

LEG. FINANCE - BILLS 1983 - 1984 1913

HB 494 cont.

1913

STATEMENT OF CAROLYN BURG, A NOTARY PUBLIC, BEFORE THE FINANCE
COMMITTEE, ROOM 519, CAPITOL BUILDING AT 1:30 P.M. TUESDAY,
MARCH 13, 1984 on HB 494

I, Carolyn Burg, declare that I am an American citizen
as expressed in my affidavit issued March 5, 1982 and recorded in the
Juneau Recording District in Book 192, page 848, but not acknowledg-
ing that Alaska is a true State at all, because it is not.

Only the first 13 States are true states and come under the
United States Constitution and the Declaration of Independence.
All the rest of the so-called "States" including Alaska are
Districts or Territories, and Juneau, Alaska is a permanent
Capital just like the District of Columbia in Washington, D.C.
We are under the Articles of Confederation & the Northwest Ord. of 1787.

Therefore, this Capital is under completely federal law,
has a mineral, private and international character, and no
"State of Alaska" has any jurisdiction in international matters
under our Treaty with Russia, (15 Stat 534); Callsen v. Hope, 75 Fed. 758

The District of Columbia has Home Rule just like the
Capital in Juneau under the District of Alaska, and I am claiming
that HB 494 interferes with the commerce of this city and the
contract that Congress made asking us to "maintain this Capital,"
in the following words.

(Alaska's Organic Act of 1912 - August 24,)

"Sec. 2 CAPITAL AT JUNEAU - That the capital of the
Territory of Alaska shall be at the city of Juneau,
Alaska, and the seat of government shall be maintained
there."

Juneau, Alaska was first of all under the Harris Mining
District as of 1880 and a very viable mining community,
even before there was any civil or territorial law here, and
this is part of our character. This gives us a mineral and a
private nature, and we did not "cession" our private property
in our Treaty with Russia, supra, and we never intend to. If
we did, this would be "disposing of the primary soil of our
entire civilized world, as Juneau has a mineral, private and
an international character. Article VI Supremacy Clause, U.S. Const.

As a Notary Public I have the right to protest a bill
that is completely illegal. You are sitting on completely fee
simple land belonging to Juneau, Alaska, and as a very viable
private corporation in "trade and commerce" throughout the world,
we please ask you to step out of the way so we may use our strength
as a "Continental Capital" to continue to maintain this Capital as
Congress asked us to do. You are otherwise interferring with our
Contract. (15 Stat. L. 240 7=27-1868; R.S. 1954; Treaty 6-20-1867, 15 Stat.
of 1913 539)

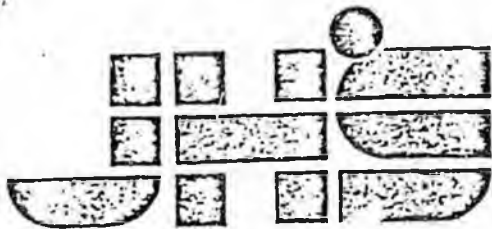
Sec. 1955 of our Territorial Laws/states: "That any person
who shall break or rob in any manner or who shall attempt to break
or rob any flume, rocker, quartz, quartz vein, or lode, bedrock,
sluice, sluice box, or mining claim, with the intent to commit a
felony, shall, upon conviction thereof, be punished by imprison-
ment in the penitentiary not less than one nor more than five
years, or by fine not less than one hundred nor more than one
thousand dollars, or by both such imprisonment and fine. Mitchell
v. Galea (1 Alaska Rep. 342; Tiberg v. Warren, 192 Fed. Rep. 458)

If for any reason you feel the mining claim, U.S. Patent
of September 4, 1897 and the U.S. Trustees' Deed of July, 1913
which are all recorded in the Recorder's Office were fraudulently
made, at any time you may go to your Attorney General and bring
a civil action against this Notary Public stating so. Otherwise
you are ratifying her authorities. I have seen no authorities
overcoming mine. Please stop dumping tailings on our private property.

Any questions?

(Mrs. Amos)

Respectfully submitted,
Carolyn Burg
Carolyn Burg



JIM STEINMANN PLANNING CONSULTANT

2814 PETERS LANE, JUNEAU
ALASKA 99801 • TELE. (907) 586-2464

April 27, 1983

Mr. Wallace DeBoff
Design and Construction
Department of Transportation & Public Facilities
Pouch Z
Juneau, Alaska 99811

Dear Mr. DeBoff:

In accordance with your request we are pleased to submit this proposal to develop a Space Program and Basis of Design Competition for the proposed State of Alaska Legislative Hall building. For this proposal we shall refer to the tasks to be completed as the "Space Program", the Consultant (Jim Steinmann and Associates) as "JSA" or "We", and the client as the "the State", and the Department of Transportation and Public Facilities as "DOT/PF".

Project Objective

The objective of this project is to document space requirements, adjacency relationships, and important facility performance characteristics for a Legislative Hall (the "project") for the State of Alaska, in sufficient detail that the document can be combined with certain rules of competition, forms, evaluation/selection criteria, and site specific data to be provided by the State and become the basis of a limited-scope Design Competition.

This document, the Space Program and the Basis of Design Competition, will then be transmitted to interested Architects as the formal, final, and complete discussion of the requirements of the project. There will be no further information provided to the candidate Architects other than possibly a "bidders" conference.

Project Services

We propose to accomplish the following tasks during this project. They will occur generally in the following sequence:

1. Initial Consultation

We will meet with the State and/or DOT/PF to identify key contacts, report procedures, submittal dates, and formats. We will review a list of space user representatives and State officials to be interviewed. We will establish a schedule for the interviews, develop a list of discussion topics and questions and give to DOT/PF for distribution. DOT/PF will schedule all interviews for completion by the end of the third week of the project. At the beginning of the second week we will meet with key officials to obtain an overall philosophy of the Legislative Hall to be constructed as a result of this project.

JIM STEINMANN & ASSOCIATES/THE PLANNING COLLECTIVE LIMITED

EXPRESSION OF INTEREST
QUESTIONNAIRE

(PART B)

PROJECT NUMBER: R-10181 PROJECT TITLE: Alaska Legislative Hall Facility Design

FIRM:

1. PREQUALIFICATION

WEIGHT: 0

FIRMS AND PROPOSED SUBCONTRACTOR'S MUST BE PREQUALIFIED FOR THE REQUIRED SERVICES IF THE WEIGHT INDICATED ABOVE IS OTHER THAN "0" (ZERO). IF PREQUALIFICATION REQUIRED, LIST YOUR FIRM'S FILE NUMBER AND THAT FOR PROPOSED SUBCONTRACTORS AS INDICATED ON THE CERTIFICATE OF PREQUALIFICATION ISSUED BY THE CONTRACTING AGENCY. IF YOUR FIRM OR ANY OF YOUR PROPOSED SUBCONTRACTORS HAVE NOT BEEN PREQUALIFIED, CONTACT THE EVALUATION COMMITTEE CHAIRPERSON FOR INSTRUCTIONS BEFORE SUBMITTING THIS QUESTIONNAIRE.

(NOTE: IDENTIFICATION OF SUBCONTRACTOR FILE NUMBERS IS REQUIRED TO ASCERTAIN PREQUALIFICATION FOR REQUIRED SERVICES. SUBCONTRACTOR'S PREQUALIFICATION RATINGS ARE NOT USED TO SCORE RESPONSES. ADDITIONALLY, THE FIRM'S PREQUALIFICATION RATING(S) ARE INCORPORATED INTO THE SCORING AFTER EVALUATION OF ALL OTHER RESPONSES.)

FILE NUMBER BUSINESS NAME

2. FEMALE AND MINORITY BUSINESS ENTERPRISES (FMBE)

WEIGHT: 5

WHAT IS THE APPROXIMATE PERCENTAGE OF TOTAL COMPENSATION UNDER THE PROPOSED CONTRACT(S) WHICH WILL BE PAID TO FMBE? LIST THE BUSINESS NAME, ADDRESS (FROM WHICH SERVICES WILL BE PROVIDED), TELEPHONE NUMBER AND APPROXIMATE PERCENTAGE FOR EACH SUCH ENTERPRISE. FEMALE BUSINESS ENTERPRISES SHOULD BE INCLUDED IF THE FUNDING SOURCE(S) INCLUDES A FEDERAL AGENCY.

PERCENTAGE OF TOTAL COMPENSATION:

PERCENTAGE FBE MBE BUSINESS NAME, ADDRESS, TELEPHONE

3. STATE (ALASKA) FUNDED CONTRACTS

WEIGHT: 0

IF THE WEIGHT INDICATED ABOVE IS OTHER THAN "0" (ZERO), IDENTIFY THE PERCENTAGE OF YOUR FIRM'S GROSS INCOME (WITHIN ALASKA) WHICH WAS DERIVED FROM STATE FUNDED CONTRACTS AWARDED TO YOUR FIRM DURING THE LAST THREE FULL CALENDAR YEARS. (STATE FUNDED CONTRACTS INCLUDE THOSE WITH ALL STATE DEPARTMENTS, AGENCIES AND SCHOOL DISTRICTS.)

PERCENT:

185

5. QUALIFICATIONS AND RELEVANT EXPERIENCE OF PROPOSED TEAM

WEIGHT: 20

NAME THE LEAD INDIVIDUALS ON YOUR PROPOSED TEAM WHO WILL BE RESPONSIBLE FOR AND ENGAGED IN PERFORMING THE REQUIRED SERVICES. LIST THE FIRM BY WHICH EACH IS EMPLOYED AND THE DISCIPLINE OR TYPE OF SERVICE TO BE PROVIDED BY EACH. DISCUSS INDIVIDUAL EDUCATION, EXPERIENCE AND EXPERTISE RELEVANT TO THE REQUIRED SERVICES. INDIVIDUAL AWARDS AND TECHNICAL PAPERS MAY BE INCLUDED IF YOU CHOOSE TO LIST PROJECTS WHICH ARE RELEVANT IN TYPE, SCALE OR CHARACTER TO THE REQUIRED SERVICES. INDIVIDUAL ROLES SHOULD BE IDENTIFIED. IDENTIFY ANY REPRESENTATIVE PROJECTS ON WHICH YOUR PROPOSED PROJECT TEAM HAS PREVIOUSLY WORKED.

7. WORKLOAD

WEIGHT: 10

IS THE SIZE OF EACH FIRM IDENTIFIED IN QUESTION 4 COMPATIBLE WITH THE REQUIRED SERVICES TO BE PROVIDED BY EACH? DISCUSS EACH FIRMS TOTAL WORKLOAD INCLUDING CURRENT AND FUTURE COMMITMENT OF AVAILABLE PERSONNEL (PARTICULARLY THE LEAD INDIVIDUALS IDENTIFIED IN QUESTION 4) AND THE ADEQUACY OF STAFF AND FACILITIES AT EACH OFFICE FROM WHICH SERVICES WILL BE PROVIDED, INCLUDING CAPABILITIES FOR PROVIDING SUCH SERVICES WITHIN ESTABLISHED TIME CONSTRAINTS OR UNDER ACCELERATED SCHEDULE.

9. CLIENT REFERENCES

WEIGHT: 10

LIST SEVERAL RECENT CLIENTS FOR SIMILAR SERVICES, AND THE NAME AND TELEPHONE NUMBER OF AN EMPLOYEE OF EACH CLIENT WHO HAS THROUGH KNOWLEDGE OF THE TECHNICAL RESULTS OF THE SERVICES PROVIDED BY YOUR FIRM. IDENTIFY THE PURPOSE AND DOLLAR AMOUNT (EXPRESSED TO ONE SIGNIFICANT FIGURE) OF CONTRACTS WITH THE CLIENTS LISTED.

systems (including switches, outlets, and lighting), and fire and life safety systems;

- E. Detailed requirements and recommendations for building standards, such as materials, finishes, plumbing fixtures, equipment (including communication systems, elevator and conveying systems), furniture (both new and existing), and any special design treatments;
- F. Identify site amenities and develop a program for site circulation, parking, access, egress and other site amenities;
- G. Serve as State's program consultant during facility design.

3. DESIGN DETERMINANTS STATEMENT

- A. Develop environmental performance specifications identifying natural and artificial light levels, acoustical criteria, security needs, temperature and humidity boundaries, floor loading and related characteristics;
- B. Develop overall facility performance criteria identifying energy conservation guidelines, maintenance requirements, and general material performance criteria.

The State currently has contracted for a space study which will identify the major components and requirements of the facility. That space study will be the basis from which this detailed program is developed. Architectural design is not a part of this contract.

The Department's Right of Way and Environmental Sections will be conducting independent studies to determine estimated land costs and National Historic Register concerns. These studies will be available to the Consultant.

The complete Optimum Site Analysis Report will be submitted by September 15, 1983. The complete detailed Program Statements and Design Determinants Statement will be submitted by November 1, 1983.

Submittals and all questions to this project should be addressed to Neil L. Atkinson, Design Manager, P. O. Box 1467, Juneau, Alaska, 99802, (907) 364-4314.

Five (5) submittal copies must be received by 2:00 P.M., August 1, 1983, at the above address.

Submittals must include the Department's Project Statement of Interest as prepared for this contract, and any other materials which may be solicited therein. In addition to the Statement of Interest, submittals from consultants without a current Prequalification File established with this Division must include a Federal Standard Form 254, (Architect-Engineer and Related Services Questionnaire), complete for the Consultant and each proposed Subconsultant. Additional statements of qualification or promotional material may also be included as deemed appropriate by the Consultant.

The right is reserved by the State to reject incomplete submittals.

Jonathan W. Scriber

Acting Deputy Commissioner
S. E. Region,
Department of Transportation &
Public Facilities

MEMORANDUM

State of Alaska
Department of Transportation & Public Facilities


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TO: Charles S. Matlock
Director
S. E. Region Design & Construction
DOT/PF

DATE: March 25, 1983

FILE NO: 220E

TELEPHONE NO: 364-4314

FROM: W. I. DeBoff, P. E. 
Buildings Chief
Building Design & Construction
DOT/PF

SUBJECT: Legislative Hall
Building Committee

At the present time of the prospect of the Legislative Hall for Juneau remains a question in many peoples minds and may or may not materialize into solid fact. Whatever the outcome we cannot hesitate to think of it as other than a fact if the facility is to be useable by January by 1987.

The formation of a Legislative Hall Building Committee would be a positive and necessary step for the planning, design and monitoring of the construction of the proposed facility. This committee must be formed now to permit immediate action once the decision to proceed has been made.

We suggest the Building Committee serve as the architectural selection committee, the jury for the architectural competition and the review committee for the building design and construction as it progresses. It is therefore imperative the Building Committee be comprised of persons who are charged with authority to speak for those whom they represent.

The Building Committee will be made up of a maximum of four voting members and three or four non-voting members as follows:

- * 2 From the Legislature (1 Senator and 1 House Member)
- * 1 From the Governor's Office
- * 1 From the City of Juneau
- 1 Architectural Advisor
- 1 DOT/PF Executive Secretary
- 1 DOT/PF Assistant to the Executive Secretary
- * Voting Member

The Architectural Advisor must be chosen and commissioned by the voting members of the Building Committee. The DOT/PF Executive Secretary and his Assistant will coordinate the Committee with the activities of the DOT/PF and act as advisors to the Committee when requested.

The Building Committee should understand that they, the Planners, the DOT/PF, the Architect and the Contractor, are a team. That team will be charged with a mandate to design and construct the most attractive people oriented building in this State or hopefully in any other state.

We suggest immediately contacting the Legislature and the Governor's Office to seek their concurrence for the formation of such a committee and request they name and advise us of their apparatus.

WID:JWE:ra

330 labor hours at an average of \$55.00 per hour. This suggests a project budget of \$20,000.00.

We will complete the project for a fixed price of \$20,000.00. A progress payment of \$10,000.00 is required midway through our work. The balance is due upon completion of the work and approval by the State.

Costs that might be required that are not included and will be incurred by the State will include:

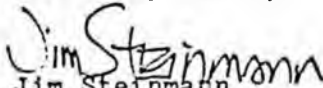
- Final printing of the space program and additional materials to be included by the State in the Design Competition document (Ten copies will be given to JSA by the State).
- Film and photograph processing, developing, and blowups (if required) that can be completed by DOT/PF.
- Color printing or photographs (if needed).
- Site survey or soils tests (which will be needed).

The State will allow JSA reasonable access to available data and the use of DOT/PF copy machines and telephone during normal business hours.

Conclusion

We can begin our work immediately and anticipate beginning the data collection and inventory process on Monday, May 2, 1983. We look forward to helping the State on this most interesting, certainly important project. We will give it our highest priority. We will help the State define what additional data is needed to amplify the Space Program before an Architect is selected and the detailed design process is initiated. Thank you for your confidence in Jim Steinmann and Associates.

Sincerely Yours,


Jim Steinmann
President

Week #2: Interview key space users to identify current and future requirements. Meet with special committee to define space requirements and incorporate unique building requirements into the data base. Develop space standards for private offices, open workstations, and all special areas.

Week #3: Develop and code space requirements data base, develop space development options, and review space requirements data base with space users and special committee.

Week #4: Develop qualitative building program requirements, develop adjacency relationships and requirements, review with special committee and make final decisions as to space components to be included in the new building.

Week #5: Finalize data base and detailed space requirements program. Begin preparation of draft report.

Week #6: Complete draft, incorporate space program changes, type manuscript and submit to State for review on the first day of Week #7. Final document to be available four (4) working days after receipt of comments.

Project Team

Our project team will consist of Jim Steinmann, Mic Steinmann, Tom Lane, Michael Smith and Katie Dutcher. All except Jim Steinmann are from the Juneau office of Jim Steinmann and Associates (JSA).

Jim Steinmann will be the overall project manager and will supervise all team activities. He will lead all review meetings and major presentations. Mic Steinmann will manage all day-to-day activities and will assume responsibility for the development of future personnel and space requirements. He will provide day-to-day liaison with DOT/PF and members of the special committee. Tom Lane will assist in the interview and data gathering process. He will also assist in the analysis of future space requirements. Michael Smith will also assist in the personnel and space requirements development process. He will also be responsible for furniture inventory and the analysis of space requirements having special design features (for example; assembly areas, executive lounges, cafeteria/dining, the Governors office, etc.). Katie Dutcher will assist in the inventory and space standards process. Michael will also prepare all graphics to be included in the design competition package.

Project Budget

We have developed a balance between the work tasks to be completed and the required six (6) week schedule, the availability of funding, and our staff availability. We have included an allocation of \$1,850.00 for expenses, printing of ten (10) copies of draft report for review by the State, two (2) trips by Jim Steinmann from Los Angeles to Juneau and miscellaneous office expenses for copies, telephone, and postage. The balance of the cost is for

15. Final Graphics

We will provide the State all graphics, diagrams, cover and divider designs, and related material originals that require reproduction in documents that will be provided to the Architects expressing interest in the competition or to the general public, one week prior to their being needed for binding into those documents.

16. Final Document

We will provide one master of all typed material, suitable for printing and inclusion in public documents four (4) working days after one consolidated set of review comments are received from the State.

17. Review Basis of Design Competition

We will review the final draft document the State will prepare before it is printed and mailed to the candidate Architects. We will provide a verbal response relative to any suggested changes, additions, or deletions that relate to the work covered in this proposal so that those items can be incorporated. We have allowed six (6) hours for this task.

18. Review Submittals

We will review one copy of the alternative design competition submittals to be forwarded by the State and provide a written critique of each as they relate only to the specific requirements included in the Space Program and the level of technical compliance with that criteria. We have allowed ten (10) hours for this task.

Work Not Included

Work that may be required by the State that is specifically not included in this proposal can be contracted for on an hourly basis with JSA at an hourly rate of \$80.00 for Jim Steinmann and \$50.00 for Mic Steinmann, Tom Lane and Michael Smith. This work could include interviews or meetings with members of the Legislature not on the formal committee established by the State, meetings or reviews after the submittal of the final text, participation at a bidders conference with candidate Architects or meetings beyond telephonic discussion to clarify the space program.

Project Schedule

We will complete all work in six (6) weeks from receipt of authorization to proceed. We will proceed with the project as follows:

Week #1: Inventory existing space, special conditions, and equipment items having a space impact. Develop questionnaire to identify personnel and space requirements.

9. Adjacencies

We will identify all critical adjacencies that will be important to the candidate Architects in the Design competition. This will include all relationships that require direct adjacency and those that must be on the same floor.

10. Form Influences

We will document all space requirements that have a particular proportion on form, minimum and maximum dimensions, angles, and/or ceiling heights, etc. We will establish the boundary limits for these conditions when they are prescribed by the function or content of space.

11. Space Performance Criteria

We will describe the performance of each space or room that is not self explanatory (such as a "private office"). We will identify important performance characteristics that would have an influence on space allocations, form, location, and, most importantly, the form of the building. Cost consideration influences and quality discussions along with electrical and mechanical data will be deferred to subsequent study not part of this contract.

12. Other Design Considerations

We will document all other criteria that are established during the first four (4) weeks of the project although we note that those included may require extensive further elaboration in the Performance Specification that will be developed in another contract prior to the State developing a contract with the selected Architect.

13. Graphics

We will recommend the graphics to be included in the Basis of Design Competition including maps, site plans, topo surveys, elevations, pictures and background drawings that are to be used by the candidate Architects. We will coordinate their size, content, format, and style with DOT/PF so that all material prepared by DOT/PF and JSA is consistent.

14. Draft Report

We will submit ten (10) copies of a draft report with samples of the final graphics for distribution and review by the State. We will attend review meetings to discuss changes or additions to the draft document. We will provide this document on the first day of the seventh week after we begin our work.

2. Space Inventory and Analysis

We will inventory the existing space used by those functions to be included in the project and assess its current adequacy. Special functional and design conditions will be noted.

3. Interviews

We will conduct interviews with members of the committee to be developed by the State and with a management representative of each organization that will occupy the project. We will discuss future requirements, adjacencies, security, special needs, design and performance characteristics.

4. Report Outline and Mock-Up

We will prepare an outline of the Space Program and the final report along with a mock-up of that document. We will review it with DOT/PF and incorporate comments before developing a draft document.

5. Project Requirements

We will assemble a projection of requirements for each space user in terms of staff levels to be accommodated, number of offices, hearing rooms and other special areas, anticipated staff level increases, and any other quantifiables component or space to be included. We will meet with the State (the committee) to review and finalize this data.

6. Space Standards

We will develop space allocation standards (non graphical) for those project components that need standards to supplement current State space allocation guidelines.

7. Special Areas

We will document the special areas, equipment, rooms, security features and personnel/material movement systems that are to be included in the project. We will review this data with those subsequently responsible for security, maintenance, operation, and communications.

8. Space Requirements

We will calculate both the net and gross area required in the project, review it with the space users and DOT/PF and assemble a comprehensive data base. We will calculate initial space needed to support operations through 1995 (initial occupancy plus 10 years) and for the long term - post year 2020 timeframe if there are any substantial differences noted during the interview and analysis process.

MEMORANDUM

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State of Alaska
Department of Transportation & Public Facilities

TO: Wally DeBoff
Chief, Buildings
Design and Construction

DATE: July 21, 1983

FILE NO

TELEPHONE NO: 364-4311

FROM: Hugh Williams *HW*
Chief Right of Way Agent
Southeast Region
DOI/PF

SUBJECT: Project No. R-10181
Juneau Legislative Hall

Attached are the preliminary acquisition estimates of the additional proposed sites for the Legislative Hall.

Attachment

HW/sdh



MEMORANDUM

State of Alaska
Department of Transportation & Public Facilities

TO: Hugh Williams
Chief Right of Way Agent
Southeast Region
DOT/PF

DATE: February 22, 1983

FILE NO:

TELEPHONE NO: 364-4367

FROM: Jeff Hill
Supervising Appraiser
Southeast Region
DOT/PF

SUBJECT: Juneau Capital Complex
Site Acquisition

Per your request, I have conducted a field inspection of the proposed sites for the subject project. As of this date, I am providing you with a value estimate for each.

This memo is not an appraisal, rather an estimate of value based upon the field inspection of each site and a brief analysis of the present real estate market in the Juneau area.

No legal questions are considered in this estimate such as titles, encumbrances, etc. The property is considered as if free and clear. Also, all information furnished by the State of Alaska, Department of Transportation and Public Facilities, in the form of maps, plans and documentation is considered to be correct, and no responsibility for their accuracy is assumed by the appraiser.

SITE NO. 1

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> |
|-----------------------------------|----------------------------------|-------------------|---------------------|
| <u>BLOCK "D"</u> | | | |
| Lots 3 & 4 Carrigan | 10,000.00 s.f. | \$39,500.00 | \$ 98,020.00 |
| Lots 5 & 6 Kasnick | 10,069.93 s.f. | \$43,940.00 | \$219,830.00 |
| <u>BLOCK "E"</u> | | | |
| Lots 2, 3, 4 Lauber & Monroe | 7,881.00 s.f. | \$39,130.00 | \$ 71,370.00 |
| Lots 5, 6 & 7 Holman McDowell | 10,568.00 s.f. | \$40,300.00 | \$ 94,640.00 |
| <u>BLOCK "F"</u> | | | |
| Lots 5 & 6 Kodzoff | 3,000.00 s.f. | \$38,220.00 | \$ 54,080.00 |
| Lots 7 & 8 Juneau Motors | (Combined with Block "75" Below) | | |
| <u>BLOCK "75"</u> | | | |
| Lots 17, 18 & 19 Juneau Motors | 31,749.68 s.f. | \$485,550.00 | \$469,820.00 |
| Lot 20 Blak | 10,816.40 s.f. | \$210,860.00 | |

SITE NO. 4.

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|---|-------------------------|-------------------|--------------------------|
| <u>BLOCK "72"</u> Lots 1, 2 & 3 Thibodeau | 19,114.00 s.f. | \$236,640.00 | \$419,880.00 |
| <u>BLOCK "A"</u> Lots 2, 3 & 4 Thibodeau | 7,500.00 s.f. | \$ 21,970.00 | |
| Lots 5 & 6 Ulery | 10,000.00 s.f. | \$ 50,160.00 | \$151,840.00 |
| Lot 7 City & Borough | 1,053.00 s.f. | \$ 1,053.00 | |
| <hr/> | | | |
| 3 OWNERSHIPS | <u>± 37,667.00 s.f.</u> | \$309,823.00 | \$571,720.00 |
| | Sub-Total | \$881,543.00 | |

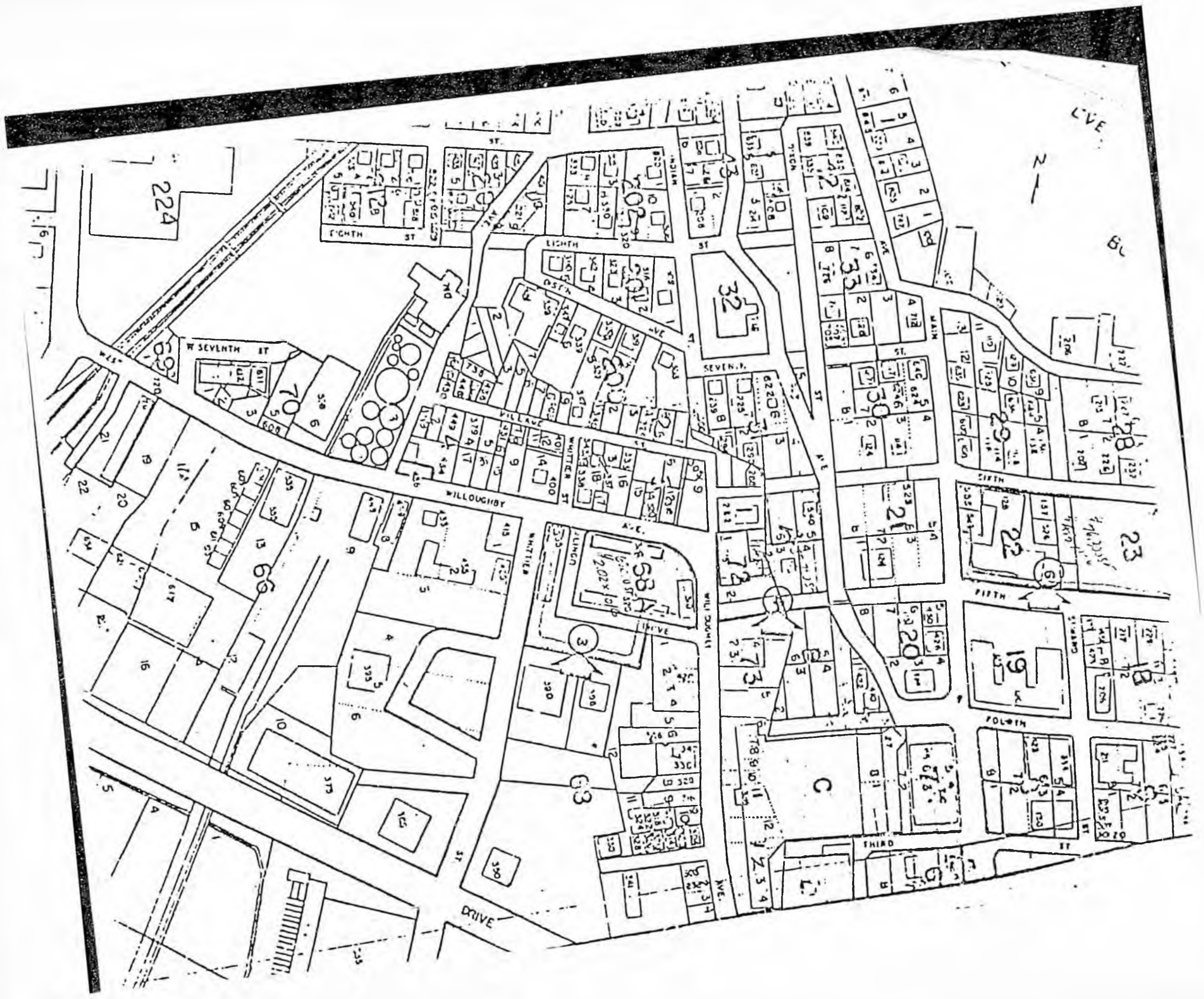
ADD: 15% Contingency on basic estimate
 40% Contingency for Administrative Costs, Appraisal Fees, Court Costs,
 Costs of Negotiations, Costs for Individual and Business Relocation,
 Demolition of Improvements, ect.

55%

TOTAL \$1,366,391.65
(\$1,366,500.00 (R))

SITE NO. 6.

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|---|----------------|-------------------|--------------------------|
| <u>BLOCK "22"</u> Lots 1, 2, 3, 4, 6 & 7 School (City) | 25,448.00 s.f. | \$195,400.00 | \$1,860,600.00 |
| Fraction Lot 5 Ann House | 2,447.00 s.f. | \$ 17,700.00 | \$99,300.00 |
| Fraction Lot 5 Davis Enterprises | 2,446.00 s.f. | \$ 19,100.00 | \$95,600.00 |
| Fraction Lot 8 Thomas Downes | 3,556.42 s.f. | \$ 20,100.00 | \$83,500.00 |
| Fraction 7 & 8 Bethel | 3,290.00 s.f. | \$20,800.00 | \$75,200.00 |



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| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|--|-----------------------|-------------------|--------------------------|
| <u>BLOCK "23"</u> City and Borough of Juneau | 39,144.00 s.f. | \$254,400.00 | |
| <hr/> | | | |
| 5 OWNERSHIPS | <u>76,331.00 s.f.</u> | \$527,500.00 | \$2,214,200.00 |

Sub-Total \$2,741,700.00

ADD: 15% Contingency for basic estimate
40% Contingency for Negotiations, Costs for Individual and Business Relocation, Demolition of Improvements, ect.

55%

TOTAL \$4,249,635.00
\$4,249,700.00 (R)

JH/sdh

MEMORANDUM


State of Alaska
Department of Transportation & Public Facilities

TO: Hugh Williams
Chief Right of Way Agent
Southeast Region
DOT/PF

DATE July 20, 1983

FILE NO:

TELEPHONE NO: 364-4366

FROM: Jeff Hill 
Supervising Appraiser
Southeast Region
DOT/PF

SUBJECT: Project No. R-10181
Juneau Legislative Hall
Proposed Site Estimates

Per your request, I have conducted a field inspection of the proposed sites for the subject project. As of this date, I am providing you with a value estimate for each.

This memo is not an appraisal, rather an estimate of value based upon the field inspection of each site and a brief analysis of the present real estate market in the Juneau area.

No legal questions are considered in this estimate such as titles, encumbrances, etc. The property is considered as if free and clear. Also, all information furnished by the State of Alaska, Department of Transportation and Public Facilities, in the form of maps, plans and documentation is considered to be correct, and no responsibility for their accuracy is assumed by the appraiser.

SITE NO. 3

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|--|------------------|-------------------|--------------------------|
| <u>Block "68A"</u> Channel Apts c/o Don Bettis | 60,254.00 s.f. | 1,029,120.00 | \$270,960.00 |
| 1 OWNERSHIP | + 60,254.00 s.f. | \$1,029,120.00 | \$270,960.00 |
| | Sub-Total | \$1,300,080.00 | |

ADD: 15% Contingency on basic estimate
40% Contingency for Administrative Costs, Appraisal Fees, Court Costs, Costs of Negotiations, Costs for Individual and Business Relocation, Demolition of Improvements, ect.

55%

TOTAL: \$2,015,124.00
~~\$2,015,200.00 (R)~~

BLOCK 1

| | | | |
|---|----------------|--------------|--------------|
| Lots 1, 2, 4 & 5 S.E. Newspaper Corp. | 18,388.00 s.f. | \$192,140.00 | \$245,050.00 |
| Lot 3 Morris | 4,500.00 s.f. | \$ 5,850.00 | |
| Lots 6, 7 & 8 Hurley | 15,000.00 s.f. | \$ 82,030.00 | \$177,710.00 |

BLOCK "6"

| | | | |
|------------------------------|----------------|----------------|----------------|
| Lots 1 & 2 Powers | 10,040.00 s.f. | \$ 68,770.00 | \$105,170.00 |
| Lots 3 & 4 J.D. Telephone | 10,040.00 s.f. | \$107,640.00 | \$601,900.00 |
| Lot 5 Robertson | 5,020.00 s.f. | \$101,140.00 ✓ | \$138,060.00 ✓ |
| Lots 6 & 7 Engstrom | 10,040.00 s.f. | \$117,520.00 | \$433,290.00 |
| Lot 8 Powers | 4,920.53 s.f. | \$ 57,590.00 | |

| | | | |
|---------------|----------------------------|----------------|----------------|
| 14 Ownerships | <u>+ \$162,033.54 s.f.</u> | \$1,630,180.00 | \$2,708,940.00 |
|---------------|----------------------------|----------------|----------------|

SITE NO. 2

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> |
|--------------|-------------|-------------------|---------------------|
|--------------|-------------|-------------------|---------------------|

BLOCK "20"

| | | | |
|--------------------------------|---------------|--------------|--------------|
| Lot Fraction 1 De Armond | 2,061.00 s.f. | \$ 29,510.00 | \$ 54,470.00 |
| Lot Fraction 1 & 2 Holmberg | 3,232.99 s.f. | \$ 47,450.00 | \$148,850.00 |

| | | | |
|--------------|------------------------|--------------|--------------|
| 2 OWNERSHIPS | <u>+ 5,293.94 s.f.</u> | \$ 76,960.00 | \$203,320.00 |
|--------------|------------------------|--------------|--------------|

SITE NO. 3BLOCK "68A"

| | | | |
|---------------------------------|----------------|----------------|--------------|
| Channel Apts. c/o Don Bettis | 60,254.00 s.f. | \$1,029,120.00 | \$270,960.00 |
|---------------------------------|----------------|----------------|--------------|

| | | | |
|-------------|-------------------------|----------------|--------------|
| 1 OWNERSHIP | <u>+ 60,254.00 s.f.</u> | \$1,029,120.00 | \$270,960.00 |
|-------------|-------------------------|----------------|--------------|

SITE NO. 4

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> |
|-----------------------------|------------------|-------------------|---------------------|
| <u>BLOCK "72"</u> | | | |
| Lots 1, 2 & 3 Thibodeau | 19,114.00 s.f. | \$236,640.00 | \$419,880.00 |
| <u>BLOCK "A"</u> | | | |
| Lots 2, 3, & 4 Thibodeau | 7,500.00 s.f. | \$ 21,970.00 | |
| Lots 5 & 6 Ulery | 10,000.00 s.f. | \$ 50,160.00 | \$151,840.00 |
| Lot 7 City & Borough | 1,053.00 s.f. | \$ 1,053.00 | |
| <hr/> | | | |
| 3 OWNERSHIPS | + 37,667.00 s.f. | \$309,823.00 | \$571,720.00 |
| <u>SITE NO. 5</u> | | | |
| Foskin/Goertzen | 6.927 acres | \$321,880.00 | |
| Foskin | 16,679.00 s.f. | \$ 36,920.00 | |
| City & Borough | 15,224.00 s.f. | \$ 15,224.00 | |
| Smith | 2.15 acres | \$227,370.00 | \$470,400.00 |
| <hr/> | | | |
| 4 OWNERSHIPS | + 9.809 acre | \$601,394.00 | \$470,400.00 |

SUMMARY OF VALUE ESTIMATES

| | <u>TOTAL</u> |
|------------|----------------|
| Site No. 1 | \$4,339,120.00 |
| Site No. 2 | \$ 280,280.00 |
| Site No. 3 | \$1,300,080.00 |
| Site No. 4 | \$ 881,543.00 |
| Site No. 5 | \$1,071,794.00 |

12
June 30, 1983

RE: Alaska Legislative Hall
Project No. R-10181

The Honorable Jalmar Kerttula
President of the Senata
Alaska State Legislature
Pouch V
Juneau, Alaska 99811

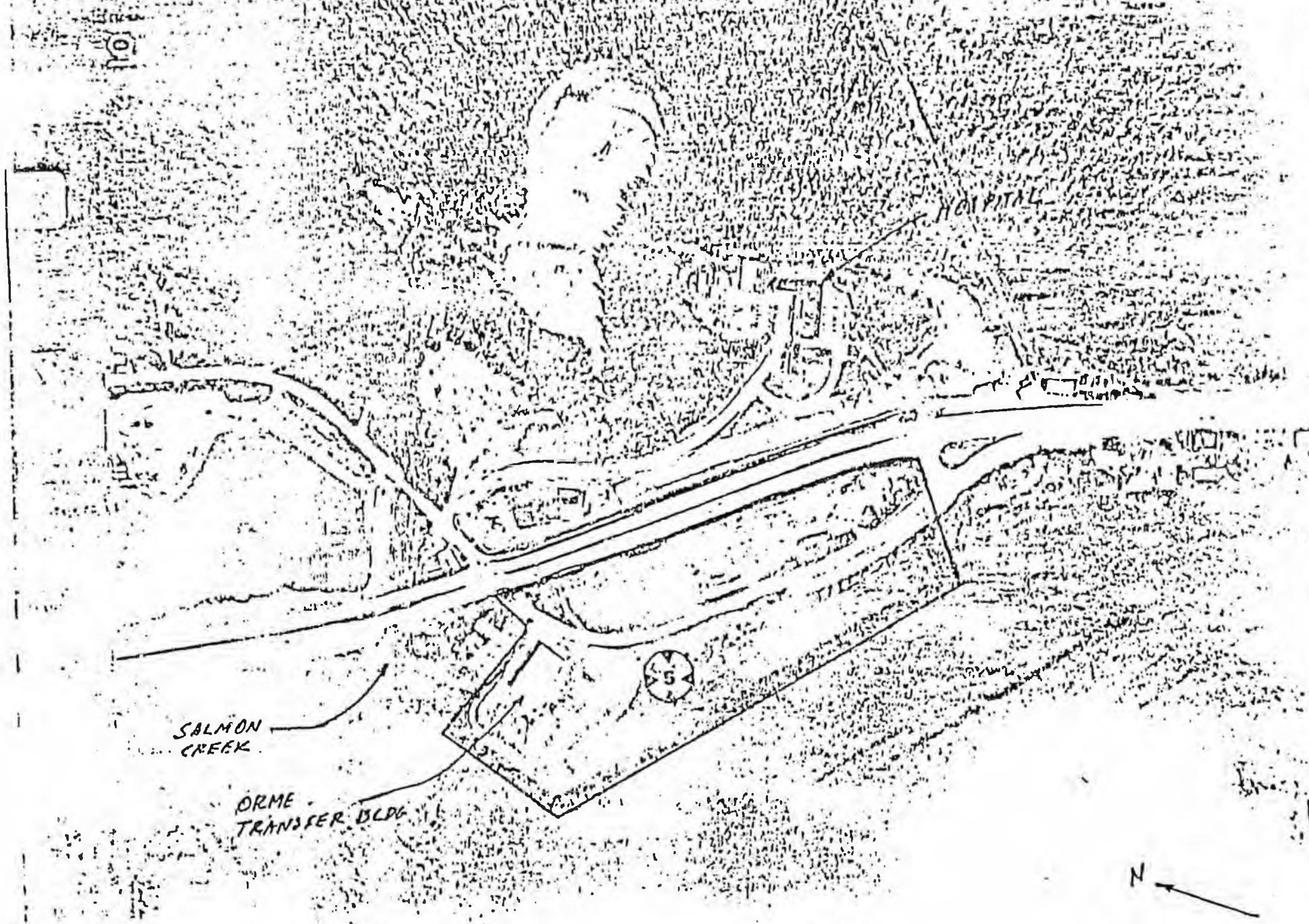
Dear Senator Kerttula:

The 1983 Legislature funded land acquisition and planning for a new Legislative Hall in Juneau for the Alaska Legislature, Governor, and their key staffs.

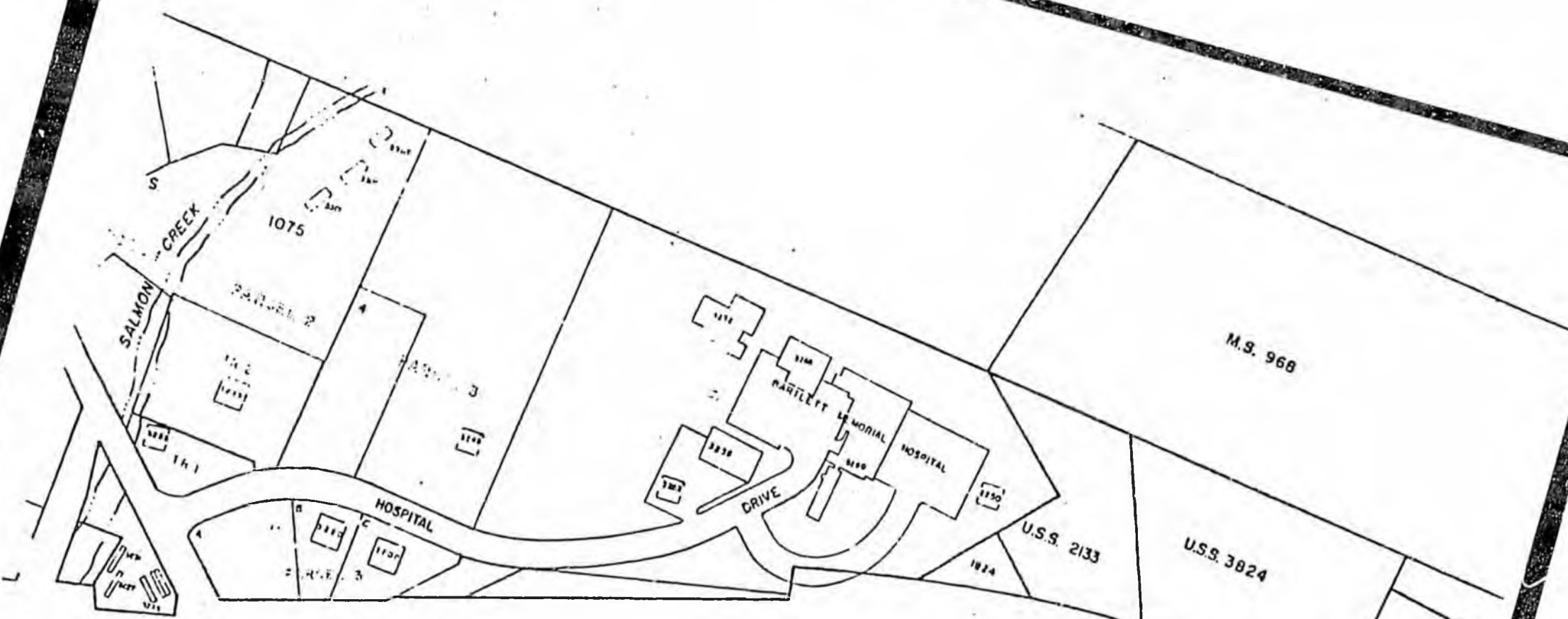
The Department of Transportation and Public Facilities is now developing this project. To ensure that the needs of those who will occupy and use the facility are met, and that it is the best and most functional facility possible, the Department has formed a Legislative Hall Advisory Committee. This Committee will directly involve the users and support our professional and technical staff in the input and review phases during the development of the project. You are invited to appoint a representative from the Senate to serve on this important committee. A draft of the membership, purpose and duties of this committee is enclosed for your information and use. While we expect the Committee's duties to include such decisions as site selection and consultant selection other issues like management responsibility for the facility will be addressed separately.

As part of the preliminary planning, this Department has contracted with Jim Steinmann and Associates to conduct a space program study to inventory space and analyze requirements and project space needs for the Legislative components and Executive departments. The Consultant will meet with your representative or other designee, as may be appropriate, to establish these space requirements.

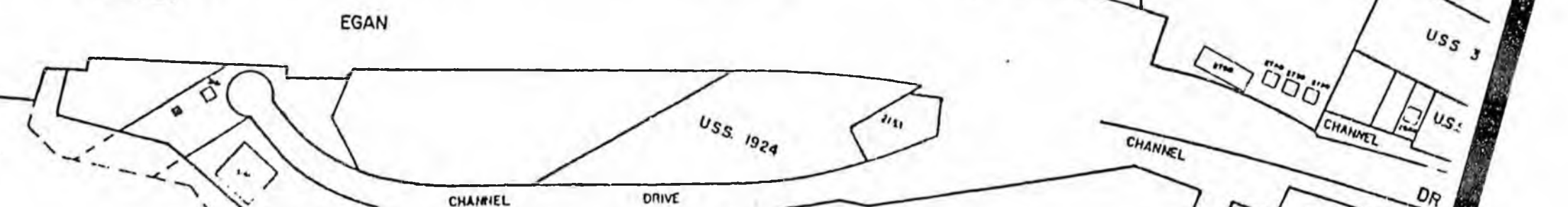
The Consultant will be contacting you or your designee directly to schedule interviews. The interviews will be conducted by Mic Steinmann, Jim Steinmann and Tom Lane. They will want to discuss staffing levels, office and meeting room needs, proposed building amenities and proximity requirements among the various functions and organizations.



M.S. 955



M.S. 968



SMITH
 FOSKIN / GOERTZEN
 FOSKIN
 CITY & BOROUGH



Alaska State Legislature

COMMITTEES

Vice Chairman — Judiciary
Vice Chairman — Legislative
Regulations Review
Resources
Finance Sub Committee on Labor



HB 494

While in Session
Pouch V
State Capitol
Juneau, Alaska 99811
(907) 465-3733

Home - District 15
Stz: Route Box 421
Eagle River, Alaska 99577
(907) 388-2526

House of Representatives

John J. Liska

February 20, 1984

MEMORANDUM

TO: House State Affairs Committee

FROM: Representative John J. Liska

- a. Resolution of the City and Borough of Juneau. Reference intention to build a new capitol.
- b. Newspaper articles.
- c. Legislative Hall summary of size and cost.
- d. Plans costs and impacts relating to relocation of the State Capitol.
- e. Dittman research report dated Nov. 1983. REF: Building a new legislative hall.
- f. Letter - Rep. Szymanski to attorney general Gorsuch - Ref. legal opinion on AS 24.05.190 Control of legislative space.
- g. Letter - Senator Pettyjohn to Gov. Sheffield, Ref- SCR 35, possible legislation which would authorize or approve his course of action with regard to a new legislative hall in Juneau.
- h. Copy of SCR 35, "Relating to a legislative hall for the legislature".
- i. Memo by Rep. Ward, REF: filing of injunction against the governor.
- j. HB 605 and HB 603, relating to issuance of general obligation bonds for the building of a legislative hall. By Rep. Ward.
- k. Memo from Rep. Ward-REF: work session held by Rep. Bussell on legislative hall.



Alaska State Legislature

House of Representatives

P.O. BOX 2716
ANCHORAGE, ALASKA 99510
(907) 276-4506

WHILE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811
(907) 465-4939

REPRESENTATIVE JERRY WARD
DISTRICT 13

MEMBER FINANCE COMMITTEE
CHAIRMAN OF SUBCOMMITTEE ON
COMMERCE & ECONOMIC DEVELOPMENT
CHAIRMAN OF SUBCOMMITTEE ON LABOR
MEMBER OF SUBCOMMITTEE ON STATE LOANS

MEMORANDUM

DATE: February 9, 1984

TO: Committee Member of Legislative Move
Anchorage Caucus

FROM: Representative Jerry Ward *JW*
Chairman

As you know from various press releases, I am instigating the filing of an action for Declaratory Relief and Injunction against the Governor of the State of Alaska and the Department of Transportation. Through House State Affairs teleconferences and workshops on "Moving the Legislature" to the Anchorage building complex, I became aware that there was about to occur an illegal action taken by the Governor Bill Sheffield and the Major of Juneau, Fran Ulmer, by subverting the Constitution of the State of Alaska as well as State Statutes by denying the voting privileges of the people and the legislature.

This action by me, on my behalf and that of all of the people of Alaska, was planned to be filed yesterday in order to stop any further action on the building of the Juneau Legislative Hall until an adjudicated decision on state indebtedness can be answered by a court of law.

The attorney originally approached to work on the suit, Robert Reed Shelley, a Juneau attorney at law relayed that after he reviewed the merits of the case as well as his time schedule and prior business commitments, he felt that it would not be in his or my best interest, to take on what he considered a Capital Move issue in Juneau. For this reason I will be going to Anchorage to retain legal council and file this action for Declaratory Relief and Injunction so that the misuse of funds can be stopped.

I would like to, with your indulgence, give a short presentation about this to the Anchorage caucus eventho this is a personal law action.

Committee Members of Legislative Move
Anchorage Caucus
February 9, 1984
Page 2

I would like you to know that I have been in contact with the Governor and his agents since 8:30a this morning trying to resolve this matter before it goes any farther.

It is the opinion of Governor Sheffield that he does not need legislative or voter approval to enter into long-term commitments which will cost Alaska citizens millions and millions of dollars.

After conversations with Sen. John Sackett's Senate Finance staff, it has come to my attention that Sen. Sackett, through the Finance Chairmanship may be taking legislative action which would resolve this matter legislatively thus avoiding the documents being filed in the Anchorage court system. I have not read the finalized draft from Senate Finance but I hope to have it before the Anchorage Caucus meeting today at noon in the Butrovich Room.

Introduced: 2/9/84
Referred: State Affairs
and Finance

BY PETTYJOHN, FAIKS,
STURGULEWSKI, P. FISCHER,
HALFORD AND GILMAN

1 IN THE SENATE

2 SENATE CONCURRENT RESOLUTION NO. 35

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 THIRTEENTH LEGISLATURE - SECOND SESSION

5 Relating to a legislative hall for the
6 legislature.

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

8 WHEREAS art. III, sec. 22, of the Constitution of the State of Alaska
9 provides that

10 "All executive and administrative . . . functions, powers,
11 and duties shall be allocated by law among and within (the)
12 principal departments . . ."; and

13 WHEREAS art. II, sec. 1, of the constitution grants to the legislature
14 the power of the enactment of law, subject only to the veto of a bill by
15 the governor; and

16 WHEREAS the legislature has enacted into law a requirement that no
17 contract or lease which provides for a payment in excess of \$12,000 annual-
18 ly is valid unless approved by the legislature by concurrent resolution
19 (AS 37.05.280); and

20 WHEREAS plans are now underway by the City and Borough of Juneau to
21 finance and construct a legislative hall to house the legislature of the
22 State of Alaska; and

23 WHEREAS it appears to be the intention of the City and Borough of
24 Juneau to enter into a long-term lease of the legislative hall with the
25 state; and

26 WHEREAS the legislature has not in any manner given its approval to
27 these plans; and

28 WHEREAS an executive branch which determines the seat of the legisla-
29 ture, without the approval of the legislature, disregards the doctrine of



Alaska State Legislature

House of Representatives

BOX 2716
ANCHORAGE, ALASKA 99510
(907) 276-4506

WHILE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811
(907) 465-4939

REPRESENTATIVE JERRY WARD
DISTRICT 13

MEMBER FINANCE COMMITTEE
CHAIRMAN OF SUBCOMMITTEE ON
COMMERCE & ECONOMIC DEVELOPMENT
CHAIRMAN OF SUBCOMMITTEE ON LABOR
MEMBER OF SUBCOMMITTEE ON STATE LOANS

MEMORANDUM

FEB 00 1984

DATE: February 6, 1984

TO: All Representatives and Senators

FEB 06 1984

FROM: Representative Jerry Ward *JW*

It has come to my attention by Rep. Mike Szymanski, that there may be a possibility of illegal appropriations and obligations of public funds about to occur concerning the Legislative Hall, which is proposed to be built by the Mayor of Juneau and the Governor of the State of Alaska on Telegraph Hill. To lay these grave concerns aside, a work session has been scheduled by Rep. Charlie Bussell to meet with a spokesman of the Department of Transportation and Public Facilities to be held in the House Judiciary Committee Room 124 at 4:00p today to explain why, how and under what mechanism non-elected government officials are able to encumber millions and millions of dollars to contractual long term leases which may have the effect of bonded indebtedness, which is contrary to statutes of the Constitution of the State of Alaska.

If you are unable to attend, please send a staff member.

Introduced: 2/13/84
Referred: State Affairs and
Finance

1 IN THE HOUSE

BY WARD

2

HOUSE BILL NO. 605

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - SECOND SESSION

5

A BILL

6 For an Act entitled: "An Act providing for the issuance of general obliga-
7 tion bonds in the amount of \$100,000,000 for the
8 purpose of paying the cost of constructing a public
9 facility to house the legislature and other state
10 agencies in Anchorage; and providing for an effective
11 date."

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

13 * Section 1. For the purpose of paying the cost of constructing a
14 public facility to house the legislature and other state agencies in Anchor
15 age, general obligation bonds of the state in the principal amount of not
16 more than \$100,000,000 shall be issued and sold. The full faith, credit,
17 and resources of the state are pledged to the payment of the principal of
18 and interest and redemption premium, if any, on these bonds. These bonds
19 shall be issued under the provisions of AS 37.15 as those provisions read
20 at the time of issuance.

21 * Sec. 2. If the issuance of these bonds is authorized by the qualified
22 voters of the state, a special fund of the state to be known as the "Anchor
23 age Legislative Hall and Office Building Fund" shall be established, to
24 which shall be credited the proceeds of the sale of the bonds described in
25 sec. 1 of this Act except for the accrued interest and premiums.

26 * Sec. 3. The amount of \$100,000,000 is appropriated from the
27 "Anchorage Legislative Hall and Office Building Fund" to the Department of
28 Transportation and Public Facilities to be used for the purpose described
29 in sec. 1 of this Act.

Introduced: 2/13/84
Referred: State Affairs and
Finance

1 IN THE HOUSE

BY WARD

2

HOUSE BILL NO. 603

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - SECOND SESSION

5

A BILL

6 For an Act entitled: "An Act providing for the issuance of general obliga-
7 tion bonds in the amount of \$100,000,000 for the
8 purpose of paying the cost of constructing a public
9 facility to house the legislature and other state
10 agencies in Juneau; and providing for an effective
11 date."

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

13 * Section 1. For the purpose of paying the cost of constructing a
14 public facility to house the legislature and other state agencies in
15 Juneau, general obligation bonds of the state in the principal amount of
16 not more than \$100,000,000 shall be issued and sold. The full faith,
17 credit, and resources of the state are pledged to the payment of the prin-
18 cipal of and interest and redemption premium, if any, on these bonds.
19 These bonds shall be issued under the provisions of AS 37.15 as those
20 provisions read at the time of issuance.

21 * Sec. 2. If the issuance of these bonds is authorized by the qualified
22 voters of the state, a special fund of the state to be known as the "Juneau
23 Legislative Hall and Office Building Fund" shall be established, to which
24 shall be credited the proceeds of the sale of the bonds described in sec. 1
25 of this Act except for the accrued interest and premiums.

26 * Sec. 3. The amount of \$100,000,000 is appropriated from the "Juneau
27 Legislative Hall and Office Building Fund" to the Department of Transporta-
28 tion and Public Facilities to be used for the purpose described in sec. 1
29 of this Act.

STATE HOUSE OF REPRESENTATIVES
NOVEMBER 1983

...similarly, a new legislative hall in Anchorage is only supported by Anchorage respondents, but Anchorage's proportion of the state population causes the total percentage in favor to be approximately four-out-of-ten...

"Do you favor or oppose building a legislative hall for the Legislature to meet in Anchorage?"

| | <u>Favor</u> | <u>Oppose</u> |
|-------------------|--------------|---------------|
| TOTAL..... | 41% | 56% |
| Rural..... | 39% | 55% |
| Central..... | 16% | 81% |
| Southcentral..... | 38% | 60% |
| Anchorage..... | 62% | 36% |
| Southeast..... | 3% | 94% |
| Democrat..... | 35% | 61% |
| Republican..... | 46% | 52% |
| Non-partisan..... | 42% | 55% |

...but a new legislative hall in Juneau is only supported by Southeastern respondents...

"Do you favor or oppose building a new legislative hall for the Legislature to meet in Juneau?"

| | <u>Favor</u> | <u>Oppose</u> |
|-------------------|--------------|---------------|
| TOTAL..... | 22% | 68% |
| Rural..... | 26% | 53% |
| Central..... | 29% | 61% |
| Southcentral..... | 18% | 76% |
| Anchorage..... | 12% | 82% |
| Southeast..... | 54% | 35% |
| Democrat..... | 27% | 64% |
| Republican..... | 15% | 76% |
| Non-partisan..... | 22% | 69% |

FEB 17 1984

LEGISLATIVE HALL SUMMARY
OF SIZE AND COST

FEBRUARY 1, 1984

| BUILDING SIZE | GRUSS SQUARE FEET | FIRST CLASS BUILDING COST | SECOND CLASS BUILDING COST | THIRD CLASS BUILDING COST |
|-----------------------------------|----------------------|------------------------------|-------------------------------|------------------------------|
| BUILDING - FULL SIZE | 312,558 | \$102,219,000 | \$86,899,000 | \$78,069,000 |
| BUILDING WITH FIRST REDUCTION | 273,045 | \$ 89,511,000 | \$76,148,000 | \$68,452,000 |
| BUILDING WITH SECOND REDUCTION | 205,970 | \$ 68,019,000 | \$57,451,000 | \$52,134,000 |
| BUILDING WITH THIRD REDUCTION | 165,835 | \$ 55,158,000 | \$47,042,000 | \$42,369,000 |

LEGISLATIVE HALL
RECOMMENDED SPACE REDUCTION

JANUARY 31, 1984
PAGE 1 OF 2

| SPACE IDENTIFICATION | NET SQUARE FEET (N.S.F.) | GROSS SQUARE FEET (G.S.F.) | FIRST REDUCTION N.S.F. | FIRST REDUCTION G.S.F. | SECOND REDUCTION N.S.F. | SECOND REDUCTION G.S.F. | THIRD REDUCTION N.S.F. | THIRD REDUCTION G.S.F. |
|---|--------------------------|----------------------------|------------------------|------------------------|-------------------------|-------------------------|------------------------|------------------------|
| I. SENATE | | | | | | | | |
| A. THE SENATE CHAMBER | 2,875 | | | | | | | |
| B. PAGE ROOM | 252 | | | | | | | |
| C. GALLERY | 1,600 | | | | | | | |
| D. CAUCUS ROOM | 750 | | | | | | | |
| E. LOBBYISTS WAITING ROOM | 150 | | | | | | | |
| F. COPY AREA | 200 | | | | | | | |
| G. FINANCE COMMITTEE ROOM | 1,500 | | | | | | | |
| H. COMMITTEE ROOMS (5) | 4,050 | | | | | | | |
| I. SPECIAL MEETING ROOMS (5) | 1,260 | | | | -1,260 | | -1,260 | |
| J. SENATE ADVISORY COUNCIL | | | | | | | | |
| 1. STAFF | 1,179 | | | | | | | |
| 2. LIBRARY | 150 | | | | | | | |
| 3. CONFERENCE ROOM | 225 | | | | | | | |
| K. PRESIDENT OF SENATE SUITE | | | | | | | | |
| 1. PRESIDENTS OFFICE | 900 | | | | | | | |
| 2. STAFF (5) | 522 | | | | | | | |
| L. SENATOR'S SUITES (19) | 12,728 | | | | | | | |
| SUBTOTAL | 28,351 | 49,438 | 28,351 | 49,438 | 27,071 | 47,239 | 27,071 | 47,239 |
| II. HOUSE OF REPRESENTATIVES | | | | | | | | |
| A. HOUSE CHAMBER | 4,000 | | | | | | | |
| B. PAGE ROOM | 252 | | | | | | | |
| C. GALLERY | 1,600 | | | | | | | |
| D. CAUCUS ROOMS (2) | 880 | | | | | | | |
| E. LOBBYISTS WAITING ROOMS (2) | 150 | | | | | | | |
| F. COPY AREA | 200 | | | | | | | |
| G. FINANCE COMMITTEE ROOM | 1,500 | | | | | | | |
| H. COMMITTEE ROOMS (5) | 4,050 | | | | | | | |
| I. SPECIAL MEETING ROOMS (5) | 1,260 | | | | -1,260 | | -1,260 | |
| J. HOUSE RESEARCH AGENCY | 1,757 | | | | | | | |
| K. SPEAKER OF THE HOUSE SUITE | | | | | | | | |
| 1. SPEAKERS SUITE | 900 | | | | | | | |
| 2. STAFF (6) | 522 | | | | | | | |
| L. REPRESENTATIVE'S SUITES (39) | 25,272 | | | | | | | |
| M. HOUSE CLERK | 406 | | | | | | | |
| SUBTOTAL | 42,749 | 74,597 | 42,749 | 74,597 | 41,484 | 72,398 | 41,489 | 72,398 |
| III. THE LEGISLATIVE AFFAIRS AGENCY | | | | | | | | |
| A. EXECUTIVE/ADMIN. OFFICES | 880 | | | | - 880 | | - 880 | |
| B. DATA PROCESSING | 2,388 | | | | -2,388 | | -2,388 | |
| C. DATA CENTER | 4,796 | | | | -4,796 | | -4,796 | |
| D. ADMINISTRATIVE SERVICES | 2,505 | | | | -2,505 | | -2,505 | |
| E. SUPPLY ROOM | 1,564 | | | | -1,564 | | -1,564 | |
| F. PRINT SHOP | 4,169 | | | | -4,169 | | -4,169 | |
| G. DOCUMENTS & MAIL ROOM | 1,380 | | | | -1,380 | | -1,380 | |
| H. MAINTENANCE AREA | 2,559 | | | | -2,559 | | -2,559 | |
| I. PUBLIC SERVICES | 1,782 | | | | -1,782 | | -1,782 | |
| J. LEGAL SERVICES | 6,574 | | | | -6,574 | | -6,574 | |
| SUBTOTAL | 28,579 | 49,870 | 28,579 | 49,870 | -0- | | -0- | |
| IV. THE LEGISLATIVE FINANCE DIVISION | | | | | | | | |
| A. ADMINISTRATIVE OFFICES | 1,492 | | | | -1,492 | | -1,492 | |
| B. LIBRARY/REPOSITORY | 600 | | | | - 600 | | - 600 | |
| SUBTOTAL | 2,092 | 3,651 | 2,092 | 3,651 | -0- | | -0- | |

LEGISLATIVE HALL
RECOMMENDED SPACE REDUCTION

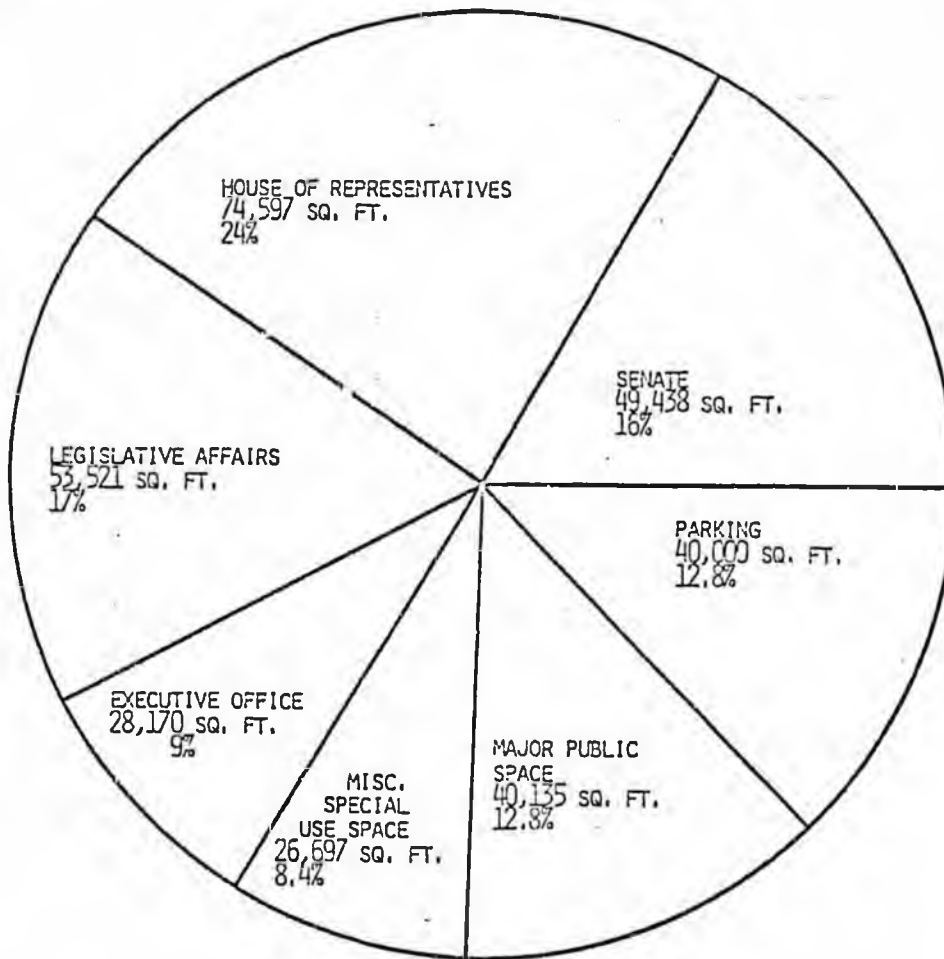
JANUARY 31, 1984
PAGE 2 OF 2

| SPACE IDENTIFICATION | NET SQUARE FEET (N.S.F.) | GROSS SQUARE FEET (G.S.F.) | FIRST REDUCTION N.S.F. | FIRST REDUCTION G.S.F. | SECOND REDUCTION N.S.F. | SECOND REDUCTION G.S.F. | THIRD REDUCTION N.S.F. | THIRD REDUCTION G.S.F. |
|---|-----------------------------------|-------------------------------------|------------------------------|------------------------------|-------------------------------|-------------------------------|------------------------------|------------------------------|
| V. EXECUTIVE OFFICE | | | | | | | | |
| A. OFFICE OF THE GOVERNOR | | | | | | | | |
| 1. GOVERNOR'S SUITE | 4,812 | | -4,812 | | -4,812 | | -4,812 | |
| 2. COMMUNICATIONS/ PRESS SECTION | 1,826 | | -1,826 | | -1,826 | | -1,826 | |
| 3. SPECIAL ASSISTANTS | 3,193 | | -3,193 | | -3,193 | | -3,193 | |
| 4. ADMINISTRATIVE SERVICES | 3,598 | | -3,598 | | -3,598 | | -3,598 | |
| SUBTOTAL | <u>14,149</u> | 24,690 | <u>-0-</u> | | <u>-0-</u> | | <u>-0-</u> | |
| B. OFFICE OF THE LIEUTENANT GOVERNOR | | | | | | | | |
| 1. LT. GOVERNOR'S SUITE | 1,464 | | -1,464 | | -1,464 | | -1,464 | |
| 2. OTHER | 530 | | -530 | | -530 | | -530 | |
| SUBTOTAL | <u>1,994</u> | 3,480 | <u>-0-</u> | | <u>-0-</u> | | <u>-0-</u> | |
| VI. EMERGENCY OPERATION CENTER | <u>1,247</u> | 2,176 | <u>1,247</u> | 2,176 | <u>-0-</u> | | <u>-0-</u> | |
| VII. MISC. SPECIAL USE SPACES | | | | | | | | |
| A. PRESS ROOM | 800 | | | | | | | |
| B. TV/RADIO STORAGE | 200 | | | | | | | |
| C. INTERVIEW ROOMS | 480 | | | | | | | |
| D. QUIET ROOM | 252 | | | | | | | |
| E. TAPING ROOM | 320 | | | | | | | |
| F. LEGISLATIVE LOUNGE | 1,500 | | | | | | | |
| G. AUDITORIUM | 4,000 | | | | -4,000 | | -4,000 | |
| H. CAFETERIA | 5,000 | | -5,000 | | -5,000 | | -5,000 | |
| I. EXERCISE ROOM | 1,500 | | -1,500 | | -1,500 | | -1,500 | |
| SUBTOTAL | <u>14,052</u> | 24,521 | <u>7,552</u> | 13,178 | <u>3,552</u> | 6,198 | <u>3,552</u> | 6,198 |
| VIII-MAJOR PUBLIC SPACE (ENTRANCE HALL, DISPLAY AREA, ATRIUM) | <u>23,000</u> | 40,135 | <u>23,000</u> | 40,135 | <u>23,000</u> | 40,135 | <u>-0-</u> | |
| GRAND TOTAL (NET) | <u>156,195</u> | | <u>133,550</u> | | <u>95,112</u> | | <u>72,112</u> | |
| MULTIPLY FOR EXPANSION, CIRCULATION, AND MECHANICAL ELECTRICAL 1.745 x NET Sq. Ft. | | <u>272,558</u> | | <u>233,045</u> | | <u>165,970</u> | | <u>125,835</u> |
| PARKING FOR 100 AUTOS | | 40,000 | | 40,000 | | 40,000 | | 40,000 |
| GRAND TOTAL (GROSS) | | <u>312,558</u> | | <u>273,045</u> | | <u>205,970</u> | | <u>165,835</u> |

LEGISLATIVE HALL PIE CHART AND COST SUMMARY
FOR FULLY PLANNED BUILDING

PIE CHART FOR
312,558 SQ. FT.
LEGISLATIVE HALL

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 1 OF 8



COST ESTIMATES:

I. 1ST CLASS REINFORCED CONCRETE BUILDING WITH ALL AMENITIES:

SQUARE FOOT CONSTRUCTION COST = \$278.64

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 312,558 SQ. FT. X \$278.64 PER SQ. FT. | = \$ 87,100,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 8,700,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 4,400,000.00 |
| E. DOT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST = \$102,219,000.00

EQUIPMENT COST = 8,710,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) = 7,500,000.00

TOTAL PROJECT COST = \$118,429,000.00

II. 2ND CLASS REINFORCED CONCRETE BUILDING:

SQUARE FOOT CONSTRUCTION COST = \$236.08

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 312,558 SQ. FT. X \$236.08 PER SQ. FT. | = \$ 73,800,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 7,380,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 3,700,000.00 |
| E. DOT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST \$ 86,899,000.00

EQUIPMENT COST 7,380,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) 7,500,000.00

TOTAL PROJECT COST \$101,779,000.00

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE SUMMARY
FOR FULLY PLANNED BUILDING

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 2 OF 8

III. 3RD CLASS BUILDING

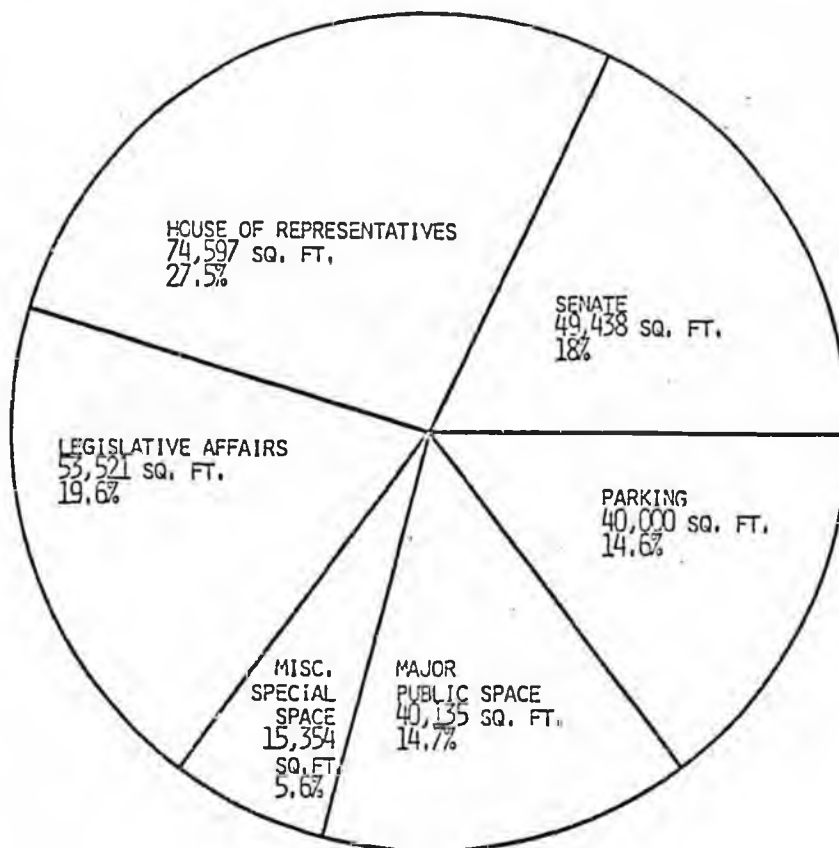
SQUARE FOOT CONSTRUCTION COST = \$211.57

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 312,558 sq. FT. x \$211.57 | = \$ 66,130,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 6,613,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 3,307,000.00 |
| E. DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |
| TOTAL BUILDING PROJECT COST | \$ 78,069,000.00 |
| EQUIPMENT COST | 6,613,000.00 |
| LAND COST (4.5 MILLION + EST. 3 MILLION) | <u>7,500,000.00</u> |
| TOTAL PROJECT COST | \$ 92,182,000.00 |

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE
FOR FIRST REDUCTION OF FULLY PLANNED BUILDING

PIE CHART FOR
273,045 SQ. FT.
LEGISLATIVE HALL

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 3 OF 8



COST ESTIMATES:

I. 1ST CLASS REINFORCED CONCRETE BUILDING WITH ALL AMENITIES:

SQUARE FOOT CONSTRUCTION COST = \$278.64

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 273,045 SQ. FT. X \$278.64 PER SQ. FT. | = \$ 76,080,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 7,608,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 3,804,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST = \$ 89,511,000.00

EQUIPMENT COST = 7,608,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) = 7,500,000.00

TOTAL PROJECT COST = \$104,619,000.00

II. 2ND CLASS REINFORCED CONCRETE BUILDING:

SQUARE FOOT CONSTRUCTION COST = \$236.08

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 273,045 SQ. FT. X \$236.08 PER SQ. FT. | = \$ 64,460,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 6,446,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 3,223,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST = \$ 76,148,000.00

EQUIPMENT COST = 6,446,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) = 7,500,000.00

TOTAL PROJECT COST = \$ 90,094,000.00

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE
FOR FIRST REDUCTION OF FULLY PLANNED BUILDING

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 4 OF 8

III. 3RD CLASS BUILDING

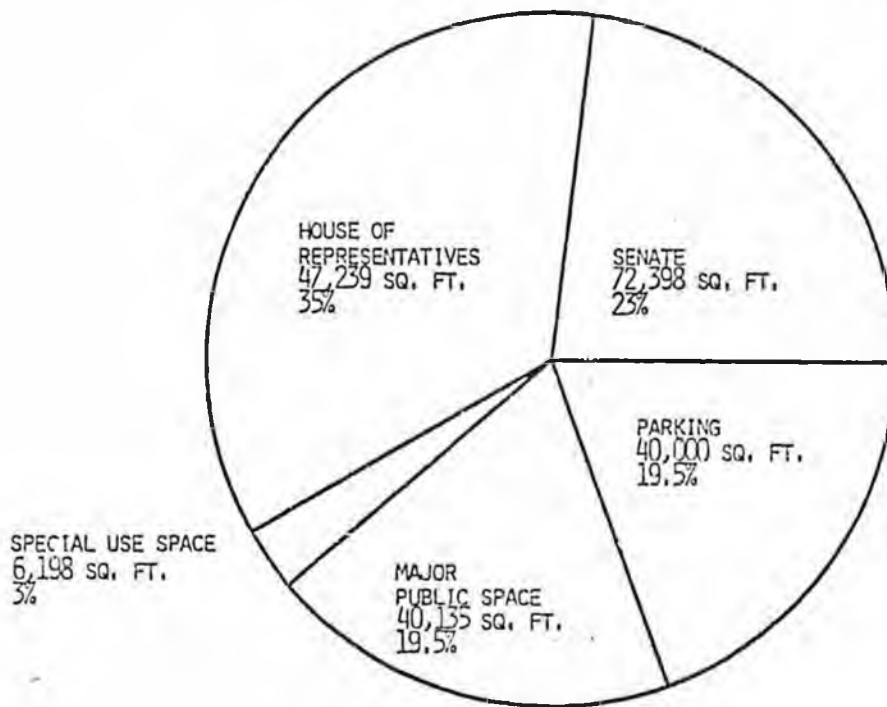
SQUARE FOOT CONSTRUCTION COST = \$211.57

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 273,045 sq. ft. x \$211.57 | = \$ 57,768,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 5,777,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 2,888,000.00 |
| E. UOT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |
| TOTAL BUILDING PROJECT COST | \$ 68,452,000.00 |
| EQUIPMENT COST | 5,777,000.00 |
| LAND COST (4.5 MILLION + EST. 3 MILLION) | <u>7,500,000.00</u> |
| TOTAL PROJECT COST | \$ 81,729,000.00 |

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE
FOR SECOND REDUCTION OF FULLY PLANNED BUILDING

PIE CHART FOR
205,970 SQ. FT.
LEGISLATIVE HALL

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 5 OF 8



COST ESTIMATES:

I. 1ST CLASS REINFORCED CONCRETE BUILDING WITH ALL AMENITIES:

SQUARE FOOT CONSTRUCTION COST = \$278.64

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 205,970 SQ. FT. X \$278.64 PER SQ. FT. | = \$ 57,391,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 5,739,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 2,870,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST = \$ 68,019,000.00

EQUIPMENT COST = 5,739,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) = 7,500,000.00

TOTAL PROJECT COST = \$ 81,258,000.00

II. 2ND CLASS REINFORCED CONCRETE BUILDING:

SQUARE FOOT CONSTRUCTION COST = \$236.08

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 205,970 SQ. FT. X \$236.08 PER SQ. FT. | = \$ 48,625,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 4,863,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 2,431,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST \$ 57,451,000.00

EQUIPMENT COST 4,863,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) 7,500,000.00

TOTAL PROJECT COST \$ 69,814,000.00

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE
FOR SECOND REDUCTION OF FULLY PLANNED BUILDING

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 6 OF 8

III. 3RD CLASS BUILDING

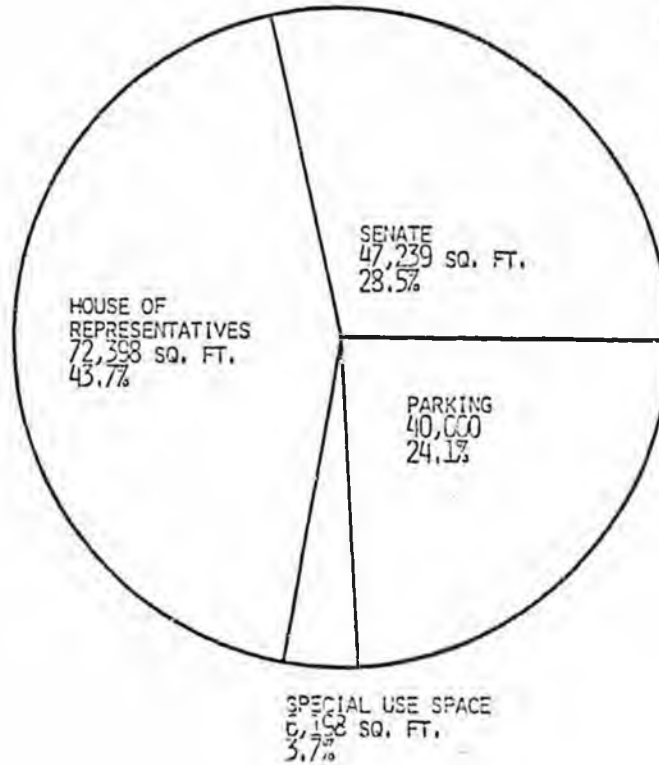
SQUARE FOOT CONSTRUCTION COST = \$211.57

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 205,970 sq. FT. x \$211.57 | = \$ 43,577,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 4,358,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 2,180,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |
| TOTAL BUILDING PROJECT COST | \$ 52,134,000.00 |
| EQUIPMENT COST | 4,358,000.00 |
| LAND COST (4.5 MILLION + EST. 3 MILLION) | <u>7,500,000.00</u> |
| TOTAL PROJECT COST | \$ 63,992,000.00 |

PERCENTAGE BREAKDOWN OF SQUARE FOOTAGE AND COST ESTIMATE
FOR THIRD REDUCTION OF FULLY PLANNED BUILDING

PIE CHART FOR
165,835 SQ. FT.
LEGISLATIVE HALL

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 7 OF 8



COST ESTIMATES:

I. 1ST CLASS REINFORCED CONCRETE BUILDING WITH ALL AMENITIES:

SQUARE FOOT CONSTRUCTION COST = \$278.64

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 165,835 SQ. FT. X \$278.64 PER SQ. FT. | = \$ 45,208,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 4,621,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 2,310,000.00 |
| E. DOT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST = \$ 55,158,000.00

EQUIPMENT COST = 4,621,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) = 7,500,000.00

TOTAL PROJECT COST = \$ 67,279,000.00

II. 2ND CLASS REINFORCED CONCRETE BUILDING:

SQUARE FOOT CONSTRUCTION COST = \$236.08

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 165,835 SQ. FT. X \$236.08 PER SQ. FT. | = \$ 39,150,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 3,915,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 1,958,000.00 |
| E. DOT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |

TOTAL BUILDING PROJECT COST \$ 47,042,000.00

EQUIPMENT COST 3,915,000.00

LAND COST (4.5 MILLION + EST. 3 MILLION) 7,500,000.00

TOTAL PROJECT COST \$ 58,457,000.00

LEGISLATIVE HALL PIE CHART AND COST ESTIMATE
FOR THIRD REDUCTION OF FULLY PLANNED BUILDING

REVISED FEBRUARY 1, 1984
JANUARY 31, 1984
PAGE 8 OF 8

III. 3RD CLASS BUILDING

SQUARE FOOT CONSTRUCTION COST = \$211.57

| | |
|---|-----------------------|
| A. CONSTRUCTION COST = 165,835 SQ. FT. X \$211.57 | = \$ 35,086,000.00 |
| B. CONSTRUCTION CONTINGENCY | = 3,509,000.00 |
| C. ARCHITECTURAL PROGRAMMING AND COMPETITION | = 259,000.00 |
| D. ARCHITECTURAL/ENGINEERING DESIGN FEE | = 1,755,000.00 |
| E. DUT&PF DESIGN & CONSTRUCTION MANAGEMENT | = <u>1,760,000.00</u> |
| TOTAL BUILDING PROJECT COST | \$ 42,369,000.00 |
| EQUIPMENT COST | 3,509,000.00 |
| LAND COST (4.5 MILLION + EST. 3 MILLION) | <u>7,500,000.00</u> |
| TOTAL PROJECT COST | \$ 53,378,000.00 |

Alaska State Legislature

SENATOR
FRITZ PETTY JOHN
SRA BOX 2385 M
ANCHORAGE, ALASKA 99510
307 345-5174



Senate

LEGISLATIVE ADDRESS

POUCH V - STATE CAPITOL
JUNEAU, ALASKA 99811
307 465-3473

February 15, 1984

Governor William J. Sheffield
Office of the Governor
Juneau, Alaska 99811

Dear Governor Sheffield:

On Thursday, February 9, I introduced SCR 35, copy enclosed. Immediately prior to the convening of the session that day, Senate President Kerttula telephoned you from the floor of the Senate and discussed the subject of that resolution with you. He reported the substance of that conversation to the body.

He stated, "I've had a detailed conversation with the Governor as late as this morning on this subject, and it is my belief that he is going to come up with a ... vehicle and give that vehicle to the legislature for a decision." Senator Kerttula stated that the vehicle to be provided would cover all substantial state leases, not just the lease of a legislative hall.

I was greatly pleased by Senator Kerttula's statement of your intentions in this regard. But I have now been informed that you have decided not to introduce any legislation which would authorize or approve your course of action with regard to a new legislative hall in Juneau.

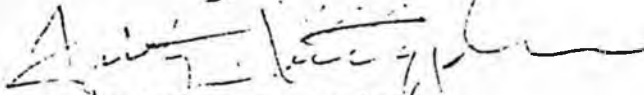
I understand the position of your administration on your legal rights in this regard, and I respectfully disagree with it. But irrespective of the legal question, I consider it absolutely outrageous that the executive branch of this state is planning with and encouraging the City Borough of Juneau to build a hall to house the legislature without having received the prior approval of the legislature.

If my information is incorrect, please advise me of your true intentions. If it is correct, I hereby register my strong objection to this entire procedure. I, for one, will refuse to vote for any appropriation which contains funds

Governor Sheffield
February 15, 1984
Page 2

for a lease payment on a legislative hall which was
constructed without the prior approval of the legislature.

Very truly yours,



Senator Fritz Pettyjohn

/rv

enclosure

cc: Ms. Fran Ulmer Mayor of Juneau
Juneau Assemblymen
All legislators

FEB 13 1984



Official Business

Alaska State Legislature

House of Representatives

Representative Mike Szymanski

SR-A-Box 1304B
Anchorage, Alaska 99502
Phone (907) 349-3373

While in Session:
Pouch V
State Capitol
Juneau, Alaska 99811

February 9, 1984

Attorney General Norm Gorsuch
Department of Law
Pouch K
Juneau, AK 99811

Dear Mr. Gorsuch:

I would appreciate your opinion on a few points related to the Department of Transportation Project R-10181, titled Alaska Legislative Hall Facility Design.

Based on the obvious separation of power between the legislative branch and the executive branch and the existing legislative authority vested in AS 24.05.190(a) which reads:

CONTROL OF LEGISLATIVE SPACE. The state capitol, with the exception of the capitol space now occupied by the Office of the Governor, and space occupied in any other state building by the legislature or its agencies is under the control of and subject to assignment by the Legislative Affairs Agency as directed by the Legislature. The Legislative Affairs Agency is responsible for the equitable allocation of parking spaces at the capitol building according to the needs of the legislature and other agencies occupying capitol offices.

Based on the above and other applicable laws, your opinion on the following would be appreciated:

- 1) By what authority can the Department of Transportation, or the Administration, expend funds to design and construct a facility to be occupied or used by the legislature?
- 2) What explicit legislative authorization exists for a "legislative hall"?
- 3) Do you feel the Administration can make a commitment to lease or purchase a legislative facility or "legislative hall" without explicit approval by the legislature?
- 4) Under AS 37.05.280, can the Administration legally execute a lease for space which is in excess of \$12,000 annually, without legislative approval? In assessing this question, would you please address both administrative and legislative space.

5) Is the lease purchase arrangement contemplated for this project considered bond indebtedness of the State of Alaska?

6) Will the full good faith and credit of the State be standing behind the anticipated project bonding on this project? If so, how can this be committed without legislative or voter approval?

Your earliest consideration of this request would be greatly appreciated.

Sincerely,


Mike Szymanski
Representative

cc: Anchorage Caucus

JUNEAU EMPIRE, TUESDAY, JANUARY 31, 1984

Legislative hall topic of Wednesday meet

The Juneau City-Borough Assembly will meet Wednesday evening to discuss financing a new capitol on Juneau's Telephone Hill.

Meeting with the assembly members will be Sam Granberg, vice-president of Seattle Northwest, a securities firm which has been asked to advise the city as it considers ways to pay for the capitol.

The current plan for construction of the new legislative hall calls for the city to finance the project and lease it to the state. Most of the land on Telephone Hill has been or is currently being purchased by the state Department of Transportation.

City officials have been "laying the groundwork" for the project for several months, but at this point, it has not been determined how big the new hall will be or how much it will cost, said City Manager Pat Teague.

The planned hall will house the governor's office and staff, and the legislative chambers and offices.

The meeting begins at 7:30 p.m. in the Assembly Chambers.

STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BILL SHEFFIELD, GOVERNOR

PHONE:

August 23, 1983

RE: Alaska Legislative Hall
Project No. H30001

copy

The Honorable Mitchell E. Abood Jr.
4504 Spenard Road
Anchorage, Alaska 99503

Dear Representative Abood:

The following data has been prepared at your verbal request for the subject project.

Expenses:

1. Outstanding Contracts (Professional Services)
 - A. Space Study - Jim Steinmann and Associates 4/27/83 \$20,000.00
study originally due 8/15/83, preliminary data expected 8/24/83,
no payment to date.
 - B. Site Analysis and Design Program - Heery Program Management,
Inc. 8/15/83 Site Analysis due Sept 15, Design
Program due Nov 1, 1983 no payment to date. \$60,000.00
 - C. Appraisals - Diane Black - Smith - pending \$25,000.00
 - D. Appraisals - Kirk Purvis - pending \$28,200.00
 2. DOT/PF Estimated direct Personnel Expenses to Date \$15,000.00
- Total Anticipated Expenses or obligations to date \$147,200.00

Funding:

| | |
|--|-------------------|
| Planning fund from Juneau Space Study | \$60,000.00 |
| PFPF Pre-planning funds | <u>100,000.00</u> |
| Total Funds available until release of appropriation | \$160,000.00 |

Availability of \$4.5 million appropriation is pending completion of "Project Development Authorization" paper work. Expected due date prior to Sept 1, 1983.

Please note that the shape and appearance of the proposed Legislative Hall has not been determined. For convenience we have used the concept developed in a 1975 study for the photo retouch and sketches. The actual size, shape and appearance are yet to be determined.

Mitchell Abood
August 23, 1983
Page 2

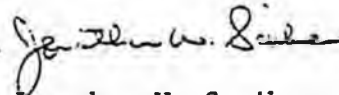
We expect preliminary data for the space needs study to be submitted to us the week of August 22, 1983. We can forward that information to you when it is completed.

I trust the above information and the enclosed documents fulfill your needs. If not or if we can be of further help let me know.

Enclosed for your use are the following project documents:

1. Photo Montage
2. Sketch
3. Schedule
4. Proposed Work Program and Schedule of August 12, 1983
5. Draft Resolution by City and Borough of Juneau
6. Expression of Interest for A/E Design Services
7. Space Study Proposal, April 27, 1983 Steinmann to DeBoff
8. Invitation for Statement of Interest for Planning Services
9. Memorandum dated March 25, 1983 DeBoff to Matlock
10. Memorandum dated July 21, 1983 Williams to DeBoff
11. Memorandum dated February 22, 1983 Williams to DeBoff.
- 12,13 &14. Letter dated June 30, 1983 Scribner to Messers, Kerttula, Hayes and Crawford.

Sincerely Yours,



Jonathan W. Scribner
Acting Deputy Commissioner
S.E. Region Design and Construction
DOT/PF

JWS:JWH:ma

cc: Charles S. Matlock
W. I. DeBoff
Daniel A. Casey, Commissioner, DOT/PF
Dave Haugen, Deputy Commissioner, Central Region, DOT/PF

PROPOSED
WORK PROGRAM AND SCHEDULE

August 12, 1983

ALASKA LEGISLATIVE HALL
Project No. R-10181

The S. E. Regional Division of Design & Construction is planning the design and construction of a new building in Juneau to house the Legislature and Executive branches of the Alaska State Government.

FUNDING

Funding for the planning and site acquisition of this facility was provided by a \$4.5 million appropriation by the 1983 Legislature. Paperwork for the Project Development Authorization is being processed.

SPACE PROGRAM

A Space Program Contract was awarded to Jim Steinmann and Associates April 27, 1983. This study will establish space requirements of the new facility. The Contract was funded from special planning funds. It was scheduled for completion by August 15, 1983. It is now expected to be delayed until August 22, 1983, due to their inability to confirm space requirements with the Legislative authorities.

SITE ANALYSIS AND PROGRAM STATEMENT

A second planning study contract was advertised July 13, 1983. This study is for investigation of multiple building sites in or near the preferred Telephone Hill site and for a detailed Design Program and Determinants Statement. It will utilize data from the Space Study. A consultant selection for this contract was conducted and contract negotiations are underway. Anticipated award date is August 15, 1983. Program Completion is scheduled on or about November 1, 1983, to permit commencement of the Quasi-Competition for the Conceptual Presentation.

DESIGN SERVICES

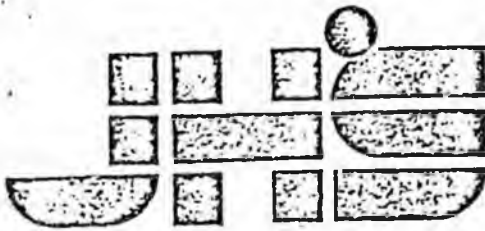
Advertisement for Architectural Design Services began on August 1, 1983. Submittal of Statement of Interest are due September 30, 1983. "Shortlist" results are scheduled for October 15, 1983. The Quasi-Competition Conceptual Presentation between the "Shortlisted" firms is scheduled to be completed and evaluated on or before December 1, 1983. Award of the Design Contract should occur on or before December 15, 1983.

LAND

Right-of-Way has completed the selection process for an independent appraisal firm. The proposed contract was submitted to the consultant for execution on August 11, 1983. The appraisal contract is for a portion of Telephone Hill (Site I) only. This contract is scheduled for completion on October 1, 1983. Addition of more sites or parcels will required adjustment of the completion date.

CONSTRUCTION

If the question of site selection is resolved soon, the design contract scheduled to be awarded December 15, 1983, can be expected to have all design work completed by April 15, 1985. This would permit advertising the major construction contract in April 1985. This is also contingent upon having a separate contract for site work and foundation construction occurring in mid 1984.



JIM STEINMANN PLANNING CONSULTANT

2814 PETERS LANE, JUNEAU
ALASKA 99801 • TELE. (907) 586-2464

April 27, 1983

Mr. Wallace DeBoff
Design and Construction
Department of Transportation & Public Facilities
Fouch Z
Juneau, Alaska 99811

Dear Mr. DeBoff:

In accordance with your request we are pleased to submit this proposal to develop a Space Program and Basis of Design Competition for the proposed State of Alaska Legislative Hall building. For this proposal we shall refer to the tasks to be completed as the "Space Program", the Consultant (Jim Steinmann and Associates as "JSA" or "We", and the client as the "the State", and the Department of Transportation and Public Facilities as "DOT/PF".

Project Objective

The objective of this project is to document space requirements, adjacency relationships, and important facility performance characteristics for a Legislative Hall (the "project") for the State of Alaska, in sufficient detail that the document can be combined with certain rules of competition, forms, evaluation/selection criteria, and site specific data to be provided by the State and become the basis of a limited-scope Design Competition.

This document, the Space Program and the Basis of Design Competition, will then be transmitted to interested Architects as the formal, final, and complete discussion of the requirements of the project. There will be no further information provided to the candidate Architects other than possibly a "bidders" conference.

Project Services

We propose to accomplish the following tasks during this project. They will occur generally in the following sequence:

1. Initial Consultation

We will meet with the State and/or DOT/PF to identify key contacts, report procedures, submittal dates, and formats. We will review a list of space user representatives and State officials to be interviewed. We will establish a schedule for the interviews, develop a list of discussion topics and questions and give to DOT/PF for distribution. DOT/PF will schedule all interviews for completion by the end of the third week of the project. At the beginning of the second week we will meet with key officials to obtain an overall philosophy of the Legislative Hall to be constructed as a result of this project.

JIM STEINMANN & ASSOCIATES/THE PLANNING COLLECTIVE LIMITED

EXPRESSION OF INTEREST
QUESTIONNAIRE

(PART B)

PROJECT NUMBER: R-10181 PROJECT TITLE: Alaska Legislative Hall Facility Design

FIRM:

1. PREQUALIFICATION

WEIGHT: 0

FIRM AND PROPOSED SUBCONTRACTOR'S MUST BE PREQUALIFIED FOR THE REQUIRED SERVICES IF THE WEIGHT INDICATED ABOVE IS OTHER THAN "0" (ZERO). IF PREQUALIFICATION REQUIRED, LIST YOUR FIRM'S FILE NUMBER AND THAT FOR PROPOSED SUBCONTRACTORS AS INDICATED ON THE CERTIFICATE OF PREQUALIFICATION ISSUED BY THE CONTRACTING AGENCY. IF YOUR FIRM OR ANY OF YOUR PROPOSED SUBCONTRACTORS HAVE NOT BEEN PREQUALIFIED, CONTACT THE EVALUATION COMMITTEE CHAIRPERSON FOR INSTRUCTIONS BEFORE SUBMITTING THIS QUESTIONNAIRE.

(NOTE: IDENTIFICATION OF SUBCONTRACTOR FILE NUMBERS IS REQUIRED TO ASCERTAIN PREQUALIFICATION FOR REQUIRED SERVICES. SUBCONTRACTOR'S PREQUALIFICATION RATINGS ARE NOT USED TO SCORE RESPONSES. ADDITIONALLY, THE FIRM'S PREQUALIFICATION RATING(S) ARE INCORPORATED INTO THE SCORING AFTER EVALUATION OF ALL OTHER RESPONSES.)

FILE NUMBER BUSINESS NAME

2. FEMALE AND MINORITY BUSINESS ENTERPRISES (FMBE)

WEIGHT: 5

WHAT IS THE APPROXIMATE PERCENTAGE OF TOTAL COMPENSATION UNDER THE PROPOSED CONTRACT(S) WHICH WILL BE PAID TO FMBE? LIST THE BUSINESS NAME, ADDRESS (FROM WHICH SERVICES WILL BE PROVIDED), TELEPHONE NUMBER AND APPROXIMATE PERCENTAGE FOR EACH SUCH ENTERPRISE. FEMALE BUSINESS ENTERPRISES SHOULD BE INCLUDED IF THE FUNDING SOURCE(S) INCLUDES A FEDERAL AGENCY.

PERCENTAGE OF TOTAL COMPENSATION:

PERCENTAGE FBE MFE BUSINESS NAME, ADDRESS, TELEPHONE

3. STATE (ALASKA) FUNDED CONTRACTS

WEIGHT: 0

IF THE WEIGHT INDICATED ABOVE IS OTHER THAN "0" (ZERO), IDENTIFY THE PERCENTAGE OF YOUR FIRM'S GROSS INCOME (WITHIN ALASKA) WHICH WAS DERIVED FROM STATE FUNDED CONTRACTS AWARDED TO YOUR FIRM DURING THE LAST THREE FULL CALENDAR YEARS. (STATE FUNDED CONTRACTS INCLUDE THOSE WITH ALL STATE DEPARTMENTS, AGENCIES AND SCHOOL DISTRICTS.)

PERCENT:

5. QUALIFICATIONS AND RELEVANT EXPERIENCE OF PROPOSED TEAM

WEIGHT: 20

NAME THE LEAD INDIVIDUALS ON YOUR PROPOSED TEAM WHO WILL BE RESPONSIBLE FOR AND ENGAGED IN PERFORMING THE REQUIRED SERVICES. LIST THE FIRM BY WHICH EACH IS EMPLOYED AND THE DISCIPLINE OR TYPE OF SERVICE TO BE PROVIDED BY EACH. DISCUSS INDIVIDUAL EDUCATION, EXPERIENCE AND EXPERTISE RELEVANT TO THE REQUIRED SERVICES. INDIVIDUAL AWARDS AND TECHNICAL PAPERS MAY BE INCLUDED IF YOU CHOOSE TO LIST PROJECTS WHICH ARE RELEVANT IN TYPE, SCALE OR CHARACTER TO THE REQUIRED SERVICES. INDIVIDUAL ROLES SHOULD BE IDENTIFIED. IDENTIFY ANY REPRESENTATIVE PROJECTS ON WHICH YOUR PROPOSED PROJECT TEAM HAS PREVIOUSLY WORKED.

7. WORKLOAD

WEIGHT: 10

IS THE SIZE OF EACH FIRM IDENTIFIED IN QUESTION 4 COMPATIBLE WITH THE REQUIRED SERVICES TO BE PROVIDED BY EACH? DISCUSS EACH FIRMS TOTAL WORKLOAD INCLUDING CURRENT AND FUTURE COMMITMENT OF AVAILABLE PERSONNEL (PARTICULARLY THE LEAD INDIVIDUALS IDENTIFIED IN QUESTION 4) AND THE ADEQUACY OF STAFF AND FACILITIES AT EACH OFFICE FROM WHICH SERVICES WILL BE PROVIDED, INCLUDING CAPABILITIES FOR PROVIDING SUCH SERVICES WITHIN ESTABLISHED TIME CONSTRAINTS OR UNDER ACCELERATED SCHEDULE.

9. CLIENT REFERENCES

WEIGHT: 10

LIST SEVERAL RECENT CLIENTS FOR SIMILAR SERVICES, AND THE NAME AND TELEPHONE NUMBER OF AN EMPLOYEE OF EACH CLIENT WHO HAS THROUGH KNOWLEDGE OF THE TECHNICAL RESULTS OF THE SERVICES PROVIDED BY YOUR FIRM. IDENTIFY THE PURPOSE AND DOLLAR AMOUNT (EXPRESSED TO ONE SIGNIFICANT FIGURE) OF CONTRACTS WITH THE CLIENTS LISTED.

systems (including switches, outlets, and lighting), and fire and life safety systems;

- E. Detailed requirements and recommendations for building standards, such as materials, finishes, plumbing fixtures, equipment (including communication systems, elevator and conveying systems), furniture (both new and existing), and any special design treatments;
- F. Identify site amenities and develop a program for site circulation, parking, access, egress and other site amenities;
- G. Serve as State's program consultant during facility design.

3. DESIGN DETERMINANTS STATEMENT

- A. Develop environmental performance specifications identifying natural and artificial light levels, acoustical criteria, security needs, temperature and humidity boundaries, floor loading and related characteristics;
- B. Develop overall facility performance criteria identifying energy conservation guidelines, maintenance requirements, and general material performance criteria.

The State currently has contracted for a space study which will identify the major components and requirements of the facility. That space study will be the basis from which this detailed program is developed. Architectural design is not a part of this contract.

The Department's Right of Way and Environmental Sections will be conducting independent studies to determine estimated land costs and National Historic Register concerns. These studies will be available to the Consultant.

The complete Optimum Site Analysis Report will be submitted by September 15, 1983. The complete detailed Program Statements and Design Determinants Statement will be submitted by November 1, 1983.

Submittals and all questions to this project should be addressed to Neil L. Atkinson, Design Manager, P. O. Box 1467, Juneau, Alaska, 99802, (907) 364-4314.

Five (5) submittal copies must be received by 2:00 P.M., August 1, 1983, at the above address.

Submittals must include the Department's Project Statement of Interest as prepared for this contract, and any other materials which may be solicited therein. In addition to the Statement of Interest, submittals from consultants without a current Prequalification File established with this Division must include a Federal Standard Form 254, (Architect-Engineer and Related Services Questionnaire), complete for the Consultant and each proposed Subconsultant. Additional statements of qualification or promotional material may also be included as deemed appropriate by the Consultant.

The right is reserved by the State to reject incomplete submittals.

Jonathan W. Scriber

Acting Deputy Commissioner
S. E. Region,
Department of Transportation &
Public Facilities

MEMORANDUM

State of Alaska
Department of Transportation & Public Facilities

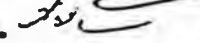
9

TO: Charles S. Matlock
Director
S. E. Region Design & Construction
DOT/PF

DATE: March 25, 1983

FILE NO: 220E

TELEPHONE NO: 364-4314

FROM: W. I. DeBoff, P. E. 
Buildings Chief
Building Design & Construction
DOT/PF

SUBJECT: Legislative Hall
Building Committee

At the present time of the prospect of the Legislative Hall for Juneau remains a specter in many peoples minds and may or may not materialize into solid fact. What ever the outcome we cannot hesitate to think of it as other than a fact if the facility is to be usable by January by 1987.

The formation of a Legislative Hall Building Committee would be a positive and necessary step for the planning, design and monitoring of the construction of the proposed facility. This committee must be formed now to permit immediate action once the decision to proceed has been made.

We suggest the Building Committee serve as the architectural selection committee, the jury for the architectural competition and the review committee for the building design and construction as it progresses. It is therefore imperative the Building Committee be comprised of persons who are charged with authority to speak for those whom they represent./

The Building Committee will be made up of a maximum of four voting members and three or four non-voting members as follows:

- * 2 From the Legislature (1 Senator and 1 House Member)
- * 1 From the Governor's Office
- * 1 From the City of Juneau
- 1 Architectural Advisor
- 1 DOT/PF Executive Secretary
- 1 DOT/PF Assistant to the Executive Secretary
- * Voting Member

The Architectural Advisor must be chosen and commissioned by the voting members of the Building Committee. The DOT/PF Executive Secretary and his Assistant will coordinate the Committee with the activities of the DOT/PF and act as advisors to the Committee when requested.

The Building Committee should understand that they, the Planners, the DOT/PF, the Architect and the Contractor, are a team. That team will be charged with a mandate to design and construct the most attractive people oriented building in this State or hopefully in any other state.

We suggest immediately contacting the Legislature and the Governor's Office to seek their concurrence for the formation of such a committee and request they name and advise us of their apparatus.

WID:JWB:ra

330 labor hours at an average of \$55.00 per hour. This suggests a project budget of \$20,000.00.

We will complete the project for a fixed price of \$20,000.00. A progress payment of \$10,000.00 is required midway through our work. The balance is due upon completion of the work and approval by the State.

Costs that might be required that are not included and will be incurred by the State will include:


- Final printing of the space program and additional materials to be included by the State in the Design Competition document (Ten copies will be given to JSA by the State).
- Film and photograph processing, developing, and blowups (if required) that can be completed by DOT/PF.
- Color printing or photographs (if needed).
- Site survey or soils tests (which will be needed).

The State will allow JSA reasonable access to available data and the use of DOT/PF copy machines and telephone during normal business hours.

Conclusion

We can begin our work immediately and anticipate beginning the data collection and inventory process on Monday, May 2, 1983. We look forward to helping the State on this most interesting, certainly important project. We will give it our highest priority. We will help the State define what additional data is needed to amplify the Space Program before an Architect is selected and the detailed design process is initiated. Thank you for your confidence in Jim Steinmann and Associates.

Sincerely Yours,


Jim Steinmann
President

Week #2: Interview key space users to identify current and future requirements. Meet with special committee to define space requirements and incorporate unique building requirements into the data base. Develop space standards for private offices, open workstations, and all special areas.

Week #3: Develop and code space requirements data base, develop space development options, and review space requirements data base with space users and special committee.

Week #4: Develop qualitative building program requirements, develop adjacency relationships and requirements, review with special committee and make final decisions as to space components to be included in the new building.

Week #5: Finalize data base and detailed space requirements program. Begin preparation of draft report.

Week #6: Complete draft, incorporate space program changes, type manuscript and submit to State for review on the first day of Week #7. Final document to be available four (4) working days after receipt of comments.

Project Team

Our project team will consist of Jim Steinmann, Mic Steinmann, Tom Lane, Michael Smith and Katie Dutcher. All except Jim Steinmann are from the Juneau office of Jim Steinmann and Associates (JSA).

Jim Steinmann will be the overall project manager and will supervise all team activities. He will lead all review meetings and major presentations. Mic Steinmann will manage all day-to-day activities and will assume responsibility for the development of future personnel and space requirements. He will also provide day-to-day liaison with DOT/PF and members of the special committee. Tom Lane will assist in the interview and data gathering process. He will also assist in the analysis of future space requirements. Michael Smith will also assist in the personnel and space requirements development process. He will also be responsible for furniture inventory and the analysis of space requirements having special design features (for example; assembly areas, executive lounges, cafeteria/dining, the Governors office, etc.). Katie Dutcher will assist in the inventory and space standards process. Michael will also prepare all graphics to be included in the design competition package.

Project Budget

We have developed a balance between the work tasks to be completed and the required six (6) week schedule, the availability of funding, and our staff availability. We have included an allocation of \$1,850.00 for expenses, printing of ten (10) copies of draft report for review by the State, two (2) trips by Jim Steinmann from Los Angeles to Juneau and miscellaneous office expenses for copies, telephone, and postage. The balance of the cost is for

15. Final Graphics

We will provide the State all graphics, diagrams, cover and divider designs, and related material originals that require reproduction in documents that will be provided to the Architects expressing interest in the competition or to the general public, one week prior to their being needed for binding into those documents.

16. Final Document

We will provide one master of all typed material, suitable for printing and inclusion in public documents four (4) working days after one consolidated set of review comments are received from the State.

17. Review Basis of Design Competition

We will review the final draft document the State will prepare before it is printed and mailed to the candidate Architects. We will provide a verbal response relative to any suggested changes, additions, or deletions that relate to the work covered in this proposal so that those items can be incorporated. We have allowed six (6) hours for this task.

18. Review Submittals

We will review one copy of the alternative design competition submittals to be forwarded by the State and provide a written critique of each as they relate only to the specific requirements included in the Space Program and the level of technical compliance with that criteria. We have allowed ten (10) hours for this task.

Work Not Included

Work that may be required by the State that is specifically not included in this proposal can be contracted for on an hourly basis with JSA at an hourly rate of \$80.00 for Jim Steinmann and \$50.00 for Mic Steinmann, Tom Lane and Michael Smith. This work could include interviews or meetings with members of the Legislature not on the formal committee established by the State, meetings or reviews after the submittal of the final text, participation at a bidders conference with candidate Architects or meetings beyond telephonic discussion to clarify the space program.

Project Schedule

We will complete all work in six (6) weeks from receipt of authorization to proceed. We will proceed with the project as follows:

Week #1: Inventory existing space, special conditions, and equipment items having a space impact. Develop questionnaire to identify personnel and space requirements.

9. Adjacencies

We will identify all critical adjacencies that will be important to the candidate Architects in the Design competition. This will include all relationships that require direct adjacency and those that must be on the same floor.

10. Form Influences

We will document all space requirements that have a particular proportion on form, minimum and maximum dimensions, angles, and/or ceiling heights, etc. We will establish the boundary limits for these conditions when they are prescribed by the function or content of space.

11. Space Performance Criteria

We will describe the performance of each space or room that is not self explanatory (such as a "private office"). We will identify important performance characteristics that would have an influence on space allocations, form, location, and, most importantly, the form of the building. Cost consideration influences and quality discussions along with electrical and mechanical data will be deferred to subsequent study not part of this contract.

12. Other Design Considerations

We will document all other criteria that are established during the first four (4) weeks of the project although we note that those included may require extensive further elaboration in the Performance Specification that will be developed in another contract prior to the State developing a contract with the selected Architect.

13. Graphics

We will recommend the graphics to be included in the Basis of Design Competition including maps, site plans, topo surveys, elevations, pictures and background drawings that are to be used by the candidate Architects. We will coordinate their size, content, format, and style with DOT/PF so that all material prepared by DOT/PF and JSA is consistent.

14. Draft Report

We will submit ten (10) copies of a draft report with samples of the final graphics for distribution and review by the State. We will attend review meetings to discuss changes or additions to the draft document. We will provide this document on the first day of the seventh week after we begin our work.

2. Space Inventory and Analysis

We will inventory the existing space used by those functions to be included in the project and assess its current adequacy. Special functional and design conditions will be noted.

3. Interviews

We will conduct interviews with members of the committee to be developed by the State and with a management representative of each organization that will occupy the project. We will discuss future requirements, adjacencies, security, special needs, design and performance characteristics.

4. Report Outline and Mock-Up

We will prepare an outline of the Space Program and the final report along with a mock-up of that document. We will review it with DOT/PF and incorporate comments before developing a draft document.

5. Project Requirements

We will assemble a projection of requirements for each space user in terms of staff levels to be accommodated, number of offices, hearing rooms and other special areas, anticipated staff level increases, and any other quantifiables component or space to be included. We will meet with the State (the committee) to review and finalize this data.

6. Space Standards

We will develop space allocation standards (non graphical) for those project components that need standards to supplement current State space allocation guidelines.

7. Special Areas

We will document the special areas, equipment, rooms, security features and personnel/material movement systems that are to be included in the project. We will review this data with those subsequently responsible for security, maintenance, operation, and communications.

8. Space Requirements

We will calculate both the net and gross area required in the project, review it with the space users and DOT/PF and assemble a comprehensive data base. We will calculate initial space needed to support operations through 1995 (initial occupancy plus 10 years) and for the long term - post year 2020 timeframe if there are any substantial differences noted during the interview and analysis process.

MEMORANDUM

State of Alaska
Department of Transportation & Public Facilities

TO: Wally DeRoff
Chief, Buildings
Design and Construction

DATE: July 21, 1983

FILE NO

TELEPHONE NO: 364-4311

FROM: Hugh Williams
Chief Right of Way Agent
Southeast Region
DOI/PF

SUBJECT: Project No. R-10181
Juneau Legislative Hall

Attached are the preliminary acquisition estimates of the additional proposed sites for the Legislative Hall.

Attachment

HW/sdh



02.15.10

MEMORANDUM

State of Alaska
Department of Transportation & Public Facilities

//

TO: Hugh Williams
Chief Right of Way Agent
Southeast Region
DOT/PF

DATE: February 22, 1983

FILE NO:

TELEPHONE NO: 364-4367

FROM: Jeff Hill
Supervising Appraiser
Southeast Region
DOT/PF

SUBJECT: Juneau Capital Complex
Site Acquisition

Per your request, I have conducted a field inspection of the proposed sites for the subject project. As of this date, I am providing you with a value estimate for each.

This memo is not an appraisal, rather an estimate of value based upon the field inspection of each site and a brief analysis of the present real estate market in the Juneau area.

No legal questions are considered in this estimate such as titles, encumbrances, etc. The property is considered as if free and clear. Also, all information furnished by the State of Alaska, Department of Transportation and Public Facilities, in the form of maps, plans and documentation is considered to be correct, and no responsibility for their accuracy is assumed by the appraiser.

SITE NO. 1

| | <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> |
|-------------------|-----------------------------------|----------------------------------|-------------------|---------------------|
| <u>BLOCK "D"</u> | | | | |
| | Lots 3 & 4 Carrigan | 10,000.00 s.f. | \$39,500.00 | \$ 98,020.00 |
| | Lots 5 & 6 Kasnick | 10,069.93 s.f. | \$43,940.00 | \$219,830.00 |
| <u>BLOCK "E"</u> | | | | |
| | Lots 2, 3, 4 Lauber & Monroe | 7,881.00 s.f. | \$39,130.00 | \$ 71,370.00 |
| | Lots 5, 6 & 7 Holman McDowell | 10,568.00 s.f. | \$40,300.00 | \$ 94,640.00 |
| <u>BLOCK "F"</u> | | | | |
| | Lots 5 & 6 Kodzoff | 3,000.00 s.f. | \$38,220.00 | \$ 54,080.00 |
| | Lots 7 & 8 Juneau Motors | (Combined with Block "75" Below) | | |
| <u>BLOCK "75"</u> | | | | |
| | Lots 17, 18 & 19 Juneau Motors | 31,749.68 s.f. | \$485,550.00 | \$469,820.00 |
| | Lot 20 Blak | 10,816.40 s.f. | \$210,860.00 | |

SITE NO. 4.

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|---|-------------------------|-------------------|--------------------------|
| <u>BLOCK "72"</u> Lots 1, 2 & 3 Thibodeau | 19,114.00 s.f. | \$236,640.00 | \$419,880.00 |
| <u>BLOCK "A"</u> Lots 2, 3 & 4 Thibodeau | 7,500.00 s.f. | \$ 21,970.00 | |
| Lots 5 & 6 Ulery | 10,000.00 s.f. | \$ 50,160.00 | \$151,840.00 |
| Lot 7 City & Borough | 1,053.00 s.f. | \$ 1,053.00 | |
| <hr/> | | | |
| 3 OWNERSHIPS | <u>± 37,667.00 s.f.</u> | \$309,823.00 | \$571,720.00 |
| | Sub-Total | \$881,543.00 | |

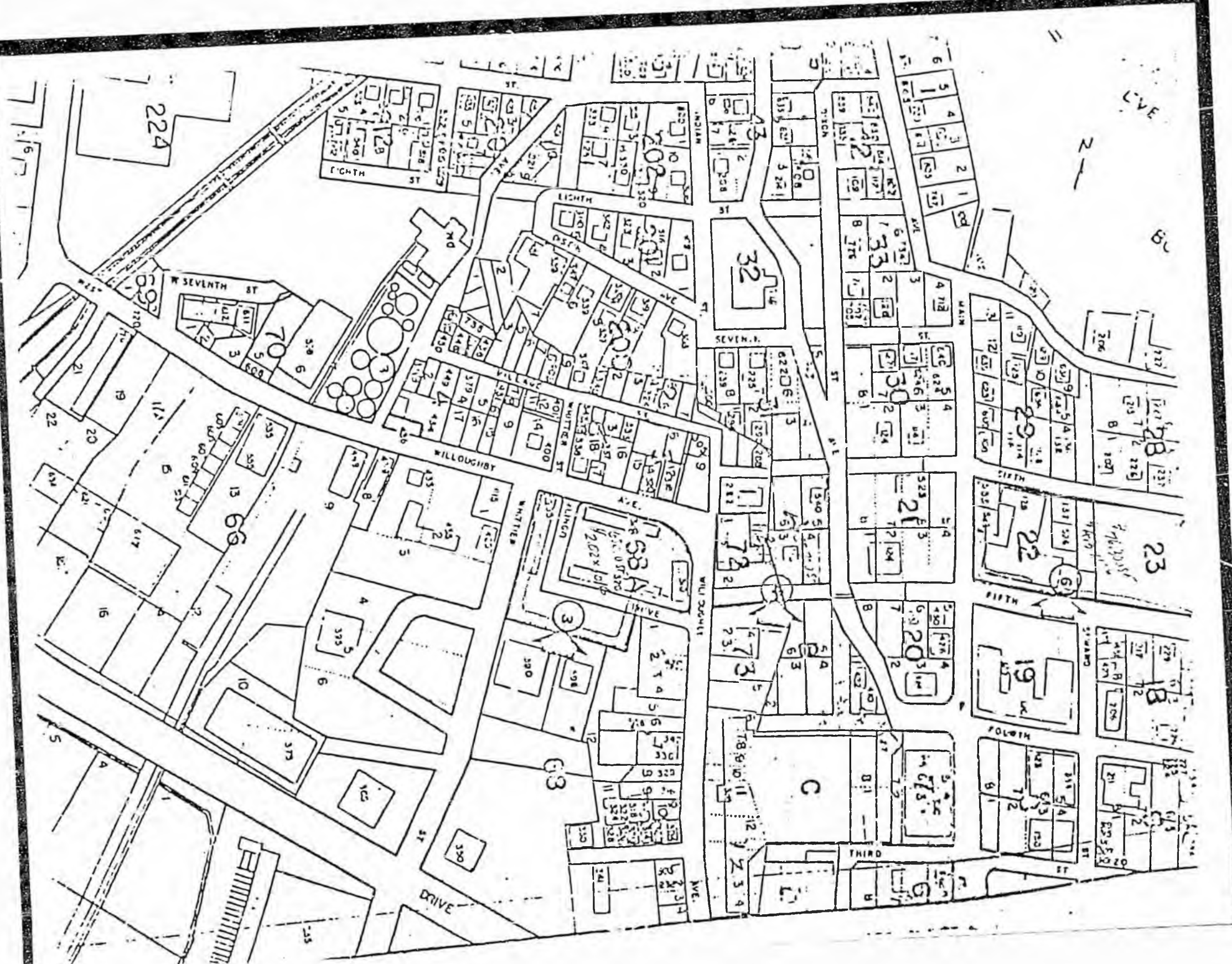
ADD: 15% Contingency on basic estimate
 40% Contingency for Administrative Costs, Appraisal Fees, Court Costs,
 Costs of Negotiations, Costs for Individual and Business Relocation,
 Demolition of Improvements, ect.

55%

TOTAL \$1,366,391.65
(\$1,366,500.00 (R))

SITE NO. 6

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|---|----------------|-------------------|--------------------------|
| <u>BLOCK "22"</u> Lots 1, 2, 3, 4, 6 & 7 School (City) | 25,448.00 s.f. | \$195,400.00 | \$1,860,600.00 |
| Fraction Lot 5 Ann House | 2,447.00 s.f. | \$ 17,700.00 | \$99,300.00 |
| Fraction Lot 5 Davis Enterprises | 2,446.00 s.f. | \$ 19,100.00 | \$95,600.00 |
| Fraction Lot 8 Thomas Downes | 3,556.42 s.f. | \$ 20,100.00 | \$83,500.00 |
| Fraction 7 & 8 Bethel | 3,290.00 s.f. | \$20,800.00 | \$75,200.00 |



AVE

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W SEVENTH ST

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WILLOUGHBY

WILLOW DRIVE

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DRIVE

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INDIAN ST

WITCH ST

MAIN ST

FIFTH ST

FOURTH ST

THIRD ST

SECOND ST

FIRST ST

WILLOW DRIVE

WILLOUGHBY

W SEVENTH ST

W EIGHTH ST

W NINTH ST

W TENTH ST

W ELEVENTH ST

W TWELFTH ST

W THIRTEENTH ST

W FOURTEENTH ST

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| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|---|-----------------------|-------------------|--------------------------|
| <u>BLCK "23"</u> City and Borough of Juneau | 39,144.00 s.f. | \$254,400.00 | |
| <hr/> | | | |
| 5 OWNERSHIPS | <u>76,331.00 s.f.</u> | \$527,500.00 | \$2,214,200.00 |

Sub-Total \$2,741,700.00

ADD: 15% Contingency for basic estimate
40% Contingency for Negotiations, Costs for Individual and Business Relo-
cation, Demolition of Improvements, ect.

55%

TOTAL \$4,249,635.00
\$4,249,700.00 (R)

JH/sdh

MEMORANDUM


State of Alaska
Department of Transportation & Public Facilities

TO: Hugh Williams
Chief Right of Way Agent
Southeast Region
DOT/PP

DATE July 20, 1983

FILE NO:

TELEPHONE NO: 364-4366

FROM: Jeff Hill 
Supervising Appraiser
Southeast Region
DOT/PP

SUBJECT: Project No. R-10181
Juneau Legislative Hall
Proposed Site Estimates

Per your request, I have conducted a field inspection of the proposed sites for the subject project. As of this date, I am providing you with a value estimate for each.

This memo is not an appraisal, rather an estimate of value based upon the field inspection of each site and a brief analysis of the present real estate market in the Juneau area.

No legal questions are considered in this estimate such as titles, encumbrances, etc. The property is considered as if free and clear. Also, all information furnished by the State of Alaska, Department of Transportation and Public Facilities, in the form of maps, plans and documentation is considered to be correct, and no responsibility for their accuracy is assumed by the appraiser.

SITE NO. 3

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENT VALUE</u> |
|--|------------------|-------------------|--------------------------|
| <u>BLOCK "68A"</u> Channel Apts c/o Don Bettis | 60,254.00 s.f. | 1,029,120.00 | \$270,960.00 |
| 1 OWNERSHIP | + 60,254.00 s.f. | \$1,029,120.00 | \$270,960.00 |
| | Sub-Total | \$1,300,080.00 | |

ADD: 15% Contingency on basic estimate
40% Contingency for Administrative Costs, Appraisal Fees, Court Costs, Costs of Negotiations, Costs for Individual and Business Relocation, Demolition of Improvements, ect.

55%

TOTAL: \$2,015,124.00
\$2,015,200.00 (R)

BLOCK 1

| | | | |
|---|----------------|--------------|--------------|
| Lots 1, 2, 4 & 5 S.E. Newspaper Corp. | 18,388.00 s.f. | \$192,140.00 | \$245,050.00 |
| Lot 3 Morris | 4,500.00 s.f. | \$ 5,850.00 | |
| Lots 6, 7 & 8 Hurley | 15,000.00 s.f. | \$ 82,030.00 | \$177,710.00 |

BLOCK "5"

| | | | |
|------------------------------|----------------|----------------|----------------|
| Lots 1 & 2 Powers | 10,040.00 s.f. | \$ 68,770.00 | \$105,170.00 |
| Lots 3 & 4 J.D. Telephone | 10,040.00 s.f. | \$107,640.00 | \$601,900.00 |
| Lot 5 Robertson | 5,020.00 s.f. | \$101,140.00 ✓ | \$138,060.00 ✓ |
| Lots 6 & 7 Engstrom | 10,040.00 s.f. | \$117,520.00 | \$433,290.00 |
| Lot 8 Powers | 4,920.53 s.f. | \$ 57,590.00 | |

| | | | |
|---------------|---------------------|----------------|----------------|
| 14 Ownerships | + \$162,033.54 s.f. | \$1,630,180.00 | \$2,708,940.00 |
|---------------|---------------------|----------------|----------------|

SITE NO. 2OWNERAREALAND VALUEIMPROVEMENTSBLOCK "20"

| | | | |
|--------------------------------|---------------|--------------|--------------|
| Lot Fraction 1 De Armond | 2,061.00 s.f. | \$ 29,510.00 | \$ 54,470.00 |
| Lot Fraction 1 & 2 Holmberg | 3,232.99 s.f. | \$ 47,450.00 | \$148,350.00 |

| | | | |
|--------------|-----------------|--------------|--------------|
| 2 OWNERSHIPS | + 5,293.94 s.f. | \$ 76,960.00 | \$203,320.00 |
|--------------|-----------------|--------------|--------------|

SITE NO. 3BLOCK "68A"

| | | | |
|---------------------------------|----------------|----------------|--------------|
| Channel Apts. c/o Don Bettis | 60,254.00 s.f. | \$1,029,120.00 | \$270,960.00 |
|---------------------------------|----------------|----------------|--------------|

| | | | |
|-------------|------------------|----------------|--------------|
| 1 OWNFRSHIP | + 60,254.00 s.f. | \$1,029,120.00 | \$270,960.00 |
|-------------|------------------|----------------|--------------|

SITE NO. 4

| <u>OWNER</u> | <u>AREA</u> | <u>LAND VALUE</u> | <u>IMPROVEMENTS</u> |
|-----------------------------|------------------|-------------------|---------------------|
| <u>BLOCK "72"</u> | | | |
| Lots 1, 2 & 3 Thibodeau | 19,114.00 s.f. | \$236,640.00 | \$419,880.00 |
| <u>BLOCK "A"</u> | | | |
| Lots 2, 3, & 4 Thibodeau | 7,500.00 s.f. | \$ 21,970.00 | |
| Lots 5 & 6 Ulery | 10,000.00 s.f. | \$ 50,160.00 | \$151,840.00 |
| Lot 7 City & Borough | 1,053.00 s.f. | \$ 1,053.00 | |
| <hr/> | | | |
| 3 OWNERSHIPS | + 37,667.00 s.f. | \$309,823.00 | \$571,720.00 |
| | | | |
| <u>SITE NO. 5</u> | | | |
| Foskin/Goertzen | 6.927 acres | \$321,880.00 | |
| Foskin | 16,679.00 s.f. | \$ 36,920.00 | |
| City & Borough | 15,224.00 s.f. | \$ 15,224.00 | |
| Smith | 2.15 acres | \$227,370.00 | \$470,400.00 |
| <hr/> | | | |
| 4 OWNERSHIPS | + 9.809 acre | \$601,394.00 | \$470,400.00 |

SUMMARY OF VALUE ESTIMATES

| | <u>TOTAL</u> |
|------------|----------------|
| Site No. 1 | \$4,339,120.00 |
| Site No. 2 | \$ 280,280.00 |
| Site No. 3 | \$1,300,080.00 |
| Site No. 4 | \$ 881,543.00 |
| Site No. 5 | \$1,071,794.00 |

12
June 30, 1983

RE: Alaska Legislative Hall
Project No. R-10181

The Honorable Jalmar Kerttula
President of the Senate
Alaska State Legislature
Pouch V
Juneau, Alaska 99811

Dear Senator Kerttula:

The 1983 Legislature funded land acquisition and planning for a new Legislative Hall in Juneau for the Alaska Legislature, Governor, and their key staffs.

The Department of Transportation and Public Facilities is now developing this project. To ensure that the needs of those who will occupy and use the facility are met, and that it is the best and most functional facility possible, the Department has formed a Legislative Hall Advisory Committee. This Committee will directly involve the users and support our professional and technical staff in the input and review phases during the development of the project. You are invited to appoint a representative from the Senate to serve on this important committee. A draft of the membership, purpose and duties of this committee is enclosed for your information and use. While we expect the Committee's duties to include such decisions as site selection and consultant selection other issues like management responsibility for the facility will be addressed separately.

As part of the preliminary planning, this Department has contracted with Jim Steinmann and Associates to conduct a space program study to inventory space and analyze requirements and project space needs for the Legislative components and Executive departments. The Consultant will meet with your representative or other designee, as may be appropriate, to establish these space requirements.

The Consultant will be contacting you or your designee directly to schedule interviews. The interviews will be conducted by Mic Steinmann, Jim Steinmann and Tom Lane. They will want to discuss staffing levels, office and meeting room needs, proposed building amenities and proximity requirements among the various functions and organizations.

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M.S. 968

SALMON CREEK

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PANEL 2

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141

HOSPITAL

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1122
1123

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HARTLEY MEMORIAL HOSPITAL

U.S.S. 2133

U.S.S. 3824

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U.S.S.



EGAN

U.S.S. 1924

CHANNEL DRIVE

CHANNEL

DR

 SMITH
 FOSKIN / GOERTZEN
 FOSKIN
 CITY & BOROUGH

L1
 L2
 A.T.S. 7
 A.T.S. 13

June 30, 1983

RE: Alaska Legislative Hall
Project No. R-10181

The Honorable Joe L. Hayes
Speaker of the House
Alaska State Legislature
Fouch V
Juneau, Alaska 99811

Dear Representative Hayes:

The 1983 Legislature funded land acquisition and planning for a new Legislative Hall in Juneau for the Alaska Legislature, Governor, and their key staffs.

The Department of Transportation and Public Facilities is now developing this project. To ensure that the needs of those who will occupy and use the facility are met, and that it is the best and most functional facility possible, the Department has formed a Legislative Hall Advisory Committee. This Committee will directly involve the users and support our professional and technical staff in the input and review phases during the development of the project. You are invited to appoint a representative from the House to serve on this important committee. A draft of the membership, purpose and duties of this committee is enclosed for your information and use. While we expect the Committee's duties to include such decisions as site selection and consultant selection other issues like management responsibility for the facility will be addressed separately.

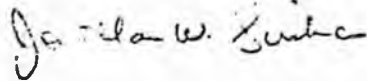
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The first meeting of the committee is scheduled for July 15, 1983. At this meeting we would appreciate your representative's input in developing the design parameters for a facility which will best represent the State of Alaska.

Your assistance and cooperation in these matters are greatly appreciated.

Sincerely,



Jonathan W. Scribner,
Acting Deputy Commissioner

JWS:NLA:ma

Enclosure

cc: William Overstreet, Mayor, City & Borough of Juneau
Joe L. Hayes, Speaker of the House
Daniel A. Casey, Commissioner, DOT/PF
M. R. Charney, Director, Legislative Affairs
Charles S. Matlock, Acting Director, S. E. Region DOT/PF
Bob Hesselcine, President, Alaska Chapter A.P.A.
Jim Steinmann & Associates

June 30, 1983

RE: Alaska Legislative Hall
Project No. R-10181

Larry Crawford
Chief of Staff
Office of the Governor
Pouch A
Juneau, Alaska 99811

Dear Mr. Crawford:

The 1983 Legislature funded land acquisition and planning for a new Legislative Hall in Juneau for the Alaska Legislature, Governor, and their key staffs.

The Department of Transportation and Public Facilities is now developing this project. To ensure that the needs of those who will occupy and use the facility are met, and that it is the best and most functional facility possible, the Department has formed a Legislative Hall Advisory Committee. This Committee will directly involve the users and support our professional and technical staff in the input and review phases during the development of the project. You are invited to appoint a representative from the Governor's Office to serve on this important committee. A draft of the membership, purpose and duties of this committee is enclosed for your information and use. While we expect the Committee's duties to include such decisions as site selection and consultant selection other issues like management responsibility for the facility will be addressed separately.

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