTS AND FUNDS EXPENDED

April 6, 1972

		<u>Estimated Cost</u>	<u>Expended to Date</u>	<u>Possible Liability</u>
1.	PLANNING	50,000	50,000	50,000
2.	DESIGN	343,000	130,000	130,000
3.	COURT CONSULTANTS			
	Judge Forte		1,750	1,750
	Air Balance			
	Mechanical			
	Lighting			
	Communications			
	Accoustics		6,000	6,000
	Landscape			
	TOTAL:	50,000		
4.	SITE ACQUISITION			
	Appraisals	5,000	5,000	5,000
	Parcels			
	Highway Right-of-way	35,800	35,800	35,800
	Methodist Church	225,000	120,000	225,000
	Burford Building	201,000	201,000	201,000
	Community Building	402,500	402,500	402,500
	TOTAL:	869,300		
5.	SITE PREPARATION			
	Soils Test	112,000	38,000	38,000
	Demolition	173,000		
	Site Work	302,500		
	TOTAL:	587,500		
6.	BUILDING CONSTRUCTION			
	Foundations	400,000		
	Parking 44,500 sq. ft.			
	@ \$14.92	664,250		
	Court Building			
	66,200 sq. ft.			
	@ \$54.00	3,574,800		
	Furniture (for	198,600		
	4 courtrooms)			
	TOTAL:	4,837,650		
7.	DEPT. OF PUBLIC WORKS			
	ADMINISTRATION & INSPECTION	168,000	22,000	22,000
8.	ASHA ADMINISTRATION			
	Cost of Bond Sale	60,000	60,000	60,000
	Capitalized Interest	920,000	117,348*	234,696**
	TOTAL:	980,000		
9.	CONTINGENCIES	<u>395,000</u>		
10.	TOTALS	<u>\$8,280,000</u>	<u>\$1,189,398</u>	<u>\$1,411,746</u>

\* Accrued interest payable for three months

\*\* Accrued interest payable for six months

4/12/72

MEMORANDUM

TO: Joseph R. Henri  
Commissioner  
Department of Administration

DATE: March 27, 1972

FROM: George Hohman  
Chairman  
House Finance Committee

SUBJ: Juneau Court Building

It has come to the attention of this committee that the Administration may be considering a scaled-down version of the Juneau court facility or some combination building involving the court system and some other agency of state government. If you are able to shed any light on this subject, we would appreciate your earliest possible response.

The committee has also noted that Article XII of the Trust Indenture for the recently issued Alaska State Housing Authority Revenue Bonds provides:

Section 1202. All outstanding bonds of a series shall be deemed to have been paid within the meaning and with the effect expressed in Section 1201 of this Article if ... (b) there shall have been deposited with the Trustee direct obligations of the United States maturing and bearing interest at times and in amounts sufficient to pay when due the principal and interest or redemption price, if any, to become due on said bonds of such series.

What amount would be required in an appropriation designed to cover this alternative?

# TELEGRAM

NOA ALASKA COMMUNICATIONS, INC

PHONE: 586-6440

TUNEAU, ALASKA 99801

1972 APR 6 PM 12 02

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B0A759 WLPJF

ANCHORAGE ALASKA 5

HONORABLE GEORGE HODDGE

CHAIRMAN HOUSE FINANCE COMMITTEE

DEAR CHAIRMAN HODDGE: HOW DO WE PROCEED THAT THE LEGISLATURE IS CONSIDERING A PROPOSITION TO CANCEL THE PLAN FOR THE JUNIATA COURT FACILITY AS YOUR BUDGET FOR PROGRAM WITH AN UNLAW & OFFICIALS THE BUDGET APPROVED ON APRIL 4, 1971, IN HIS OPINION THE CASE ALLEGED FOR THE COURT BLDG. IS NOT BEING TO PROCEED. MULTIPLE USE OF FACILITIES HAS BEEN PROPOSED WHICH FEASIBLE; AND ALTERNATE AND ADDITIONAL CONSIDERATIONS IN THE DESIGN OF THE FACILITY HAVE BEEN WILLINGLY CONSIDERED. WE DO NOT BELIEVE THAT THE CASE CONCERNING THE CASE IS STAYED AND WILL BE WITH THE HOUSE OF THE VARIOUS INVOLVED CONGRESSIONAL MEMBERS FOR WHICH CHARGES ARE PENDING IN JUNEAU

CHIEF JUSTICE GEORGE E. HODDGE, ASSOCIATE JUSTICE JAY A. BELMONT, ASSOCIATE JUSTICE ROBERT E. BOWEN, ASSOCIATE JUSTICE ROBERT A. BROWN, ASSOCIATE JUSTICE ROBERT BUCHHEIT.

R/O

Introduced: 3/17/72  
Referred: State Affairs

1 IN THE HOUSE

BY THE FINANCE COMMITTEE

2 HOUSE CONCURRENT RESOLUTION NO. 45

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  
10 by 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;

17 BE IT RESOLVED that the use of the space to be provided by lease from  
18 the Alaska State Housing Authority for state court facilities, as herein-  
19 after enumerated, is approved in accordance with AS 37.05.280: Alaska State  
20 Court Building, to be constructed on the site formerly occupied by the Juneau-  
21 Douglas Community College, Juneau, Alaska at a building cost not to exceed  
22 \$4,000,000; and be it

23 FURTHER RESOLVED that by passage of this resolution the approval of  
24 office and courtroom space in Juneau by passage of Senate Concurrent Resolu-  
25 tion No. 45 SLA 1971 is withdrawn.  
26  
27  
28  
29



Alaska State Legislature  
House

JUNEAU ALASKA

April 11, 1972

Speaker of the House Gene Guess  
Juneau, Alaska

Dear Mr. Speaker:

Having conferred at length with officers of the departments of Public Works, Administration, Revenue and the Governor's Office the finance committee has reached certain conclusions regarding HOUSE CONCURRENT RESOLUTION NO. 45. The Department of Public Works has prepared a new cost estimate for a high rise structure on the north half of the block formerly dedicated in its entirety to the use of a Juneau Court building. In addition to requiring less land, the new proposal would delete the provision for 44,500 square feet of parking, add 21,600 square feet of additional office space, provide office space for state services other than the courts and prevent the "temporary relocation" of Health and Social Services personnel currently housed in the Coast Guard Building and the Old Territorial Building.

The new preliminary cost estimate for the Juneau Court Building is enclosed with this letter. The committee realizes that the figures are preliminary and are subject to change; however, the committee considers the total project cost of \$8,280,000 as a fixed project limit. The committee also considers the provision of not less than 87,800 square feet of space as a fixed project requirement. Not more than one half the gross square footage of the building is to be devoted to court related facilities; the remaining square footage will be used to house other state agencies. One further provision, the Department of Public Works in its design will strive to achieve significantly better than a 60 per cent net/gross square footage factor for building space devoted to court related functions.

Without objection the finance committee is holding HCR 45 with the understanding that the above presented design modifications will in fact be incorporated into the final design of the Juneau Court Building.

Sincerely,

*George Hohman*  
George Hohman  
Chairman  
House Finance Committee

Encl.

# **CORRECTION**

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**

R/O

Introduced: 3/17/72  
Referred: State Affairs

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IN THE HOUSE

BY THE FINANCE COMMITTEE

HOUSE CONCURRENT RESOLUTION NO. 45

IN THE LEGISLATURE OF THE STATE OF ALASKA  
SEVENTH LEGISLATURE - SECOND SESSION

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

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

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

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

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

BE IT RESOLVED that the use of the space to be provided by lease from  
the Alaska State Housing Authority for state court facilities, as herein-  
after enumerated, is approved in accordance with AS 37.05.280: Alaska State  
Court Building, to be constructed on the site formerly occupied by the Juneau-  
Douglas Community College, Juneau, Alaska at a building cost not to exceed  
\$4,000,000; and be it

FURTHER RESOLVED that by passage of this resolution the approval of  
office and courtroom space in Juneau by passage of Senate Concurrent Resolu-  
tion No. 45 SLA 1971 is withdrawn.

"FINANCE COMMITTEE REPORT"


ON

HOUSE CONCURRENT RESOLUTION NO. 45

In recent testimony before the House Finance Committee Administration personnel stated that shortly all Department of Health and Social Services personnel located in the Coast Guard Building and in the Old Territorial Building are to be "shipped out" to an excess airplane hangar located at the Juneau Municipal Airport. The reason being to make way for construction of a new Court Building in Juneau. To the Committee the move seems doubly senseless: (1) these same Health and Social Services personnel will move back into town in one to two years upon completion of the new State Office Building in Juneau and (2) the recent destruction by fire of the Juneau-Douglas Community College Building frees an ideal site that could be used for construction of the new Court facility.

Further, the House Finance Committee was "under the impression" -- an impression gained from presentations during the last legislative session -- that the cost of Juneau Court facilities proposed in last year's SCR 45 would be in the neighborhood of \$3 to \$4 million. In testimony recently presented before the House Finance Committee the cost of the facilities authorized by SCR 45 has escalated to approximately \$8.5 million.

It is the committee's feeling that an \$8.5 million building is far in excess of the current requirements of the Judiciary in the capital city and in view of other pressing space requirements recommends that the proposed structure be scaled down.

  
George Hoffman  
Chairman"

JOURNAL  
SUPPLEMENT

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HOUSE - SUPPLEMENT NO. 7

April 17, 1972

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April 11, 1972

Speaker of the House Gene Guess  
Juneau, Alaska

Dear Mr. Speaker:

Having conferred at length with officers of the departments of Public Works, Administration, Revenue and the Governor's Office, the finance committee has reached certain conclusions regarding HOUSE CONCURRENT RESOLUTION NO. 45. The Department of Public Works has prepared a new cost estimate for a high rise structure on the north half of the block formerly dedicated in its entirety to the use of a Juneau Court building. In addition to requiring less land, the new proposal would delete the provision for 44,500 square feet of parking, add 21,600 square feet of additional office space, provide office space for state services other than the courts and prevent the "temporary relocation" of Health and Social Services personnel currently housed in the Coast Guard Building and the Old Territorial Building.

The new preliminary cost estimate for the Juneau Court Building is enclosed with this letter. The committee realizes that the figures are preliminary and are subject to change; however, the committee considers the total project cost of \$8,280,000 as a fixed project limit. The committee also considers the provision of not less than 87,800 square feet of space as a fixed project requirement. Not more than one-half the gross square footage of the building is to be devoted to court related facilities; the remaining square footage will be used to house other state agencies. One further provision, the Department of Public Works in its design will strive to achieve significantly better than a 60 per cent net-gross square footage factor for building space devoted to court related functions.

Without objection, the finance committee is holding HCR 45 with the understanding that the above presented design modifications will in fact be incorporated into the final design of the Juneau Court Building.

Sincerely,

/s/ George H. Hohman, Jr.

George Hohman  
Chairman  
House Finance Committee

Encl.

COST ESTIMATES  
HIGH RISE STRUCTURE  
NORTH HALF BLOCK  
JUNEAU COURT BUILDING  
APRIL 10, 1972

1.	PLANNING	\$ 50,000
2.	DESIGN	355,000
3.	COURT CONSULTANTS	50,000
4.	SITE ACQUISITION	
	APPRAISALS: \$ 5,000	
	PARCEL: Hwy. right-of-way 35,800	
	PARCEL: Methodist Church 225,000	
	PARCEL: Burford Bldg. 201,000	
	TOTAL:	466,800
5.	SITE PREPARATION	
	SOIL TESTS: 112,000	
	DEMOLITION: 75,000	
	SITE WORK : 195,000	
	TOTAL:	382,000
6.	BUILDING CONSTRUCTION	
	FOUNDATIONS: 400,000	
	PARKING 44,500 sq.ft.	
	@ \$14.90 Deleted	
	COURT BUILDING 66,200	
	sq.ft. @ \$50.00 3,310,000	
	OTHER SPACE 21,600	
	sq.ft. @ \$50.00 1,080,000	
	FURNITURE 198,600	
	TOTAL	4,988,600
7.	LEPT. OF PUBLIC WORKS ADMINISTRATION AND INSPECTION	168,000
8.	ASHA ADMINISTRATION	
	COST OF BOND SALE: 60,000	
	CAPITALIZED INTEREST: 920,000	
	TOTAL:	980,000
9.	CONTINGENCIES	200,200
10.	NET COST	7,640,600
11.	NON-RECOVERABLE DESIGN FEES	120,000
12.	TEN PERCENT COST ESCALATION FOR DELAY IN CONSTRUCTION	519,400*
13.	GRAND TOTAL	<u>\$8,280,000</u>

COST OF BUILDING PER SQUARE FOOT:

Site Work	\$ 195,000
Foundation	400,000
Court Building	<u>4,390,000</u>
Total	<u>\$4,985,000</u>

COST PER SQUARE FOOT       $\$4,985,000 \div 87,800 \text{ Sq. Ft.} = \$56.78$

\*This cost may be substantially less if bidding is possible in November 1972.



Alaska State Legislature  
House

JUNEAU ALASKA

April 11, 1972

Speaker of the House Gene Guess  
Juneau, Alaska

Dear Mr. Speaker:

Having conferred at length with officers of the departments of Public Works, Administration, Revenue and the Governor's Office the finance committee has reached certain conclusions regarding HOUSE CONCURRENT RESOLUTION NO. 45. The Department of Public Works has prepared a new cost estimate for a high rise structure on the north half of the block formerly dedicated in its entirety to the use of a Juneau Court building. In addition to requiring less land, the new proposal would delete the provision for 44,500 square feet of parking, add 21,600 square feet of additional office space, provide office space for state services other than the courts and prevent the "temporary relocation" of Health and Social Services personnel currently housed in the Coast Guard Building and the Old Territorial Building.

The new preliminary cost estimate for the Juneau Court Building is enclosed with this letter. The committee realizes that the figures are preliminary and are subject to change; however, the committee considers the total project cost of \$8,280,000 as a fixed project limit. The committee also considers the provision of not less than 87,800 square feet of space as a fixed project requirement. Not more than one half the gross square footage of the building is to be devoted to court related facilities; the remaining square footage will be used to house other state agencies. One further provision, the Department of Public Works in its design will strive to achieve significantly better than a 60 per cent net/gross square footage factor for building space devoted to court related functions.

Without objection the finance committee is holding HCR 45 with the understanding that the above presented design modifications will in fact be incorporated into the final design of the Juneau Court Building.

Sincerely,

*George Hohman*  
George Hohman  
Chairman  
House Finance Committee

Encl.

COST ESTIMATES  
HIGH RISE STRUCTURE  
NORTH HALF BLOCK  
JUNEAU COURT BUILDING  
APRIL 10, 1972

1.	PLANNING		\$50,000
2.	DESIGN		\$355,000
3.	COURT CONSULTANTS		\$50,000
4.	SITE ACQUISITION		
	APPRAISALS:	\$ 5,000	
	PARCEL: Highway Right-of-Way	35,800	
	PARCEL: Methodist Church	225,000	
	PARCEL: Burford Building	201,000	
	TOTAL:		\$466,800
5.	SITE PREPARATION		
	SOILS TESTS	\$112,000	
	DEMOLITION	75,000	
	SITE WORK	195,000	
	TOTAL:		\$382,000
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	400,000	
	PARKING 44,500 sq.ft. @\$14.90 Deleted		
	COURT BUILDING 66,200 sq.ft. @\$50.00	3,310,000	
	OTHER SPACE 21,600 sq.ft. @\$50.00	1,080,000	
	FURNITURE	198,600	
	TOTAL:		\$4,988,600
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		\$ 980,000
9.	CONTINGENCIES		200,200
10.	NET COST		\$7,640,600
11.	NON-RECOVERABLE DESIGN FEES		120,000
12.	TEN PERCENT COST ESCALATION FOR DELAY IN CONST.		519,400 *
13.	GRAND TOTAL		\$8,280,000

COST OF BUILDING PER SQUARE FOOT:

Site Work	\$195,000
Foundation	100,000
Court Building	<u>4,390,000</u>
Total	\$4,985,000

COST PER SQUARE FOOT    \$4,985,000 ÷ 87,800 Sq. Ft.    =    \$56.78

\* This cost may be substantially less if bidding is possible in November 1972.

FOURTH STREET

THURSDAY

FLOOR	HEIGHT	USE	MECH	RENTABLE	MECH	AREA	%	NET AREA
B-2	5'2"	19'	—	EAST 1/2 BLDG FOR MECH	—	11,743	85	9,982
B-1	6'8"	11'	—	RENTABLE & SERVICE	—	11,743	80	9,394
1 <sup>ST</sup>	8'1"	23'	—	"	—	11,743	60	7,046
2 <sup>ND</sup>	10'4"	11'	—	"	—	11,743	60	7,046
3 <sup>RD</sup>	12'3"	11'	—	"	—	11,743	60	7,046
4 <sup>TH</sup>	14'2"	11'	—	"	—	11,743	70	8,220
5 <sup>TH</sup>	15'5"	11'	—	"	—	11,743	70	8,220
6 <sup>TH</sup>	16'8"	11'	—	"	—	11,743	70	8,220
ROOF	16'1"	13'	—	"	—	11,743	70	8,220
						GROSS = 87,800		
						OTHER TOT = 18,150		
						COURTS = 32,000		
						TOTAL NET = 55,150		

FIRST FLOOR ELEV @ 81'

LOADING

MAIN STREET

SITE & TOPO.  
N 1/2 BLOCK.  
SCALE N.T.S.

ORIGINAL  
COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

1. PLANNING		\$50,000
2. DESIGN		\$343,000
3. COURT CONSULTANTS		\$50,000
4. SITE ACQUISITION		
APPRAISALS:	\$ 5,000	
PARCEL: Highway Right-of-Way	35,800	
PARCEL: Methodist Church	225,000	
PARCEL: Burford Building	201,000	
PARCEL: Community Building	402,500	
TOTAL:		\$869,300
5. SITE PREPARATION		
SOILS TESTS	\$112,000	
DEMOLITION	173,000	
SITE WORK	302,500	
TOTAL:		\$587,500
6. BUILDING CONSTRUCTION		
FOUNDATIONS	400,000	
PARKING 44,500 sq. ft. @\$14.90	664,250	
COURT BUILDING 66,200 sq. ft. @\$54.00	3,574,800	
FURNITURE	198,600	
TOTAL:		\$4,837,650
7. DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$168,000
8. ASHA ADMINISTRATION		
COST OF BOND SALE	60,000	
CAPITALIZED INTEREST	920,000	
TOTAL:		\$ 980,000
9. CONTINGENCIES		\$394,550
10. TOTAL COST		<u>\$8,280,000</u>

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COST OF BUILDING PER SQUARE FOOT:

Site Work	\$302,500
Foundation	\$400,000
Court Bldg.	<u>\$3,574,800</u>
Total	\$4,277,300

COST PER SQUARE FOOT \$4,277,300    66,200 Sq. Ft.    =    \$64.61.

SITE A COMMUNITY COLLEGE

COST ESTIMATES  
 JUNEAU COURT BUILDING  
 April 6, 1972

1.	PLANNING		\$ 50,000
2.	DESIGN		300,000
3.	COURT CONSULTANTS		50,000
4.	SITE ACQUISITION		351,000
5.	SITE PREPARATION		
	SOILS TESTS	112,000	
	DEMOLITION	25,000	
	SITE WORK	400,000	
	TOTAL		537,000
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	500,000	
	PARKING	None	
	COURT BUILDING	66,200 sq. ft. @ \$54	3,574,800
	FURNITURE FOR COURT ROOMS	198,600	
	TOTAL		4,273,400
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		980,000
9.	CONTINGENCIES		394,550
10.	NON RECOVERABLE		<u>1,037,300</u>
11.	TOTAL COST		\$8,141,250

COST OF BUILDING PER SQUARE FOOT:

SITE WORK	400,000
FOUNDATION	500,000
COURT BUILDING	3,574,800
	<hr/>
TOTAL:	\$4,474,800

COST PER SQUARE FOOT  $\$4,474,800 \div 66,200 \text{ SQ. FT.} = \underline{\underline{\$67.60}}$

McNABB

SITE B

COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

1. PLANNING		\$ 50,000
2. DESIGN		343,000
3. COURT CONSULTANTS		50,000
4. SITE ACQUISITION		254,776
5. SITE PREPARATION		
SOILS TESTS	\$215,000	
DEMOLITION	None	
SITE WORK	400,000	
TOTAL:		615,000
6. BUILDING CONSTRUCTION		
FOUNDATIONS	600,000	
PARKING STRUCTURE	969,100	
COURT BUILDING 66,200 sq. ft. @ \$54	3,574,800	
FURNITURE FOR COURT ROOMS	198,600	
TOTAL:		5,342,500
7. DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		168,000
8. ASHA ADMINISTRATION		
COST OF BOND SALE	60,000	
CAPITALIZED INTEREST	920,000	
TOTAL:		980,000
9. CONTINGENCIES		394,550
10. NON RECOVERABLE		<u>1,037,300</u>
11. TOTAL COST		9,235,126

COST OF BUILDING PER SQUARE FOOT:

Site Work	\$ 400,000
Foundation	600,000
Court Building	<u>3,574,800</u>
TOTAL:	\$4,574,800

COST PER SQ. FT.  $\$4,574,800 \div 66,200 \text{ Sq. Ft.} = \$69.70$

SITE C - TONER

COST ESTIMATES  
 JUNEAU COURT BUILDING  
 April 6, 1972

1.	PLANNING		\$ 50,000
2.	DESIGN		342,000
3.	COURT CONSULTANTS		50,000
4.	SITE ACQUISITION		164,700
5.	SITE PREPARATION		
	SOILS TESTS	50,000	
	DEMOLITION	-	
	SITE WORK	400,000	
	TOTAL:		450,000
6.	BUILDING CONSTRUCTION		
	FOUNDATIONS	300,000	
	PARKING STRUCTURE	969,100	
	COURT BUILDING 66,200 sq. ft. @ \$54	3,574,800	
	FURNITURE FOR COURT ROOMS	198,600	
	TOTAL:		5,042,500
7.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		168,000
8.	ASHA ADMINISTRATION		
	COST OF BOND SALE	60,000	
	CAPITALIZED INTEREST	920,000	
	TOTAL:		980,000
9.	CONTINGENCIES		394,550
10.	NON RECOVERABLE		<u>1,037,300</u>
11.	TOTAL COST		8,680,050

COST OF BUILDING PER SQUARE FOOT:

SITE WORK	\$ 400,000
FOUNDATION	300,000
COURT BUILDING	<u>3,574,800</u>
TOTAL:	\$ 4,274,800

COST PER SQUARE FOOT \$4,274,800 - 66,200 SQ. FT. = \$64.57

COST ESTIMATES  
JUNEAU COURT BUILDING  
April 6, 1972

Cost Reduction by Deletion of  
Supreme Court Space

Reduce Building Construction	6565 Sq. Ft. @\$54.00 =	\$354,510
Reduce Courtroom Furniture		<u>50,000</u>
TOTAL REDUCTION		\$404,510

COST ESTIMATES  
ANCHORAGE COURT BUILDING  
APRIL 6, 1972

1.	DESIGN		\$ 355,000
2.	COURT CONSULTANTS		\$ 17,000
3.	SITE ACQUISITION		
	APPRAISALS:	\$ 9,100	
	LOT 3 (CONDEMNATION)	\$ 80,000	
	LOT 4 & 5 (CONDEMNATION)	\$ 135,000	
	LOT 6	\$ 75,900	
	TOTAL	\$ 300,000	
	Less CH 236/1968	- \$ 265,000	
	TOTAL	\$ 35,000	\$ 35,000
4.	SITE PREPARATION		
	SOILS TESTS	\$ 20,000	
	SITE WORK	\$ 50,000	
	TOTAL		\$ 70,000
5.	BUILDING CONSTRUCTION		
	FOUNDATIONS	\$ 350,000	
	COURT BUILDING 138,000		
	SQ. FT. @ \$40.00	\$5,540,000	
	FURNITURE	\$ 300,000	
	TOTAL		\$ 6,190,000
6.	DEPT. OF PUBLIC WORKS ADMINISTRATION & INSPECTION		\$ 138,000
7.	ASHA ADMINISTRATION		
	COST OF BOND SALE		
	CAPITALIZED INTEREST		
	TOTAL		\$ 1,057,000
8.	REMODEL		\$ 255,000
9.	CONTINGENCIES		\$ 240,000
10.	TOTAL COST		\$ 8,357,000

---

COST OF BUILDING PER SQUARE FOOT: -

Site Work	\$	50,000
Foundation	\$	350,000
Court Bldg.		<u>5,540,000</u>
Total	\$	5,940,000

COST PER SQUARE FOOT \$ 5,940,000 ÷ 138,000 SQ. FT. = \$43.00

JUNEAU COURT BUILDING  
ESTIMATED COSTS AND FUNDS EXPENDED

April 6, 1972

		<u>Estimated Cost</u>	<u>Expended to Date</u>	<u>Possible Liability</u>
1.	PLANNING	50,000	50,000	50,000
2.	DESIGN	343,000	130,000	130,000
3.	COURT CONSULTANTS			
	Judge Forte		1,750	1 750
	Air Balance			
	Mechanical			
	Lighting			
	Communications			
	Acoustics		6,000	6,000
	Landscape			
	TOTAL:	50,000		
4.	SITE ACQUISITION			
	Appraisals	5,000	5,000	5,000
	Parcels			
	Highway Right-of-way	35,800	35,800	35,800
	Methodist Church	225,000	120,000	225,000
	Burford Building	201,000	201,000	201,000
	Community Building	402,500	402,500	402,500
	TOTAL:	869,300		
5.	SITE PREPARATION			
	Soils Test	112,000	38,000	38,000
	Demolition	173,000		
	Site Work	302,500		
	TOTAL:	587,500		
6.	BUILDING CONSTRUCTION			
	Foundations	400,000		
	Parking 44,500 sq.ft.			
	@ \$14.92	664,250		
	Court Building			
	66,200 sq.ft.			
	@ \$54.00	3,574,800		
	Furniture (for	198,600		
	4 courtrooms)			
	TOTAL:	4,837,650		
7.	DEPT. OF PUBLIC WORKS			
	ADMINISTRATION & INSPECTION	168,000	22,000	22,000
8.	ASHA ADMINISTRATION			
	Cost of Bond Sale	60,000	60,000	60,000
	Capitalized Interest	920,000	117,348*	234,696**
	TOTAL:	980,000		
9.	CONTINGENCIES	<u>395,000</u>		
10.	TOTALS	<u>\$8,280,000</u>	<u>\$1,189,398</u>	<u>\$1,411,746</u>

\* Accrued interest payable for three months

\*\* Accrued interest payable for six months



Alaska Judicial Council

941 FOURTH AVENUE  
ANCHORAGE, ALASKA  
99501

April 18, 1972

M E M O R A N D U M

To: Governor William A. Egan  
Chairman and Members, House Finance Committee  
Chairman and Members, Senate Finance Committee  
Commissioner of Public Works

From: Chief Justice George F. Boney, Chairman,  
Alaska Judicial Council

Subject: Construction of Juneau Courthouse

Gentlemen:

I am enclosing for your information a copy of the Special Committee Report on the Juneau Courthouse construction recently prepared by Alaska Judicial Council members Mr. Ken Brady and Frank Doogan, Esquire.

*George F. Boney*

SPECIAL COMMITTEE REPORT  
ON THE  
JUNEAU COURTHOUSE

Mr. Ken Brady - Member, Alaska Judicial Council  
Mr. Frank Doogan - Member, Alaska Judicial Council

Before the Legislature in Juneau on Friday, March 31, 1972, the Alaska Judicial Council was asked to look into the Juneau Courthouse situation. Council members, Ken Brady, Anchorage, and Frank Doogan, Juneau, were subsequently appointed by Chief Justice George Boney to look into the matter and report their findings. Following is their report and the position taken by a majority vote of the Judicial Council at a meeting in Anchorage on April 14, 1972.

Throughout the construction industry, when considering the cost of building, standard procedure is to consider the actual cost of construction, not including architect fees, consultant fees, surveys, costs of real estate, site work, (such as trees, shrubs, patios, plazas), etc. By taking this approach, the proposed Juneau Courthouse, including all areas, consists of 110,700 square feet. The architect's most recent cost estimate for the building is \$5,611,000.00. Using these figures, the total cost per square foot, including court facilities, related offices and parking, is \$50.68 per square foot. Due to the difficulty involved on the project in site preparation and excavation, we consider these figures to be very realistic, if not a little conservative.

We can compare this cost per square foot with building costs in the Anchorage area. Projects as outlined below were furnished by the building contractors involved and are for actual building cost and do not include land, architect fees, studies, finance costs, etc.:

<u>BUILDING</u>	<u>COMPLETED</u>	<u>COST PER SQUARE FOOT</u>
Anchorage Natural Gas	1969	\$ 47.00
Union Oil Building	1970	52.00
British Petroleum Building	1971	55.00
Anchorage Westward Hotel	1972	50.00
Alaska Mutual Building	Underway	48.00

It appears to us that the architect has completed approximately 40% of his work to date, and when you consider the input that the architect has had regarding the overall project, we conclude that he has done an excellent job.

In other areas, we have checked with ASHA and it appears to us that they were to sell the bonds and procure the real estate, which they have accomplished with apparent dispatch and efficiency.

The Department of Highways has been involved to some degree in obtaining property for a proposed state highway which borders the real estate in question; however, this activity occurred in 1969.

All parties involved would like to place the responsibility for criticism of the project on the shoulders of others. In analyzing the overall situation, we conclude that no one is to blame and everyone is to blame. Where were the legislators when the resolution to build the courthouse was passed without a price tag? What was the Administration thinking of in the way of budget when they authorized ASHA to proceed to sell bonds and procure property? What guidelines did the judicial system give

the architect in the way of budget? What was the architect thinking of in the way of budget when he designed the structure? And for that matter, why did not the Judicial Council, when recommending a courthouse for Juneau over a year ago, attach a price tag to the project?

STATUS OF THE PROJECT TO DATE IS AS FOLLOWS:

The bonds have been sold and cost to the State to back out now would be approximately (in addition our credit would be affected)	\$1,500,000.00
ASHA has purchased land at a cost of approximately	900,000.00
Planning	50,000.00
Design Costs to Date	137,000.00
Court Consultants	50,000.00
Soil Tests	<u>112,000.00</u>
Approximate total cost incurred to date	\$2,749,000.00

As to what course to take at this particular time and place, when we consider the tremendous investment to date in real estate, architect's fees, studies, survey, etc., and when we consider the damage to state credit and bond rating involved in reneging on the bond issue, what choice is there but to proceed with the project?

The resolution as passed this date by the Alaska Judicial Council:

RESOLVED:

That the Administration, the Legislature, ASHA, the Department of Public Works, as well as the Judicial Branch and the architects are all to blame in varying degrees for the cost increase from 3.5 million to 8.2 million on the Juneau

Courthouse.

FURTHER RESOLVED:

That since the bonds have been sold, the land purchased, studies made, and plans partially completed at a cost to date approaching \$3,000,000, the Alaska Judicial Council recommends proceeding with the project; however:

Consideration must be given to revising plans to reduce the per square foot cost and add space for other use, and further:

That in the future, all concerned take a more business-like approach on building projects by taking the following steps:

- (1) Establish the need.
- (2) Establish the budget (before any bonds are sold or money spent).
- (3) Operate within that budget or hold those involved responsible.

This report, together with the included resolution, was adopted by the Alaska Judicial Council April 14, 1972. The measure was adopted by the following vote:

<u>For</u>	<u>Against</u>
Oral Freeman	Michael A. Stepovich
Frank Doogan	V. Paul Gavora
Ken Brady	Eugene F. Wiles
Chief Justice George F. Boney	

# STATE OF ALASKA

WILLIAM A. EGAN, C.

DEPARTMENT OF ADMINISTRATION

OFFICE OF THE COMMISSIONER / POUCH C -- JUNEAU 99801

20 March 1972

The Honorable Eugene Guess  
Speaker of the House  
State Capitol  
Juneau, Alaska 99801

Dear Mr. Speaker:

Re: House Concurrent Resolution No. 45, 2d Session,  
Seventh State Legislature

In your deliberations on the above Resolution, may I call to your attention the following facts:

Proceeds from the sale of Alaska State Housing Authority State Lease Revenue Bonds (1972 construction project) in the amount of \$8,200,000 were delivered on 18 February 1972 to pay the costs of acquisition and construction of the courthouse project on the Health and Social Services/Methodist Church site directly across from the Capitol. Concurrently, the land was acquired by bond retirement, court deposits, or direct purchase in an expenditure approximating \$650,000.

As noted in the Official Statement of the Authority issued prior to the sale of said bonds, they are secured by a lease between the State and the Alaska State Housing Authority, and a Trust Indenture between the State and Bank of America National Trust and Savings Association. Pursuant to § 2.01 of Agreement Lease No. 11 the Authority covenants to build the project (the new courthouse) on the site leased which is described on the Project Data Sheet attached to said lease. Reference should be made to Article 7 of the above-mentioned Trust Indenture wherein the Authority undertakes to enforce Agreement Lease No. 11 and to cause the construction project to be completed in accordance with its terms. The Project Data Sheet attached to Agreement

# **CORRECTION**

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**

# STATE OF ALASKA

WILLIAM A. EGAN, C

DEPARTMENT OF ADMINISTRATION

OFFICE OF THE COMMISSIONER / POUCH C - JUNEAU 99501

20 March 1972

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Speaker of the House  
State Capitol  
Juneau, Alaska 99801

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The Honorable Eugene C. Cress  
20 March 1972  
Page 2

Lease No. 11, which is a part of the contract with bondholders, describes the structure as follows: "A structure to house a court system in . . . . It will consist of 2 1/2 floors of office and court spaces . . . approximately 64,000 square feet and 2 1/2 floors of parking and utility area of approximately 60,400 square feet for a total of approximately 127,400 square feet."

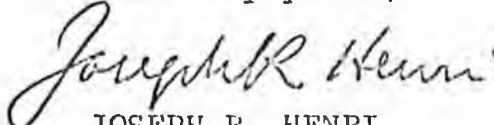
Section 1.02 of Agreement Lease No. 11 does permit a substitution of property for real property described on the Project Data Sheet under "Certain Conditions." Such conditions include a finding by the Commissioner of Public Works, Commissioner of the Department of Administration, the Chairman of the Authority, that the property to be substituted has "a utility for the uses of the Authority and the State for the 1972 construction project described on the Project Data Sheet. . ." at least equal to or greater than the real property described on said Project Data Sheet and "the costs on the old site would have been substantially greater than costs will be on the new site." This provision of the Lease Agreement contemplates or permits the substitution of a parcel in the event a parcel can be found which is of equal utility for the project and of lesser cost. Notwithstanding this section, the State and the Authority are currently contractually bound to build the courthouse described on the Project Data Sheet.

Construction of a court building of lesser size and utility as contemplated by House Concurrent Resolution No. 45 would require amendment of both Agreement Lease No. 11 and the Trust Indenture. The provisions for amendment of the Trust Indenture are contained in Article 11 requiring essentially consent of two-thirds of the holders of the bonds outstanding. It is speculative at best whether such consent could be obtained to accommodate the purposes of HCR 45.

It would be almost unique for the legislature to attempt to amend the terms of a financing completed just over a month ago when such financing was authorized by enactment of the same legislature. The favorable sale of future ASHA bonds may be jeopardized. At the least, it is predictable that such a transaction would result in higher interest costs to the State. Further, the site proposed in HCR 45 would have to be purchased, while the Housing Authority would still own two-thirds of a million dollars worth of land between Third and Fourth Streets, Main and Seward. e

Thank you for allowing me to comment on the Resolution.

Sincerely yours,



JOSEPH R. HENRI  
Commissioner

JRH/kh



# RECORDS CERTIFICATION



I, the undersigned, an employee of the State of Alaska, do hereby certify that the microfilm images on this microform are accurate reproductions of the original records of the State of Alaska as accumulated during the regular course of business, and that it is the established policy and practice of this State to microfilm its records and to dispose of the original records after microfilm reproductions have been made.

James D. Smith  
Signature of Camera Operator

4/4/89  
Date

### Committee Report

3/2/72

## HOUSE OF REPRESENTATIVES

\_\_\_\_\_ Date

Mr. Speaker

The Committee on FINANCE has had RC 51 under consideration. A majority of the members of the Committee

- recommends it do pass
- recommends it do not pass
- recommends it do pass with attached amendment(s)
- recommends it be replaced with CS for \_\_\_\_\_ and that CS for \_\_\_\_\_ do pass
- (and) recommends it be referred to the \_\_\_\_\_ committee
- reports it back without recommendation
- (other) \_\_\_\_\_

#### MEMBERS SIGNING THE MAJORITY REPORT:

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

#### MEMBERS NOT CONCURRING IN THE MAJORITY REPORT:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ recommends:

\_\_\_\_\_ CHAIRMAN

A M E N D M E N T

Offered in the HOUSE

By \_\_\_\_\_

To: \_\_\_\_\_ HOUSE BILL NO. \_\_\_\_\_

\_\_\_\_\_ SENATE BILL NO. \_\_\_\_\_

AMENDMENT: Page \_\_\_\_\_ Line \_\_\_\_\_



Alaska State Legislature  
Senate

JUNEAU ALASKA

TO: Mr. George Hohman, Chairman  
House Finance Committee

FROM: Rich Guthrie  
Senate Fiscal Analyst

SUBJECT: Fiscal Note Request

DATE: 5/4/72

The following House bills are now in the Senate Finance Committee for consideration:

<u>Bill No.</u>	<u>Title</u>
-----------------	--------------

HCR 51

The Senate Finance Committee would appreciate receiving eight copies of the fiscal note and other pertinent materials that will assist them as they consider these bills.

STATE OF ALASKA  
THE LEGISLATURE

LEGISLATIVE AFFAIRS AGENCY

POUCH Y - STATE CAPITOL  
JUNEAU, ALASKA 99801

*Fiscal Note  
HCR 51*

April 14, 1972

MEMORANDUM

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

FROM : John M. Elliott, Executive Director

SUBJECT: Fiscal implications of HCR 51

In response to your committee's request for a fiscal note for HCR 51, which calls for the Legislative Council to direct a study of the ramifications of a statewide property tax to be conducted by the Local Affairs Agency, the Departments of Revenue and Administration, plus other appropriate agencies and persons, the following estimates of cost have been compiled:

1. The Local Affairs Agency estimates that to properly carry out duties that would necessarily fall upon that agency in connection with the proposed study, the sum of \$100,000 (rounded) would be needed. That figure is broken down as follows:
  - (a) Mapping Project -- \$30,000
  - (b) Real Property Appraisal Project -- \$35,000
  - (c) Personal Property Appraisal Project -- \$30,000
2. The Department of Revenue estimates that an amount of \$35,000 would be needed to carry out that Department's portion of the study.
3. The Department of Administration reports that no funds would be required by that Department and that Administration's role would be of a minor nature.
4. The Legislative Council is required by the resolution to hold public hearings in the unorganized borough. In discussions with the Chairman of the Local Government Committee, the sponsor of the resolution, the thought was relayed that the Council hold up to a half dozen hearings at locations in the unorganized borough as

Rep. George H. Hohman  
April 14, 1972  
Page - 2

determined by the Council. The Council has not discussed what its approach might be should HCR 51 pass, but I would estimate that an additional \$15,000 for travel and per diem would be required for the purpose of holding hearings as directed in the resolution.

Copies of correspondence received from the executive departments that would be involved are attached for your information.

JME:hg  
Enclosures

# MEMORANDUM

## State of Alaska

OFFICE OF THE GOVERNOR

TO:  John M. Elliott, Executive Director  
Legislative Affairs Agency

FROM: Warren W. Wiley  
Administrative Assistant  
to the Governor

DATE

April 11, 1972

SUBJECT:

HCR 51

Noting your request (your letter to Byron Mallott, April 4) for a reply on HCR 51 before April 10, I am enclosing a copy of a memorandum to me from the Local Affairs Agency.

I believe this material will provide the information requested without the necessity for preparing a detailed Fiscal Note. Should you desire otherwise, a Fiscal Note can certainly be prepared.

Enclosure

# MEMORANDUM

State of Alaska  
OFFICE OF THE GOVERNOR

TO: Warren Wiley  
Administrative Assistant  
Office of the Governor

THRU: Byron Mallott  
Director  
Local Affairs Agency

DATE : April 10, 1972

FROM: S. Robert Dozier  
State Assessor

SUBJECT: Fiscal note concerning  
HCR 51 relating to the  
Local Affairs Agency

House Concurrent Resolution No. 51 directs various departments and agencies of the State government to co-operate with the Legislative Council in a study of the impact, feasibility and cost of implementing pending legislation which, if enacted, would levy a real and personal property tax within the State with certain exemptions.

In order to properly evaluate HB 597 as opposed to property assessment as administered within organized boroughs and cities and to reasonably estimate the fiscal capacity of each of the boroughs within the Unorganized Borough for the distribution formulae as outline in HB 597 - HB 598, the study should include a reasonable estimated number and assessed value of fee owned, patented, and leased lands, structures and improvements.

The scope of the study in which the Local Affairs Agency should be directly involved includes the assembling of data required to estimate the number and value of taxable property and the cost to the State for implementing and subsequent administration of assessment, tax collection and the revenue-sharing program.

## Scope of the Study

### 1. Mapping Project.

A. Estimate the number and location of fee owned, leased and patented lands situated within each of the several boroughs within the Unorganized Borough. This study requires the review of both state and federal agencies to determine the patented and leased lands potentially effected and a review of the recording districts to ascertain the volume of lands that have been sold or parcelized and sold.

B. Construct rough base maps at scales suitable for field use in the appraisal portion of the study both real and personal, and which will be available and used as indexes and for the construction of permanent tax plats if the mapping project is continued.

C. Prepare a written report concerning recommended methods and procedures to be used in the:

1. Property ownership and identification system.
2. Estimated line item cost, analysis and time frame schedule required for the initial mapping project.
3. Estimated cost analysis for providing annually the updating of all tax plats.

2. Appraisal Project; Real Property.

A. Estimate within reasonable limits the potential real property tax base and number of taxable fee owned, patented and leased lands and taxable residential, commercial and industrial structures and improvements.

This study must be conducted in close co-operation with the mapping project, and will involve spot checking, collection and analysis of specific data within various selected areas which will be used for projecting the total valuation estimates.

B. Estimate the real property appraisal contract fee to the Agency and the time frame scheduling required for the initial assessment of real property within each of the several boroughs within the Unorganized Borough.

C. Estimate within reasonable limits the real property assessed valuation and numbers of taxable property according to area and property classification which will be excluded should the exemptions as outlined in Section 43.77.020 of HB 597 be authorized.

3. Appraisal Project; Personal Property.

A. Estimate within reasonable limits the potential personal property tax base and the number of taxable accounts according the major classifications of property within each of the several boroughs within the Unorganized Borough.

This study must be conducted in close co-operation with both the mapping and the real property valuation project. It will involve the spot checking of all available state and federal records, corporate, business license tax, vehicle, boats and vessels, aircraft, and will also involve spot checking collection and auditing of specific data within the various se-

lected areas which will be used for projecting the total valuation estimate.

B. Estimate within reasonable limits the potential personal property tax base which is excluded from the potential tax base should the exemption as outlined in AS 43.77.020 of HB 597 be authorized.

#### 4. Administration Project.

Obtaining specific data concerning the location, classification and valuation of potential taxable property and the initial cost of assembling the data is only the first step of a comprehensive study. The study should involve the cost to the State for the planning, research and design of administrative methods and procedures for implementing modern, well coordinated, computerized property assessment, tax collection, foreclosure, and revenue sharing systems.

A. A survey of modern administrative systems used throughout the United States and Canada.

B. The analysis and modification of these systems adapted to the present and future needs of Alaska.

C. Training of existing and new personnel.

#### 5. Social, Economic and Political Impact.

This portion of the study pertains to the present and future desires of people for public services, the various methods of providing and financing of these services and the part which the legislature should play in assisting the people in planning, financing and administration of these services.

The Local Affairs Agency is vitally interested in the property tax study as outlined in HCR 51 and has compiled cost data figures for the functions in which it may be involved.

The Agency has contacted reliable service companies and has obtained estimated cost data for providing the following services:

1. Mapping Project	\$30,000
2. Real Property Appraisal Project	35,000
3. Personal Property Appraisal Project	30,000
Total Agency Budget Rounded	<u>\$100,000</u>

The fourth part of the study is administration. The study conducted by the Department of Revenue in co-operation with the Local Affairs Agency will set up modern assessment and tax collection methods and procedures and provide for the impact portion of the study the costs to the State for implementing and subsequent administration of the property tax.

The Agency in co-operation with the Department of Revenue has received a preliminary estimate from a reliable service agency which indicates that the cost to the State for providing this service will be in the neighborhood of \$125,000 to \$150,000. The Department of Revenue may have available in the near future a more refined estimated figure.

The fifth part of the study pertaining to the social, economic and political impact appears to be the responsibility of the University of Alaska and the Legislative Affairs Agency. The Local Affairs Agency will, however, be pleased to be consulted in the analysis and recommendations before the final report is submitted.

SRD/ram

# STATE OF ALASKA

WILLIAM A. EGAN, GOVERNOR

## DEPARTMENT OF REVENUE

OFFICE OF THE COMMISSIONER

POUCH 5 — JUNEAU 99801

April 11, 1972

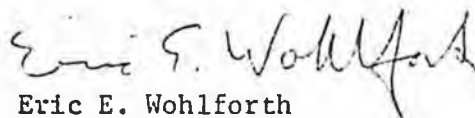
Mr. John M. Elliott  
Executive Director  
Legislative Affairs Agency

Re: HCR 51

Dear Mr. Elliott:

Just as a very roundhouse figure we would anticipate that an amount in the neighborhood of \$35,000 would fund our portion of this study. This would cover the initial study of the resources necessary to carry out the collection and enforcement function and a cost analysis of such resources. \$30,000 of the above would be contractual services which would cover, we hope the cost of retaining a management consulting and tax oriented firm for purposes of systems design and cost study. About \$5,000 would be in personal services to fund part time people necessary to do some of the data gathering within the department.

Yours truly,



Eric E. Wohlforth  
Commissioner

EEW:jd

RECEIVED

APR 12 1972

LEGISLATIVE AFFAIRS  
AGENCY

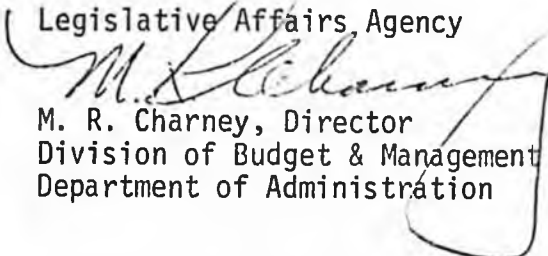
# MEMORANDUM

TO:

John M. Elliott  
Executive Director  
Legislative Affairs Agency

DATE : April 6, 1972

FROM:

  
M. R. Charney, Director  
Division of Budget & Management  
Department of Administration

SUBJECT: HCR-51 - "Relating to a study of  
the ramifications of a statewide  
property tax."

In response to your letter of April 4, 1972, it is felt this Department plays no role other than perhaps advisory in conducting a study of the ramifications of a statewide property tax as proposed in HCR-51.

After discussing this proposed study with the Local Affairs Agency, it was our consensus that it falls within that agency, the Department of Revenue and Legislative Council.

Introduced: 3/29/72  
Referred: Finance

1 IN THE HOUSE

BY THE LOCAL GOVERNMENT COMMITTEE

2 HOUSE CONCURRENT RESOLUTION NO. 51

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SEVENTH LEGISLATURE - SECOND SESSION

5 Relating to a study of the rami-  
6 fications of a statewide property  
7 tax.

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

9 WHEREAS legislation is pending before the legislature which, if enacted,  
10 would levy a real and personal property tax in the state with certain exemp-  
11 tions provided for; and

12 WHEREAS the proposed legislation further provides for a revenue-sharing  
13 program for distribution of the net proceeds of the proposed tax to unorgan-  
14 ized boroughs; and

15 WHEREAS at the present time many questions remain concerning estimates  
16 of how much revenue such a tax would create; how much taxable property there  
17 is, especially in those areas comprising the unorganized borough; how much it  
18 would cost to administer the tax collections and distribution; and additional-  
19 ly, there is a lack of knowledge about the effects of many other aspects of  
20 the proposed legislation; and

21 WHEREAS the only manner in which reasonably accurate information can be  
22 garnered concerning these matters is through thorough study and evaluation  
23 of the unorganized borough;

24 BE IT RESOLVED by the Alaska Legislature that the Legislative ~~Council~~  
25 is requested to direct and oversee a study of the practical effects of the  
26 proposed legislation (HB 597), to be conducted by the Local Affairs Agency,  
27 the Department of Revenue, the Department of Administration, and all other  
28 appropriate agencies and persons as determined by the ~~council~~ <sup>Committee</sup>, and drawing  
29 also on the Institute of Social, Economic and Government Research, University

1 of Alaska; and be it

2 FURTHER RESOLVED that in addition to directing and coordinating the  
3 work of the executive departments involved, the <sup>committee</sup> ~~council~~ shall do everything  
4 it considers necessary for the successful, impartial analysis of this legis-  
5 lation including the holding of public hearings in the unorganized borough;  
6 and be it

7 FURTHER RESOLVED that the Legislative <sup>Budget & Audit Committee</sup> ~~council~~ submit its report, includ-  
8 ing a summary of what the effects of this legislation would be on the  
9 unorganized borough, within the first 10 days of the First Session of the  
10 Eighth Legislature.

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# RECORDS CERTIFICATION



I, the undersigned, an employee of the State of Alaska, do hereby certify that the microfilm images on this microform are accurate reproductions of the original records of the State of Alaska as accumulated during the regular course of business, and that it is the established policy and practice of this State to microfilm its records and to dispose of the original records after microfilm reproductions have been made.

James D. Smith  
Signature of Camera Operator

4/4/89  
Date

# Committee Report

HOUSE OF REPRESENTATIVES

\_\_\_\_\_ Date

Mr. Speaker:

The Committee on \_\_\_\_\_ has had \_\_\_\_\_  
under consideration. A majority of the members of the Committee

recommends it do pass

recommends it do not pass

recommends it do pass with attached amendment(s)

recommends it be replaced with CS for \_\_\_\_\_ and that  
CS for \_\_\_\_\_ do pass

(and) recommends it be referred to the \_\_\_\_\_  
committee

reports it back without recommendation

(other) \_\_\_\_\_

MEMBERS SIGNING THE MAJORITY REPORT:

\_\_\_\_\_  
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\_\_\_\_\_

MEMBERS NOT CONCURRING IN THE MAJORITY REPORT:

\_\_\_\_\_ recommends:  
\_\_\_\_\_ recommends:  
\_\_\_\_\_ recommends:  
\_\_\_\_\_ recommends:  
\_\_\_\_\_ recommends:

\_\_\_\_\_  
CHAIRMAN

BY FARRELL, HOHMAN, BARBER, BOWMAN, CHANCE,  
DEGNAN, DITMAN, FERGUSON, GUESS, KERTTULA,  
MCGILL, MCVEIGH, MELAND, MILLER, MOORE,  
MORAN, MOSES, NAUGHTON, REED, ROSE, SWANSON,  
WARWICK, WHITTAKER AND WRIGHT

1 IN THE HOUSE

2 HOUSE JOINT RESOLUTION NO. 4

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 SEVENTH LEGISLATURE - FIRST SESSION

5 Relating to settlement of the Alaska  
6 Native land claims.

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

8 WHEREAS the Alaska Legislature, in enacting the Alaska Native Land  
9 Claims State Settlement Act of 1968, AS 38.30, has declared the state's  
10 policy "to join with the federal government in a legislative effort to pro-  
11 vide a fair, speedy and equitable method for the settlement and satisfaction  
12 of the Alaska Native land claims", and proposed a program of joint federal  
13 and state legislative action to settle the land claims; and

14 WHEREAS the immediate need for a fair and just settlement of the land  
15 claims is of the utmost importance to and is in the best interests of every  
16 Alaskan, whether the basis of his concern or motivation is justice, legality,  
17 the state's social or economic welfare, or otherwise; and

18 WHEREAS a generous federal grant of land and money to the Alaska  
19 Natives, in compensation for rights extinguished by legislation, is essential  
20 to meaningfully provide them the option of joining the social and economic  
21 mainstream of Alaskan life; and

22 WHEREAS the state is planning for the early assumption of the responsi-  
23 bility for the education, housing, health, welfare, and public safety of all  
24 of its citizens, including those presently served by the Bureau of Indian  
25 Affairs; and

26 WHEREAS, although settlement of the claims is primarily a federal  
27 responsibility, the legislature nevertheless anticipates making a fair and  
28 reasonable state contribution to the settlement;

29 BE IT RESOLVED that the Seventh Alaska State Legislature, in recognition

Offered: 2/22/71  
Referred: Judiciary

Original sponsors: Farrell, Hohman, Barber, et al

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2 SENATE CS FOR HOUSE JOINT RESOLUTION NO. 4

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19 Natives, in compensation for rights extinguished by legislation, is essential  
20 to meaningfully provide them the option of joining the social and economic  
21 mainstream of Alaskan life; and

22 WHEREAS the United States Department of the Interior has established  
23 a "freeze" on the transfer of lands in Alaska until June 30, 1971 to allow  
24 time for Congressional action to settle the land rights of the Alaska  
25 Natives; and

26 WHEREAS, although the state recognizes that Congress has historically  
27 assumed the responsibility for settling land claims, the legislature never-  
28 theless anticipates making a reasonable state contribution to the settlement

29 BE IT RESOLVED that the Seventh Alaska State Legislature, in recognition

# **CORRECTION**

**THIS DOCUMENT  
HAS BEEN REPHOTOGRAPHED  
TO ASSURE LEGIBILITY**

BY FARRELL, HOHMAN, BARBER, BOWMAN, CHANCE,  
DEGNAN, DITMAN, FERGUSON, GUESS, KERTTULA,  
MCGILL, MCVEIGH, MELAND, M. MILLER, MOORE,  
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22 WHEREAS the state is planning for the early assumption of the responsi-  
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24 of its citizens, including those presently served by the Bureau of Indian  
25 Affairs; and

26 WHEREAS, although settlement of the claims is primarily a federal  
27 responsibility, the legislature nevertheless anticipates making a fair and  
28 reasonable state contribution to the settlement;

29 BE IT RESOLVED that the Seventh Alaska State Legislature, in recognition

1 of the vital importance of this issue to every Alaskan, strongly urges the  
2 Congress of the United States to enact a fair, equitable and early settle-  
3 ment of the Alaska Native land claims, and expresses its intent to partici-  
4 pate and cooperate in such a settlement.

5 COPIES of this Resolution shall be sent to the Honorable Richard M.  
6 Nixon, President of the United States; the Honorable Spiro T. Agnew, Vice  
7 President of the United States; and to the Honorable Ted Stevens and the  
8 Honorable Mike Gravel, U. S. Senators, and the Honorable Nick Begich, U. S.  
9 Representative, members of the Alaska delegation in Congress.

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5 COPIES of this Resclution shall be sent to the Honorable Richard M.  
6 Nixon, President of the United States; the Honorable Spiro T. Agnew, Vice  
7 President of the United States; the Honorable Rogers C. B. Morton, Secretary  
8 of the Interior; the Honorable Henry M. Jackson, U. S. Senator and Chairman,  
9 Committee on Interior and Insular Affairs, U. S. Senate; the Honorable Wayne  
10 N. Aspinall, U. S. Representative and Chairman, Committee on Interior and  
11 Insular Affairs, U. S. House of Representatives; and to the Honorable Ted  
12 Stevens and the Honorable Mike Gravel, U. S. Senators, and the Honorable  
13 Nick Begich, U. S. Representative, members of the Alaska delegation in  
14 Congress.