

ALASKA LEGISLATURE COMMITTEE FILES 1987-1988 8672
4780 HJUD SB 415

TO: John Lind

FROM: Joe Josephson

Re Letter of Intent:

I thought Letter of Intent ~~was~~ to say that it is the judiciary that reports to Budget & Audit - not the (legislative) committee. Draft letter appears to violate sep. of powers by causing the legislators to perform non-legislative management function.

Ditto para. 2 - the judiciary will develop alternative plans with committee participation & oversight.

In bill - do not insert, please "and the committee" in sec. 3.
See above.

Appreciate your consideration.

Joe Josephson.

ALASKA STATE SENATE

JOE P. JOSEPHSON
DISTRICT H ANCHORAGE
3111 C STREET, SUITE 550
ANCHORAGE, ALASKA 99503
(907)561-7611



WHILE IN JUNEAU
P.O. BOX V
JUNEAU, ALASKA 99811
(907) 465-4525

To: Representative John Sund, Chair
House Judiciary Committee

From: Senator Joe Josephson *Joe Josephson*

Re: Scheduling of Senate Bill 415, Anchorage Courthouse

Date: April 25, 1988

A

By this memo, I request that you schedule SB 415 for hearing as quickly as possible in your committee.

I can offer you and members of your committee numerous briefing papers to assist you in your deliberations on the need and scope of the Anchorage Courthouse. I would be happy to share all such information with you.

If you should have any specific questions, please do not hesitate to call upon myself or my staff assistant Dee Frankfourth.

I am confident that this project is in the public interest and one which should and can proceed on its merits. I stand ready on short notice to provide any assistance.

*John, there has been some profound
mischaracterization of this project,
in my judgment. I think the Senate
debate, which took hours, showed
that the Court system has acted
reasonably and responsibly. I'd be
glad to sit down with you and your staff
and do my best to respond to any questions
you may have, either privately or in a
hearing.*

Best regards,

J.P. J.

STATE OF ALASKA

DEPARTMENT OF REVENUE

TREASURY DIVISION

STEVE COWPER, GOVERNOR

ELEVENTH FLOOR
STATE OFFICE BUILDING
P.O. BOX SB
JUNEAU, ALASKA 99811-0400

To: Hugh Malone
Commissioner of Revenue

Date: May 7, 1988 (revised)

From: Milt Barker ^{MB}
Deputy Commissioner

Subject: Anchorage Court Building
Financing

The Court System has revised the construction cost estimate for the Anchorage Court Building from \$65 million to \$85 million as a result of design completion. The estimated amount of financing is thus increased from \$85 million to as much as \$120 million. Debt service (lease payments) to maturity, assuming 10 year maximum maturity, is currently estimated at approximately \$132 million. Annual debt service (lease payments) would be \$16.4 million.

Bond sizing and debt service schedules are attached. Also attached are schedules showing total debt service on all State-supported debt, with and without the project, and the corresponding ratios of debt service to unrestricted revenue.

SEMI-ANNUAL DEBT SERVICE SCHEDULE

10 P

BONDCALC II

STATE OF ALASKA
ANCHORAGE COURT BUILDING

Dated: 01-Apr-89
Last maturity: 01-Apr-2000

Year	Date	Interest Rates	Maturing Principal	Interest	Gross Annual Debt Service	Balance Outstanding	Capitalized Interest	D.S. Reserve Applied Interest	D.S. Reserve Applied Principal	Net Annual Debt Service	
	01-Oct-89			3,960,250			3,960,250	0			
1	01-Apr-90	5.350	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0	
	01-Oct-90			3,960,250			3,960,250	0			
2	01-Apr-91	5.550	0	3,960,250	7,920,500	119,750,000	3,960,250	0		0	
	01-Oct-91			3,960,250			3,960,250	239,156			
3	01-Apr-92	5.750	10,310,000	3,960,250	18,230,500	109,440,000	0	239,156		13,791,939	
	01-Oct-92			3,663,838				573,974			
4	01-Apr-93	6.000	10,905,000	3,663,838	18,232,675	98,535,000		573,974		17,084,728	
	01-Oct-93			3,336,688				573,974			
5	01-Apr-94	6.200	11,555,000	3,336,688	18,228,375	86,980,000		573,974		17,080,428	
	01-Oct-94			2,978,483				573,974			
6	01-Apr-95	6.400	12,275,000	2,978,483	18,231,965	74,705,000		573,974		17,084,018	
	01-Oct-95			2,585,683				573,974			
7	01-Apr-96	6.550	13,060,000	2,585,683	18,231,365	61,645,000		573,974		17,083,418	
	01-Oct-96			2,157,968				573,974			
8	01-Apr-97	6.750	13,915,000	2,157,968	18,230,935	47,730,000		573,974		17,082,988	
	01-Oct-97			1,688,336				573,974			
9	01-Apr-98	6.900	14,855,000	1,688,336	18,231,673	32,875,000		573,974		17,083,725	
	01-Oct-98			1,175,839				573,974			
10	01-Apr-99	7.050	15,880,000	1,175,839	18,231,678	16,995,000		573,974	1,085,162	15,998,568	
	01-Oct-99			616,069				573,974			
11	01-Apr-2000	7.250	16,945,000	616,069	18,227,138	0		573,974	17,147,513	(0)	
				119,750,000	60,167,303	179,917,303			9,661,891	18,232,675	132,289,809

Prepared by DEPARTMENT OF REVENUE

Date prepared: 27-Apr-88

State Bond Committee does not participate in decision

↑
less

BOND SIZE SCHEDULE	B P	BONDCALC II
STATE OF ALASKA		Dated: 01-Apr-89
ANCHORAGE COURT BUILDING		Last maturity: 01-Apr-2000
Cost to complete construction	85,637,000	
Prior costs to be repaid from bond proceeds	0	
Gross construction costs	85,637,000	
Less: Interest earned on Construction Fund: 5.00% compounded semi-annually	(5,402,962)	
Net deposit to Construction Fund		80,234,038
Gross capitalized interest	19,801,250	
Less: Interest earned on Capitalized Interest Fund: 5.00% compounded semi-annually	(1,402,611)	
Net deposit to Capitalized Interest Fund		18,398,639
Gross Debt Service Reserve Requirement	18,232,675	
Less: Interest earned on Debt Service Reserve Fund: 6.20% compounded semi-annually	(2,660,571)	
Net deposit to Debt Service Reserve Fund		15,572,104
Gross contingency fund requirement	4,244,350	
Less: Interest earned on Contingency Fund: 5.00% compounded semi-annually	(508,370)	
Net deposit to Contingency Fund		3,735,980
Less: Interest accrued from dated date		0
Underwriter spread: \$13.00 /1000		1,556,750
Bond Insurance		0
Other issuance costs		250,000
Rounding amount		2,489
Amount to be borrowed		119,750,000
Average interest cost (NIC)		6.94969
Effective interest cost (TIC)	B P	7.01474
Bond life (in years)		7.41674
Average annual debt service		16,356,118
Maximum annual debt service		18,232,675
Prepared by DEPARTMENT OF REVENUE	Date prepared:	27-Apr-88

*may need to
recheck*

State of Alaska
Debt Service on State-Supported Debt
March 1988
(\$ Millions)

Fiscal Year	(1) State GCB's	(2) UA	(3) ASBA	(4) Lease-Purchase Obligations	(5) School Debt (Muni)	Total Debt Service
77	41.9	1.5	9.9	0	9.0	62.3
78	50.0	1.7	10.1	0	11.4	73.2
79	60.0	1.7	10.1	0	22.3	94.1
80	75.1	1.8	10.1	0	24.1	111.1
81	97.6	2.2	10.0	0	38.4	148.2
82	97.5	2.3	10.0	0	38.3	148.1
83	143.6	2.3	9.9	0	36.2	192.0
84	166.3	2.0	9.9	0	91.2	269.4
85	169.5	2.0	9.9	.8	92.8	275.0
86	163.2	1.8	9.9	.5	105.3	280.7
87	154.9	1.8	6.5	4.7	132.5	300.4
88	147.9	1.7	6.5	.7	118.1	274.9
89	135.5	1.8	6.5	5.2	115.8	264.8
90	120.3	1.7	6.5	5.5	110.2	244.2
91	95.5	1.7	6.5	5.5	102.9	212.1
92	68.2	1.7	6.5	5.5	100.9	182.8
93	59.7	1.7	5.9	5.5	98.9	171.7
94	33.9	1.5	3.1	5.5	89.1	133.1
95	23.1	1.5	1.5	5.5	78.6	110.2
96	21.5	1.5	0	5.5	69.5	98.0
97	16.7	1.5	0	5.5	42.1	65.8
98	14.4	1.5	0	5.5	41.1	62.5
99	9.0	1.5	0	5.5	39.2	55.2
00	2.6	1.5	0	4.7	28.6	37.4

- (1) State of Alaska general obligation bonds
 (2) University of Alaska bonds
 (3) Alaska State Building Authority lease revenue bonds
 (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, and Palmer Courthouse
 (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

*June 1988 → 490 m Principal outstanding G.O
 600-700 m School Debt state share*

State of Alaska
Debt Service on State-Supported Debt
Includes ~~Proposed General Obligation and Lease-Purchase Debt~~
Anchorage (\$ Millions) *Court Building Financing*

Fiscal Year	(1) State GOB's	(2) UA	(3) ASBA	(4) Lease-Purchase Obligations	(5) School Debt (Muni)	Total Debt Service
77	41.9	1.5	9.9	0	9.0	62.3
78	50.0	1.7	10.1	0	11.4	73.2
79	60.0	1.7	10.1	0	22.3	94.1
80	75.1	1.8	10.1	0	24.1	111.1
81	97.6	2.2	10.0	0	38.4	148.2
82	97.5	2.3	10.0	0	38.3	148.1
83	143.6	2.3	9.9	0	36.2	192.0
84	166.3	2.0	9.9	0	91.2	269.4
95	169.5	2.0	9.9	.8	92.8	275.0
86	163.2	1.8	9.9	.5	105.3	280.7
87	154.9	1.8	6.5	4.7	132.5	300.4
88	147.9	1.7	6.5	.7	118.1	274.9
89	135.5 137.4	1.8	6.5	5.2	115.8	266.7 264.8
90	120.3 129.0	1.7	6.5	5.5	110.2	252.9 244.2
91	95.5 104.2	1.7	6.5	5.5	102.9	220.8 212.1
92	68.2 76.9	1.7	6.5	19.3	100.9	205.3 196.6
93	59.7 68.3	1.7	5.9	22.6	98.9	197.4 188.8
94	33.9 42.5	1.5	3.1	22.6	89.1	158.8 150.2
95	23.1 31.7	1.5	1.5	22.6	78.6	185.9 127.3
96	21.5 30.1	1.5	0	22.6	69.5	123.7 115.1
97	16.7 25.3	1.5	0	22.6	42.1	91.5 82.9
98	14.4 22.9	1.5	0	22.6	41.1	88.1 79.6
99	9.0 17.5	1.5	0	21.5	39.2	79.7 71.2
00	2.6 12.6	1.5	0	4.7	28.6	37.4 37.4

- (1) State of Alaska general obligation bonds ~~includes proposed issuance of \$64,000,000 on 12/31/88~~
- (2) University of Alaska bonds
- (3) Alaska State Building Authority lease revenue bonds
- (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, Palmer Courthouse, and proposed issuance of \$119,750,000 for Anchorage Courthouse on 4/1/89
- (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

State maintains AA rating

State of Alaska
 Ratio of Debt Service to Unrestricted Revenues
 Department of Revenue Revenue Estimates
 March 1988

Fiscal Year	Unrestricted Revenue			(1) State GOB's			(2) UA			(3) ASBA			(4) Lease-Purchase Obligations			(5) School Debt (Muni)			Total Debt Service		
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
	\$ Millions			Percent			Percent			Percent			Percent			Percent			Percent		
77	874.3	874.3	874.3	4.8	4.8	4.8	.2	.2	.2	1.1	1.1	1.1	0	0	0	1.0	1.0	1.0	7.1	7.1	7.1
78	764.9	764.9	764.9	6.5	6.5	6.5	.2	.2	.2	1.3	1.3	1.3	0	0	0	1.5	1.5	1.5	9.6	9.6	9.6
79	1133.0	1133.0	1133.0	5.3	5.3	5.3	.2	.2	.2	.9	.9	.9	0	0	0	2.0	2.0	2.0	8.3	8.3	8.3
80	2501.2	2501.2	2501.2	3.0	3.0	3.0	.1	.1	.1	.4	.4	.4	0	0	0	1.0	1.0	1.0	4.4	4.4	4.4
81	3718.2	3718.2	3718.2	2.6	2.6	2.6	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	4.0	4.0	4.0
82	4108.4	4108.4	4108.4	2.4	2.4	2.4	.1	.1	.1	.2	.2	.2	0	0	0	.9	.9	.9	3.6	3.6	3.6
83	3631.0	3631.0	3631.0	4.0	4.0	4.0	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	5.3	5.3	5.3
84	3390.1	3390.1	3390.1	4.9	4.9	4.9	.1	.1	.1	.3	.3	.3	0	0	0	2.7	2.7	2.7	7.9	7.9	7.9
85	3260.0	3260.0	3260.0	5.2	5.2	5.2	.1	.1	.1	.3	.3	.3	0	0	0	2.8	2.8	2.8	8.4	8.4	8.4
86	3075.3	3075.3	3075.3	5.3	5.3	5.3	.1	.1	.1	.3	.3	.3	0	0	0	3.4	3.4	3.4	9.1	9.1	9.1
87	1798.9	1798.9	1798.9	8.6	8.6	8.6	.1	.1	.1	.4	.4	.4	.3	.3	.3	7.4	7.4	7.4	16.7	16.7	16.7
88	2085.0	2111.8	2156.3	7.1	7.0	6.9	.1	.1	.1	.3	.3	.3	0	0	0	5.7	5.6	5.5	13.2	13.0	12.7
89	1337.5	1772.4	2316.7	10.1	7.6	5.8	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.7	6.5	5.0	19.8	14.9	11.4
90	1285.0	1825.8	2424.8	9.4	6.6	5.0	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.6	6.0	4.5	19.0	13.4	10.1
91	1160.6	1756.4	2327.0	8.2	5.4	4.1	.1	.1	.1	.6	.4	.3	.5	.3	.2	8.9	5.9	4.4	18.3	12.1	9.1
92	1075.2	1652.1	2269.8	6.3	4.1	3.0	.2	.1	.1	.6	.4	.3	.5	.3	.2	9.4	6.1	4.4	17.0	11.1	8.1
93	994.7	1536.9	2330.1	6.0	3.9	2.6	.2	.1	.1	.6	.4	.3	.6	.4	.2	9.9	6.4	4.2	17.3	11.2	7.4
94	924.1	1431.5	2395.5	3.7	2.4	1.4	.2	.1	.1	.3	.2	.1	.6	.4	.2	9.6	6.2	3.7	14.4	9.3	5.6
95	874.4	1336.7	2460.0	2.6	1.7	.9	.2	.1	.1	.2	.1	.1	.6	.4	.2	9.0	5.9	3.2	12.6	8.2	4.5
96	791.0	1185.0	2424.9	2.7	1.8	.9	.2	.1	.1	0	0	0	.7	.5	.2	8.8	5.9	2.9	12.4	8.3	4.0
97	792.0	1187.0	2647.4	2.1	1.4	.6	.1	.1	.1	0	0	0	.7	.5	.2	5.3	3.5	1.6	8.3	5.5	2.5
98	762.5	1132.5	2622.2	1.9	1.3	.5	.2	.1	.1	0	0	0	.7	.5	.2	5.4	3.6	1.6	8.2	5.5	2.4
99	701.7	1049.4	2543.8	1.3	.9	.4	.2	.1	.1	0	0	0	.8	.5	.2	5.6	3.7	1.5	7.9	5.3	2.2
00	687.0	1018.4	2514.7	.4	.3	.1	.2	.1	.1	0	0	0	.7	.5	.2	4.2	2.8	1.1	5.4	3.7	1.5

(1) State of Alaska general obligation bonds

(2) University of Alaska bonds

(3) Alaska State Building Authority lease revenue bonds

(4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, and Palmer Courthouse

(5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987

State of Alaska
 Ratio of Debt Service to Unrestricted Revenues
 Includes Proposed General Obligation and Lease-Purchase Debt - Anchorage Court Building Financing
 Department of Revenue Revenue Estimates
 March 1988

Fiscal Year	Unrestricted Revenue			(1) State GOB's			(2) UA			(3) ASBA			(4) Lease-Purchase Obligations			(5) School Debt (Muni)			Total Debt Service		
	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High	Low	Mid	High
	\$ Millions			Percent			Percent			Percent			Percent			Percent			Percent		
77	874.3	874.3	874.3	4.8	4.8	4.8	.2	.2	.2	1.1	1.1	1.1	0	0	0	1.0	1.0	1.0	7.1	7.1	7.1
78	764.9	764.9	764.9	6.5	6.5	6.5	.2	.2	.2	1.3	1.3	1.3	0	0	0	1.5	1.5	1.5		9.6	9.6
79	1133.0	1133.0	1133.0	5.3	5.3	5.3	.2	.2	.2	.9	.9	.9	0	0	0	2.0	2.0	2.0		8.3	8.3
80	2501.2	2501.2	2501.2	3.0	3.0	3.0	.1	.1	.1	.4	.4	.4	0	0	0	1.0	1.0	1.0	4.4	4.4	4.4
81	3718.2	3718.2	3718.2	2.6	2.6	2.6	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	4.0	4.0	4.0
82	4108.4	4108.4	4108.4	2.4	2.4	2.4	.1	.1	.1	.2	.2	.2	0	0	0	.9	.9	.9	3.6	3.6	3.6
83	3631.0	3631.0	3631.0	4.0	4.0	4.0	.1	.1	.1	.3	.3	.3	0	0	0	1.0	1.0	1.0	5.3	5.3	5.3
84	3390.1	3390.1	3390.1	4.9	4.9	4.9	.1	.1	.1	.3	.3	.3	0	0	0	2.7	2.7	2.7	7.9	7.9	7.9
85	3260.0	3260.0	3260.0	5.2	5.2	5.2	.1	.1	.1	.3	.3	.3	0	0	0	2.8	2.8	2.8	8.4	8.4	8.4
86	3075.3	3075.3	3075.3	5.3	5.3	5.3	.1	.1	.1	.3	.3	.3	0	0	0	3.4	3.4	3.4	9.1	9.1	9.1
87	1798.9	1798.9	1798.9	8.6	8.6	8.6	.1	.1	.1	.4	.4	.4	.3	.3	.3	7.4	7.4	7.4	16.7	16.7	16.7
88	2085.0	2111.8	2156.3	7.1	7.0	6.9	.1	.1	.1	.3	.3	.3	0	0	0	5.7	5.6	5.5	13.2	13.0	12.7
89	1337.5	1772.4	2316.7	10.1	7.6	5.8	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.7	6.5	5.0	19.2	15.0	11.7
90	1285.0	1825.8	2424.8	9.4	6.6	5.0	.1	.1	.1	.5	.4	.3	.4	.3	.2	8.6	6.0	4.5	19.7	13.9	10.4
91	1160.6	1756.4	2327.0	8.2	5.4	4.1	.1	.1	.1	.6	.4	.3	.5	.3	.2	8.9	5.9	4.4	19.0	12.6	9.5
92	1075.2	1652.1	2269.8	6.3	4.1	3.0	.2	.1	.1	.6	.4	.3	1.8	1.2	.9	9.4	6.1	4.4	19.1	12.4	9.0
93	994.7	1526.9	2330.1	6.0	3.9	2.6	.2	.1	.1	.6	.4	.3	2.3	1.5	1.0	9.9	6.4	4.2	19.8	12.8	8.5
94	924.1	1431.5	2395.5	3.7	2.4	1.4	.2	.1	.1	.3	.2	.1	2.4	1.6	.9	9.6	6.2	3.7	17.2	11.1	6.6
95	874.4	1336.7	2460.0	2.6	1.7	.9	.2	.1	.1	.2	.1	.1	2.6	1.7	.9	9.0	5.9	3.2	15.5	10.2	5.5
96	791.0	1185.0	2424.9	2.7	1.8	.9	.2	.1	.1	0	0	0	2.9	1.9	.9	8.8	5.9	2.9	15.6	10.4	5.1
97	792.0	1187.0	2647.4	2.1	1.4	.6	.1	.1	.1	0	0	0	2.9	1.9	.9	5.3	3.5	1.6	11.6	7.7	3.5
98	762.5	1132.5	2622.2	1.9	1.3	.5	.2	.1	.1	0	0	0	3.0	2.0	.9	5.4	3.6	1.6	12.6	7.8	3.4
99	701.7	1049.4	2543.8	1.3	.9	.4	.2	.1	.1	0	0	0	3.1	2.0	.8	5.6	3.7	1.5	11.4	7.6	3.1
00	687.0	1018.4	2514.7	.4	.3	.1	.2	.1	.1	0	0	0	.7	.5	.2	4.2	2.8	1.1	5.4	3.7	1.5

- (1) State of Alaska general obligation bonds ~~with proposed issuance of \$64,000,000 on 12/31/88~~
- (2) University of Alaska bonds
- (3) Alaska State Building Authority lease revenue bonds
- (4) Debt issued to finance Seward Student Service Center, Spring Creek Correctional Center, Palmer Courthouse, and proposed issuance of \$119,750,000 for Anchorage Courthouse on 4/1/89
- (5) State Reimbursement of municipal general obligation debt issued to finance school construction for debt issued through December 31, 1987



LAWS OF ALASKA

1984

Source

Chapter No.

CSHB 653(Fin)

78

AN ACT

Relating to court facilities; and providing for an effective date.

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

THE ACT FOLLOWS ON PAGE 1, LINE 9

UNDERLINED MATERIAL INDICATES TEXT THAT IS BEING ADDED TO THE LAW AND BRACKETED MATERIAL IN CAPITAL LETTERS INDICATES DELETIONS FROM THE LAW; COMPLETELY NEW TEXT OR MATERIAL REPEALED AND RE-ENACTED IS IDENTIFIED IN THE INTRODUCTORY LINE OF EACH BILL SECTION.

Approved by the Governor: June 1, 1984
Actual Effective Date: June 2, 1984

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AN ACT

Relating to court facilities; and providing for an effective date.

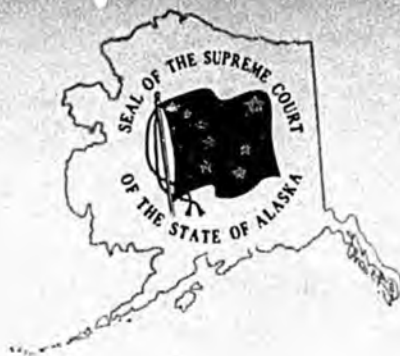
* Section 1. AS 22.05.025(a) is amended to read:

(a) The supreme court has authority over all matters relating to the planning, design, construction, maintenance, occupancy, leasing, and operation of all court facilities and shall cooperate and coordinate with the Department of Transportation and Public Facilities so that court facility construction projects are carried out in accordance with the statutes and regulations applicable to state public works projects.

* Sec. 2. The supreme court may enter into a lease-purchase agreement for construction of a court facility in Anchorage.

* Sec. 3. Section 3, ch. 160, SLA 1980, as amended by sec. 2, ch. 70, SLA 1982, is repealed.

* Sec. 4. This Act takes effect immediately in accordance with AS 01.-10.070(c).



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

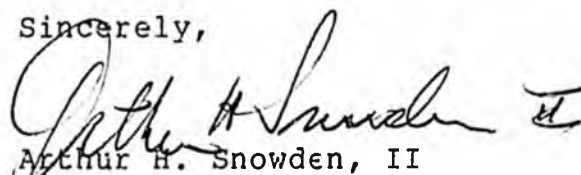
Representative John Sund
Chairman, Judiciary Committee
Room 120 Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Attached is a letter from Riley Snell, Regional Director of the Department of Transportation and Public Facilities, which states that the estimated yearly maintenance for the courthouse expansion will be \$1.6 million.

Subtracting the yearly cost for maintenance of the district court building, the actual estimated annual increase to the operating budget for maintenance and operation will be about \$1.3 million.

Sincerely,



Arthur H. Snowden, II


c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor

MEMORANDUM

State of Alaska

Department of Transportation & Public Facilities
Central Region

TO: Kit Duke
Alaska Court System



FROM: William R. Snell
Regional Director
Central Region

DATE: May 5, 1988

FILE NO:

TELEPHONE NO: 266-1440

SUBJECT: Annual Maintenance
for the Expanded
Anchorage Courthouse

In response to your request I have reviewed the maintenance activities to be performed for the expanded courthouse in Anchorage, and developed a budgetary estimate for future maintenance requirements.

Tenant spaces for the expanded building will total about 300,000 square feet (this excludes the garage parking area). Annual maintenance for such spaces has totalled \$5.00 per square foot in similar structures. Garage maintenance is estimated at \$1.20 per square foot annually. I expect these annual unit costs will apply to the completed courthouse structure. As a consequence, the yearly maintenance budget is estimated to be \$1.6 million.

Included in the maintenance figure are the following: heating, lighting, janitorial service (window washing, carpet cleaning, trash collection), snow removal, HVAC system maintenance, fire protection system maintenance, elevator maintenance, wall surface maintenance interior and exterior, repair of broken or damaged components, and roof maintenance and care.

Not included are specialized maintenance of detention areas and security hardware, telephone maintenance, telephone service charges, or modifications necessary to adapt the structure to changes in program.

WRS/JBG/bjf



Alaska Court System

State of Alaska

OFFICE OF ADMINISTRATIVE DIRECTOR

303 K Street
Anchorage, Alaska 99501

KIT DUKE
Project Manager

(907) 264-8238

May 5, 1988

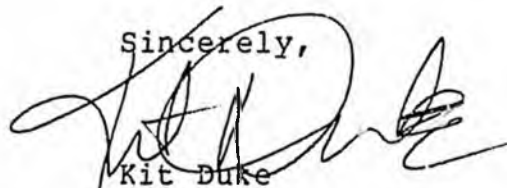
Representative John Sund
Chairman, Judiciary Committee
Room 120, Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Thank you for giving the Alaska Court System a hearing on its request for SB 415. For your information, we are enclosing the following materials: the history of this project, legal opinion by Legislative counsel regarding lease-purchase financing, and information about the district court building. (I have provided copies of the project floor plans to John Hartle to include in your committee packets.)

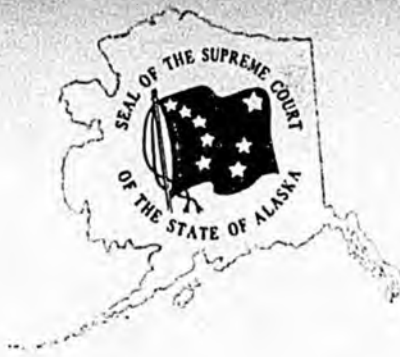
In the packet of materials you received from the Senate, there are several factual errors that have been made. Mr. Snowden and I will be happy to testify at tomorrow's hearing about these materials as well as the materials you have received from the Senate.

Sincerely,



Kit Duke
Project Manager

c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

Representative John Sund
Chairman, Judiciary Committee
Room 120, Capitol
Juneau, Alaska 99811

Dear Representative Sund:

Below is a list of home phone numbers in case you would like to contact some of the people who could discuss the need for additional space in the new court facility.

Honorable Douglas J. Serdahely Superior Court Judge Immediate Past Presiding Judge	346-1985
Zora Morgan Jury Clerk	338-5896
LeEllen Baker Clerk of Court	345-4175
Carole Frost Small Claims Manager	279-6189
Al Szal Area Court Administrator	344-3465
Jo Hall Head, Records Division	337-7247

Sincerely,

Arthur H. Snowden, II

c: House Judiciary Committee Members

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

MARCH 16, 1988

**Office of the Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501
(907) 264-0547**

ANCHORAGE COURTHOUSE EXPANSION PROJECT - NEEDS AND SIZING

I. INTRODUCTION

In FY 1982, the Alaska State Legislature appropriated funds to the Alaska Court System for land acquisition, planning and design of new court facilities in Anchorage. The expanded facilities would extend the existing court facilities in Anchorage across I street and onto the block east of the existing facilities. The new facility was planned to provide an additional 350,000 square feet of space, in order to meet the court's projected needs to the year 2005.

A brief project history is included in the "Project Overview" included as Appendix A.

Under the current project time line, construction would begin in September 1988. However, maintenance of the time line is predicated on the issuance of request for construction bids in May and June. Any variance from the time line will prevent the commencement of the construction phase for at least one season.

This document discusses the space needs of the Anchorage court and presents information relevant to the size of the building.

II. CURRENT SPACE DEFICIT

A. The Anchorage court is not currently in a position where it comfortably fills the existing courthouse facility, or even where it is now pushing against the limits of the facility. Rather, the Anchorage court has so outgrown its existing space that some court offices have been forced out of the courthouse and into adjacent commercial rental space, and inefficiencies have been created by the forced splitting and relocations of departmental units. The result is a cramped facility which does not adequately serve the public's needs.

As part of a project to examine Anchorage court space needs which was undertaken by the supreme court in February 1988 (discussed more fully in section II, infra), the court examined the Anchorage court's needs as they exist at the present, as well as what they may be in future years. Looking at the known deficiencies in the current facility and applying established space standards to the existing staffing structure, it was concluded that the Anchorage court is currently operating in a facility which is 115,000 square feet smaller than it should be to accommodate present needs. Some of the problems associated with the current facility and this existing deficit are discussed below.

1. Jury Assembly

The current jury assembly area in the Anchorage courthouse is located in a windowless area of the courthouse basement. The court has received numerous complaints from jurors, and there have been several letters to the editors of local newspapers, noting that the jury area is crowded, depressing and makes potential jurors feel more like prisoners than citizens who are appreciated for performing their civic duties. Citizens are generally subject to personal hardship when they are called for jury service, and they are given only a nominal payment for their services. Current conditions are unpleasant and unacceptable and only add to the level of discomfort a juror may already have encountered by virtue of being called to serve.

Based on current standards for jury management, an additional 5,440 square feet of space would be needed to provide well planned, sufficient space for jury assembly for today's needs.

The jury assembly area in the expanded facility will allow for a more humane treatment of citizens called for jury duty. The new assembly area is appropriately sized to the number of jurors who can be expected to be called on most days. The jury area will contain some quiet working areas for those jurors who are called for jury service but who wish to read or work while waiting to be called to a courtroom. The area has been carefully designed to abut on the court's training and conference area to allow for temporary expansion of the jury area on days when an unusually high number of jurors must be called. The dual use of the training area allows the court to avoid the creation of an oversized jury area to accommodate for the unusual day, but which would be overly-expansive for the average day.

2. Judicial Services/Security Corridors and Access/Prisoner Circulation

During the past several years, there have been several escapes of prisoners from the Anchorage courthouse. These escapes have ranged from an incident of a juvenile accomplishing an escape by crawling up into the air circulation system after removing a ceiling panel, to a recent incident involving a prisoner removing his handcuffs and bolting while being escorted through a public area of the court. There can be no doubt that such escape possibilities create a significant danger to court personnel and the public. There can also be no doubt that escape attempts, when even temporarily successful, are extremely costly: a recent escape precipitated an area-wide mobilization of APD officers and the cordoning off of an entire neighborhood.

The current court facility in Anchorage is not designed in a manner which permits adequate isolation of prisoners from members of the public and court staff. Prisoners must be transported across open parking lots and through public and

private court areas to be taken to courtrooms for their court hearings.

The new court building has been carefully designed, through the use of private and prisoner circulation corridors, to eliminate contacts between prisoners and members of the public and court staff, and to minimize opportunities for escape. From the time that prisoners are delivered, via a closed sallyport, to the court complex, they are isolated and transported in secured areas. The new complex devotes approximately 28,815 square feet to judicial services, including holding cells and prisoner circulation. The design was developed with the cooperation and help of representatives from the Alaska State Troopers and the Anchorage Police Department, to insure that law enforcement needs were met.

The need for secured prisoner circulation in court buildings and the need for court building design that maximizes prisoner security has been documented in a myriad of sources. See, for example: Space Management and the Courts Design Handbook by F. Michael Wong, U.S. Department of Justice, LEAA, 1972 (Ch 5: Courthouse Security); Court Security - A Manual of Guidelines and Procedures, National Sheriffs' Association 1978 (Ch 7: Security Implications in Architecture, and Appendix A, Court Security Issues, Building Structure); "Courthouse Security", paper by Sue Johnson and Prakash Yerawadekar for New York Office of Court Administration, 1980; Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

3. Clerks' Office

The operation of the clerks' office has been profoundly affected by the existing space deficit, which amounts to 680 square feet. Components of the clerk's office are scattered around the facility, wherever space could be found to house them, with the result that operations which should logically be adjacent to one another are separated, and functions are fragmented. Some examples of the effects are:

- a. The records department has two public counters for accessing records, located on separate floors, and members of the public often try to access the wrong counter first, or must go to both counters, to get the files or information they need.
- b. Records are stored in a number of locations, since there is no room for a centralized storage area. Retrieval of files and other records is thus very difficult and inefficient.
- c. Inadequate facilities exist for safeguarding of exhibits. Only one small vault is available, which is used to store criminal exhibits. Other exhibits are stored in rooms around the court facility.
- d. The small claims department is located on a mezzanine level which can only be accessed by a staircase. Therefore,

handicapped individuals cannot access this department like other citizens, and court staff must leave the department and walk downstairs to help handicapped persons on small claims matters.

4. Law Library

The Anchorage Law Library is the administrative headquarters for the court system library system and houses the state's only major legal research collection. Besides serving the judiciary and legal practitioners, the library is an important resource for state and federal agency personnel, businesses, students, pro se litigants and the general public. While other states generally have several libraries with substantial legal collections, Alaska has no law school and no legal collection of any substance in any of its libraries other than the court system libraries.

Due to current space constraints, the Anchorage Law Library must keep a large portion of its collection in a storage area with very limited accessibility. With an estimated deficit of 6,800 square feet, the law library has no space for future expansion.

The new courthouse would provide the law library with the space necessary to improve access to current collections, to provide for the continuing growth of certain collections, and to acquire additional materials as needed. The expansion of the law library would also allow for the retention of materials in the more usable hardcopy format and would reduce the amounts of money spent on the costly conversion of collections to microfiche.

5. Courtrooms

The most obvious central focus of a courthouse is its courtrooms. Although much occurs beyond the courtroom walls, it is the courtroom which is the main arena for court proceedings, and it is the courtroom which is the most obvious symbol of the justice system in the eyes of the public.

Courtrooms are very specialized areas which require a number of technical modifications. Courtrooms must be acoustically sound to insure that an adequate record of all proceedings is obtained. Courtrooms must be designed to accommodate the many participants in court proceedings, which can include twelve or more jurors, the judge, the in-court clerk, law enforcement representatives, attorneys, litigants, witnesses and members of the public and press. Courtrooms must be carefully designed to reinforce respect for the dignity and impartiality of the courts. Standards adopted by the American Bar Association indicate that courtroom design should create "...an atmosphere of sobriety, tranquility and security." ^{1/}

^{1/} Standards Relating to Trial Courts, American Bar Association Commission on Standards of Judicial Administration, 1976.

Because an insufficient number of courtrooms exist in the current Anchorage facility to accommodate all court proceedings which must be scheduled (the current trial court courtroom deficit amounts to 9,400 square feet), court proceedings are now being held in rooms which have been remodeled into temporary courtrooms and hearing rooms. These rooms do not provide for adequate access and egress by the judge, prisoners and members of the public, and their use creates significant security problems. For example, domestic violence matters are routinely heard in a small hearing room which allows for little separation between the parties, and between the parties and the judge. These types of proceedings are well-recognized as having the potential for violent interactions, and yet the restricted room available limits the ability of the court to protect itself and the litigants in these situations.

In the expanded facility, adequate numbers of appropriate courtrooms will be available. These courtrooms will be sized and modeled following established space standards, which will promote the goals of the justice system and incorporate reasonable security safeguards.

6. Administrative Offices

Since 1980, the administrative offices for the court system have been located outside of the court building in Anchorage. These offices currently occupy 12,240 square feet of rental space away from the court building. The administrative offices were removed when space constraints within the court building became so severe that administrative office space had to be reallocated to other judicial functions.

The separation of the administrative offices from the court building has resulted in a number of inefficiencies. Departments now located away from the court building include the personnel department, the departments responsible for recording equipment and computer equipment support, the department responsible for building maintenance, the accounting department and the purchasing department.

Because of the close functional relationship between the administrative offices and the Anchorage court, there is a constant flow of personnel and equipment between the two buildings. Many employees make several trips between the two facilities on any given day. The physical separation has resulted in the expenditure of personnel time and in confusion for court employees and the public. For example, electronics engineering staff must respond immediately to calls from courtrooms about defective recording equipment, which necessitates many trips between the facilities. Immediate attention to these problems is mandated because without properly functioning equipment, court proceedings must be delayed and there is a danger that an adequate court record cannot be produced. These employees are often required to transport delicate pieces of electronic equipment during these trips.

The expanded facility will provide for a reconsolidation of the administrative offices with the Anchorage court. This reconsolidation will restore the close working relationship between the now-separated court components and will eliminate commuting problems.

- B. The suggestion that the court expand into currently existing, unoccupied commercial space fails to take into consideration the many and varied special requirements of court facilities. Commercial buildings do not have space appropriate for courtrooms. Courtrooms must meet special acoustical and soundproofing specifications to allow for proper recording of court proceedings. Courtrooms have special requirements for egress and ingress to maximize the separation of judge, jury and defendant. Juror access to courtrooms located outside the court building would entail marching jurors in mass from the court building to the designated courtroom on a regular basis.

Transporting prisoners to court facilities that might be located in commercial buildings would be unnecessarily dangerous. In most commercial buildings, police would have to use public lobbies and elevators. Commercial buildings are not equipped with secure holding cells or sufficiently separate circulation patterns. Risk to the general public would be unacceptable.

Even of an expansion into available commercial space were limited to non-courtroom functions, it would be unacceptable. Functions of the court are tied together and tied to the courtroom. Moving departments or parts of departments out of the court building would fragment functions and gravely decrease efficient operation.

Movement of files from the court building to court offices several blocks away would seriously compromise the integrity of the court system's files and could result in loss or damage to critical court documents. The already difficult job of filing documents and locating files would become monumental.

Finally, the fragmentation of court services would be a source of confusion and frustration to the public.

III. SIZING AND NEEDS

A. Determination of Space Needs

In order to develop a plan for the expansion of the Anchorage court facility, the Alaska Court System hired an internationally recognized judicial space planning firm to prepare a program document, using space standards and design guidelines specifically developed for the Alaska Court System in a report published in 1976 entitled "Judicial Facility Standards and Design Guidelines." These standards were developed to provide guidelines to be used both in renovation of existing court facilities and construction of new court buildings. The information in the report was derived from the following sources:

1. Reference books and journals in the field of judicial space management, including "The American Courthouse" and "Space Management and the Courts - Design Handbook."
2. Interviews with persons functioning at various levels in courts, court-related departments and law enforcement agencies to verify functions, work relationships within departments and interrelationships with other agencies and departments, and spatial and environmental requirements.

The planning consultants retained have been heavily involved in the planning and designing of court facilities nationwide, on both the state and federal levels. The standards developed for the Alaska Court System correspond to space management concepts used across the country. These general space standards were applied to the information gathered about the Anchorage project, and a program document was produced detailing both existing space and projected space needs. This program document was the starting point for the architect's design work.

B. Reaffirmation of Sizing/Concerns Created by Changes in Alaska's Economic Conditions

The initial determination of needs and sizing for the courthouse expansion was accomplished in 1982. Since 1982, the State of Alaska has experienced significant changes due to a severe depression of economic conditions. In light of these changes, the supreme court reassessed the need for the courthouse expansion project in February 1988. (Detailed information concerning that reassessment process is contained within the "Project Overview" document attached as Appendix A. This "Project Overview" was provided to the Senate Finance Committee on February 22.)

One of the factors the supreme court considered was the current space deficit in the Anchorage courthouse. The existing space deficit was discussed earlier in this report. The Anchorage courthouse facility currently is experiencing a space deficit of 115,000 square feet. This figure represents space needed to accommodate existing needs. The lack of this space within the court complex has resulted in inefficiencies and problems for the public, as discussed earlier, as well as serious security problems for court staff and the public due to inadequate prisoner controls.

The court also examined economic and population data obtained from the Institute of Economic and Social Research's Alaska Economy and Housing Market Report dated October 1987. This data was used to formulate predictions about the court's future caseload, and the probable rate of growth which will be experienced by the court through the year 2003. (The process that the court followed in this regard is outlined in the aforementioned "Project Overview.") Based on the information available, and the reasonable predictions which could be made based upon that information, the court concluded that the new facility was still needed to meet the court's projected needs.

Although the court's growth has lessened during the last two years, the court's workload, as reflected by court filings, has shown a significant increase since FY 1981, when this project was first envisioned. The following chart summarizes the growth in trial court filings from FY 1981 until FY 1987.

ANCHORAGE COURT COMPLEX

TRIAL COURT ACTIVITY
Fiscal Years '81 - '87

Court Level	FY 1981	FY 1987	Percent Change FY81-FY87
SUPERIOR COURT			
Felony	413	957	131.7
Domestic Relations	3,737	4,608	23.3
Probate	777	1,280	64.7
General Civil	2,156	2,898	34.4
Children's Matters	445	679	52.6
Superior Court Filings:	<u>7,528</u>	<u>10,422</u>	<u>38.4</u>
DISTRICT COURT			
Misdemeanor	7,289	8,995	23.4
General Civil	2,929	6,734	129.9
Small Claims	4,393	7,333	66.9
District Court Filings:	<u>14,611</u>	<u>23,062</u>	<u>57.8</u>
=====	=====	=====	=====
TOTAL TRIAL COURT NON-TRAFFIC FILINGS	22,139	33,484	51.2

Source: Alaska Court System - FY 1981 & FY 1987 Annual Reports

ALASKA COURT SYSTEM

Analysis of Space in Anchorage Court Facility
(in square feet)

Total Space Available		557,755
Comprised of:		
Existing Boney Court Building	149,670	
Existing District Court Building	58,085	
	<u> </u>	
Total Space in Existing Buildings	207,755	
Proposed Addition	350,000	
	<u> </u>	
Total Space Available	557,755	<u> </u>
	<u> </u>	
Less Non-Court Space Assignments:		
Parking	51,670	
Commercial	7,500	
District Attorney/Office of Special Prosecutions	24,550	
Municipality of Anchorage Warrants Section	4,635	
Department of Transportation/Public Facilities Maintenance Section	3,735	
State Troopers Judicial Services Section (including sallyport, holding cells, & prisoner circulation)	25,815	117,905
	<u> </u>	<u> </u>
Space Available for Court System Use		439,850
Estimated Court System Space Needs in 1991 (including the current 115,000 square foot space deficit and 11,600 square feet of courtrooms, not fully utilized until 2006)	1991	328,797
		<u> </u>
Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		111,053
Space Loss from Demolition of District Court Building		58,085
		<u> </u>
Net Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		52,968
		<u> </u>

ALASKA COURT SYSTEM
ANCHORAGE COURTHOUSE EXPANSION PROJECT

Project Budget

Construction Cost	\$67,570,000
Construction Contingency	6,652,000
Furnishings and Equipment	6,000,000
Construction Administration Costs, including permits, construction management fees, etc.	4,000,000
Art-in-Public-Places	<u>665,000</u>
Total Project Budget	<u>\$84,887,000</u>

Repayment of Public Facilities Planning Fund Loan \$ 750,000

Project Financing Options

30-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$229,600,000
Estimated Annual Debt Service (1991-2018)*	8,503,700
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.21

20-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$178,051,800
Estimated Annual Debt Service (1991-2008)*	10,473,600
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$1.03

10-year Lease-Revenue Bonds:

Estimated Total Debt Service	\$122,363,700
Estimated Annual Debt Service (1991-1998)*	17,480,500
Estimated Annual Operations & Maintenance Costs (1991-2041 estimated life of building)	1,260,000

Estimated Average Monthly Cost per Square Foot
over Full 50-year Life of Building \$0.82

*Debt service is not paid during three year construction period.



Coffman Engineers, Inc.

March 8, 1988

Mrs. Kit Duke
Project Manager
Alaska Court System
310 "K" Street
Anchorage, Alaska 99501

Reference: EXISTING STATE COURTHOUSE IN ANCHORAGE

Dear Mrs. Duke:

The existing State Courthouse at the corner of Fourth Avenue and "K" Street in Anchorage was designed in 1962. The Courthouse as-built drawings indicate that the building was designed for seismic forces in accordance with Uniform Building Code (UBC) requirements that were in effect at that time.

Since 1962, major advancements have been made in the area of seismic design. The design force level for Anchorage buildings has greatly increased. Under the criteria established for the new Courthouse Expansion, the UBC seismic design forces are more than 100% greater than the code forces used to design the existing courthouse.

While it is theoretically possible to upgrade the building to current code levels, major structural modifications would be required. In addition, the modifications could adversely affect the functional space utilization of the building.

The design criteria for the new Courthouse Expansion includes site-specific criteria developed by Shah and Zsutty of Stanford University. The criteria for the Courthouse Expansion exceeds code requirements and includes design requirements for seismically-induced ground failures which are not addressed in the UBC. It is not possible to modify the existing courthouse structure to meet, or even approach, the criteria established for the new Courthouse Expansion.

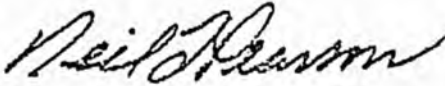
Alaska Court System
March 8, 1988
Page 2

In summary, the existing courthouse does not meet current code requirements by a factor of two and cannot be upgraded to meet existing standards. It is our opinion that renovation of the building to improve its seismic performance is not a practical alternative to new construction.

Please contact me if I can be of further assistance.

Sincerely,

COFFMAN ENGINEERS, INC.



Neil T. Person, P.E.
Project Manager

80308.1/L1/wp/t

c: 87118-60

RECEIVED
DEC 1 1987



**ANCHORAGE COURTHOUSE EXPANSION PROJECT
FIELD REPORT
December 3, 1987**

Office of Administrative Director
Alaska Court System

Site Visit to Original Courthouse Building
Joel Chamberlain, Architect

CODE RELATED ITEMS:

- A. Exit Stairs:** Not True Enclosures. Southwest stair (main) is completely open from first floor corridor to second floor corridor. A pair of doors separates the stairs up from the second floor to the third floor. However, these doors are blocked open and the closers are in place with arms disconnected. A single 3'-0" door, top and bottom, with closers separates the basement from the first floor.

Other stairs are typically open at first floor with door and closer at second floor.

- B. Corridors:** Building was constructed with hollow metal door frames and a mix of hollow metal and s.c. walnut doors, no closers and gaskets were originally specified. Approximately 80% of all doors which open to the corridor now have closers installed. All courtroom doors have some type of gasketing (mixed types), most appear to be sound gaskets. Most others had closer with no gaskets. Some doors have no closers.

- C. Ceilings:** Typical suspended acoustic lay-in 2'x4' ceiling tile, suspension not for seismic, light fixtures and conduit not wired up.

We pulled acoustic tiles down in four or five places on the second floor and observed no indication of space above corridor being used as return air plenum. All walls either side went solidly to structure.

OTHER ITEMS ON BUILDING'S CONDITION:

The following information was either observed firsthand or was provided verbally to us from Tim the Building Maintenance individual.

- A.** There are several places where the hollow metal frames are separating at the head from the jamb which has dropped down.
- B.** We observed a buckled wall surface at door head/jamb intersection.
- C.** In one courtroom at the second floor near where a frame was separating from the wall at it's head, the floor appears to be settling. The bottom of the rubber base is some 1/4" to 3/8" above the vat flooring.
- D.** Maintenance man stated that after every light tremor he gets calls from office personnel complaining that their doors no longer close right or have suddenly started to close properly.

**Anchorage Courthouse
Field Report
Original Courthouse Building
December 3, 1987
Page 2 of 2**

- E.** The third floor open office floor has a noticeable sag with upturns near columns.
- F.** Main exhaust stack radiates excessive amounts of heat. At the first floor level corridor wall is nearly too hot to touch. One can still feel radiating heat as you walk past some areas on the upper floor.
- G.** Fire alarm system is antique and practically non-functional, maintenance man struggling to keep it working at all.

END OF REPORT

STATE OF ALASKA
THE LEGISLATURE

KIF/MTF
POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
907 465 3800

LEGISLATIVE AFFAIRS AGENCY

MEMORANDUM

April 20, 1988

SUBJECT: Public vote on lease-purchase agreements
TO: Senator Joe Josephson
FROM: Theresa L. Bannister *TB*
Legislative Counsel

You have asked whether a public vote is required for lease-purchase agreements. You have stated the factual situation as follows: a municipality or the Alaska State Housing (Building) Authority issues bonds to construct a building to be leased to, and eventually purchased by, the state, and the bond issuer will pay off the bonds from the state's lease payments. Therefore, the question is whether the bonding of the municipality or of ASHA is subject to a vote, and whether the state's leasing (and eventual purchase) is subject to a vote.

1. The lease-purchase by the state is subject to AS 36.30.-080. That section reads as follows:

Sec. 36.30.080. LEASES. (a) The department shall lease space for the use of the state or an agency whenever it is necessary and feasible, subject to compliance with the requirements of this chapter. A lease may not provide for a period of occupancy greater than 40 years. An agency requiring office, warehouse, or other space shall lease the space through the department.

(b) The department may enter into lease-financing agreements, including lease-purchase agreements and agreements related to the issuance of certificates of participation. A lease-financing agreement must

provide that lease payments are subject to annual appropriation.

(c) If the department intends to enter into a lease or lease-financing agreement with an annual rent to the state anticipated to exceed \$1,000,000, the department shall provide notice to the legislature. The notice must include the anticipated annual lease obligation amount and the anticipated total construction, acquisition, or other costs of the project. The department may not enter into an agreement under this subsection unless the project has been approved by the legislature by law. An appropriation for the project does not constitute approval of the project for purposes of this subsection.

AS 36.30.080(b) requires the lease-purchase to be subject to appropriation. Therefore, the obligation is not an obligation against the general credit of the state and would not be subject to the bonding vote requirements of art. IX, sec. 8 of the state constitution.

2. If the municipality's bonding is secured only by the rental payments and not by the general credit of the state, the bonds would probably be characterized as revenue bonds. AS 29.47.240(a) provides:

Sec. 29.47.240. REVENUE BONDS. (a) A municipality may issue negotiable or nonnegotiable revenue bonds for a public enterprise or public corporation of the municipality where the only security is the revenue of the public enterprise or corporation.

No election is required for the issuance and sale of revenue bonds. AS 29.47.250 provides:

Sec. 29.47.250. NO ELECTION REQUIRED. An election is not required to authorize the issuance and sale of revenue bonds, unless otherwise provided by ordinance.

Therefore, the municipality's bonds would qualify as revenue bonds and a vote would not be required.

3. With regard to ASBA bonding, bonding by ASBA does not obligate the general credit of the state, only that of ASBA. AS 18.55.160 provides:

Senator Joe Josephson
Page 3
April 20, 1988

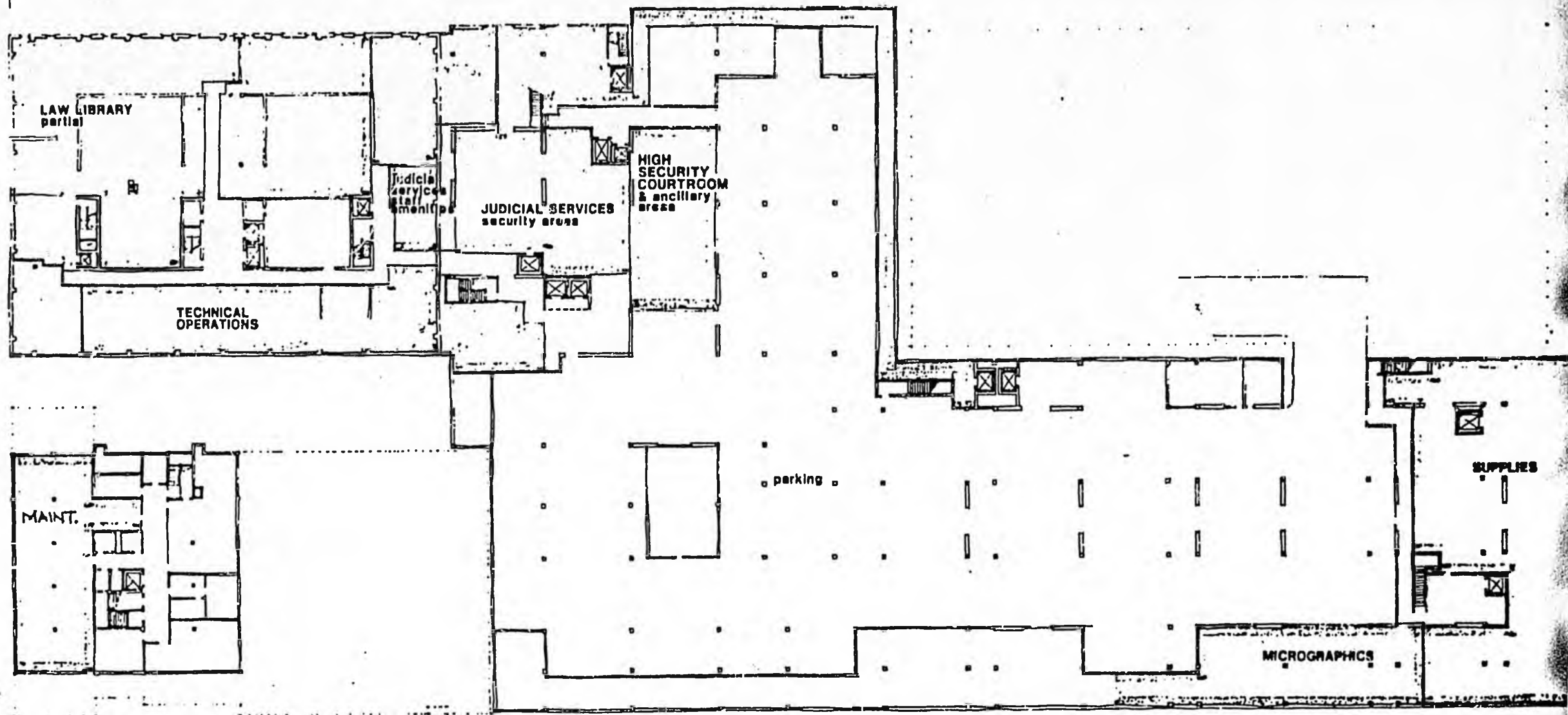
Sec. 18.55.160. LIMITATION OF LIABILITY ON BONDS. The members of the authority and any person executing the bonds are not liable personally on the bonds by reason of their issuance. The bonds of the authority are not a debt of the state or a political or municipal corporation or other subdivision of the state and each bond shall so state on its face. Neither the state nor a political or municipal corporation or other subdivision of the state other than the authority is liable on the bonds, nor are the bonds payable out of funds or properties other than those of the authority. The authority may not pledge the faith of the people of the state for a loan or obligation. Bonds of the authority are not a debt, indebtedness or the borrowing of money within the meaning of any limitation or restriction on the issuance of bonds contained in the constitution or laws of the state.

Therefore, the bonds of ASBA are not subject to the state bonding vote requirements of art. IX, sec. 8 of the state constitution. (See DeArmond v. Alaska State Dev. Corp., 376 P.2d 717 (1962), and Walker v. Alaska State Mtg. Ass'n., 416 P.2d 245 (1966))

If I may be of further assistance, please advise.

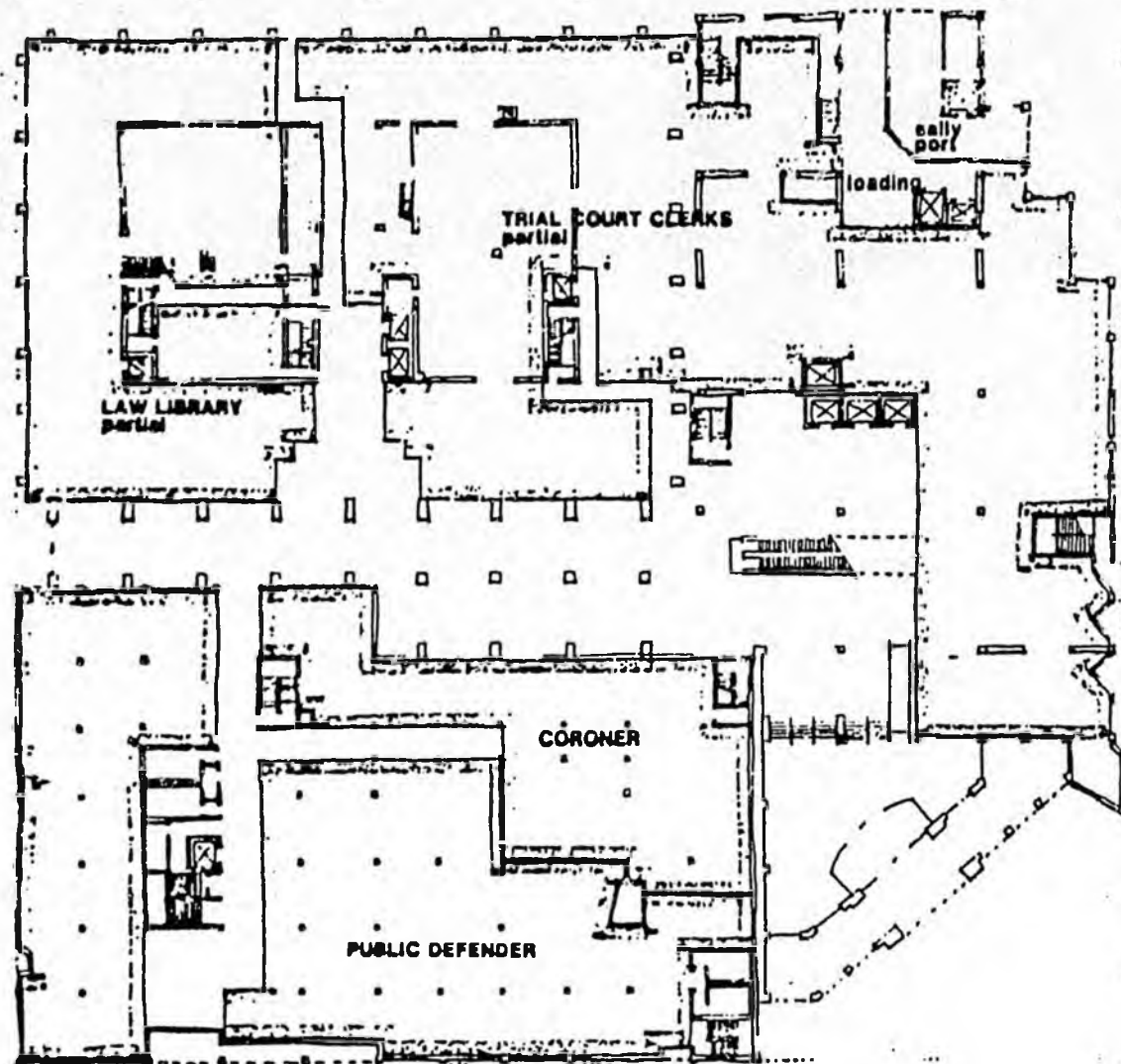
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wkmi2/014

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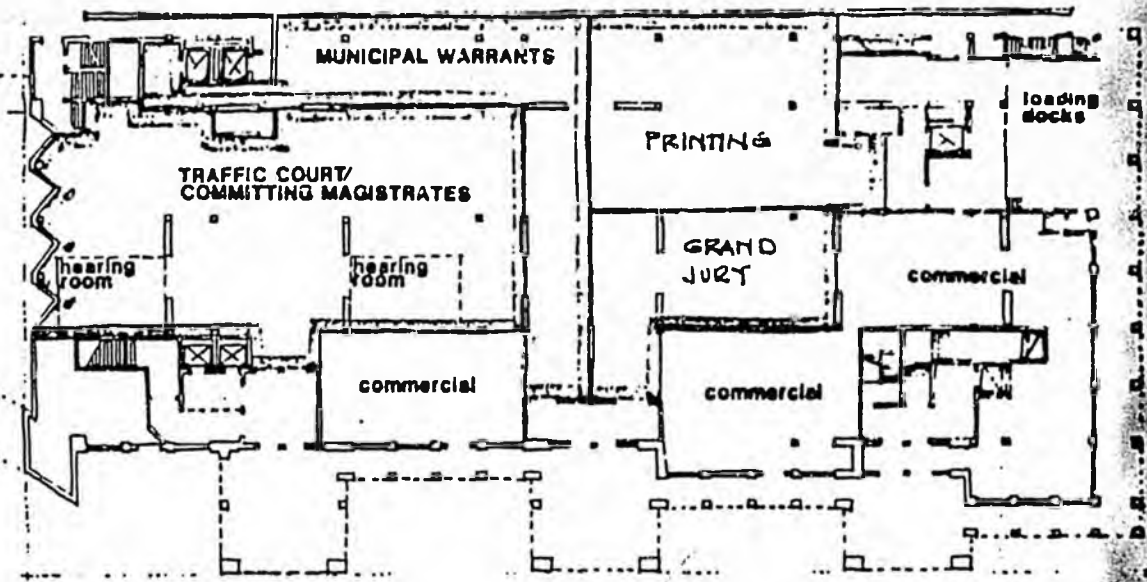


**BASEMENT
BLOCK USE LAY**
SCALE: AS SHOWN
DATE: 10-11-11

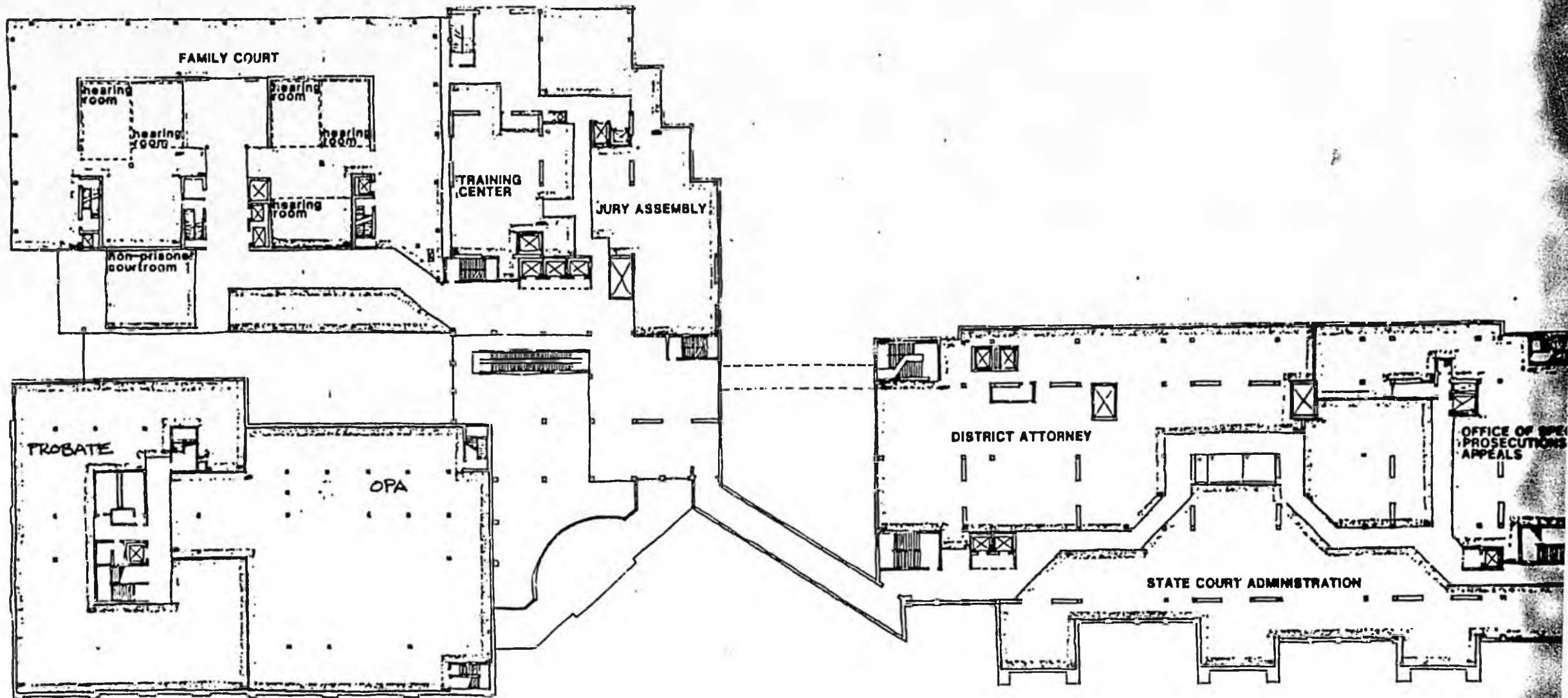
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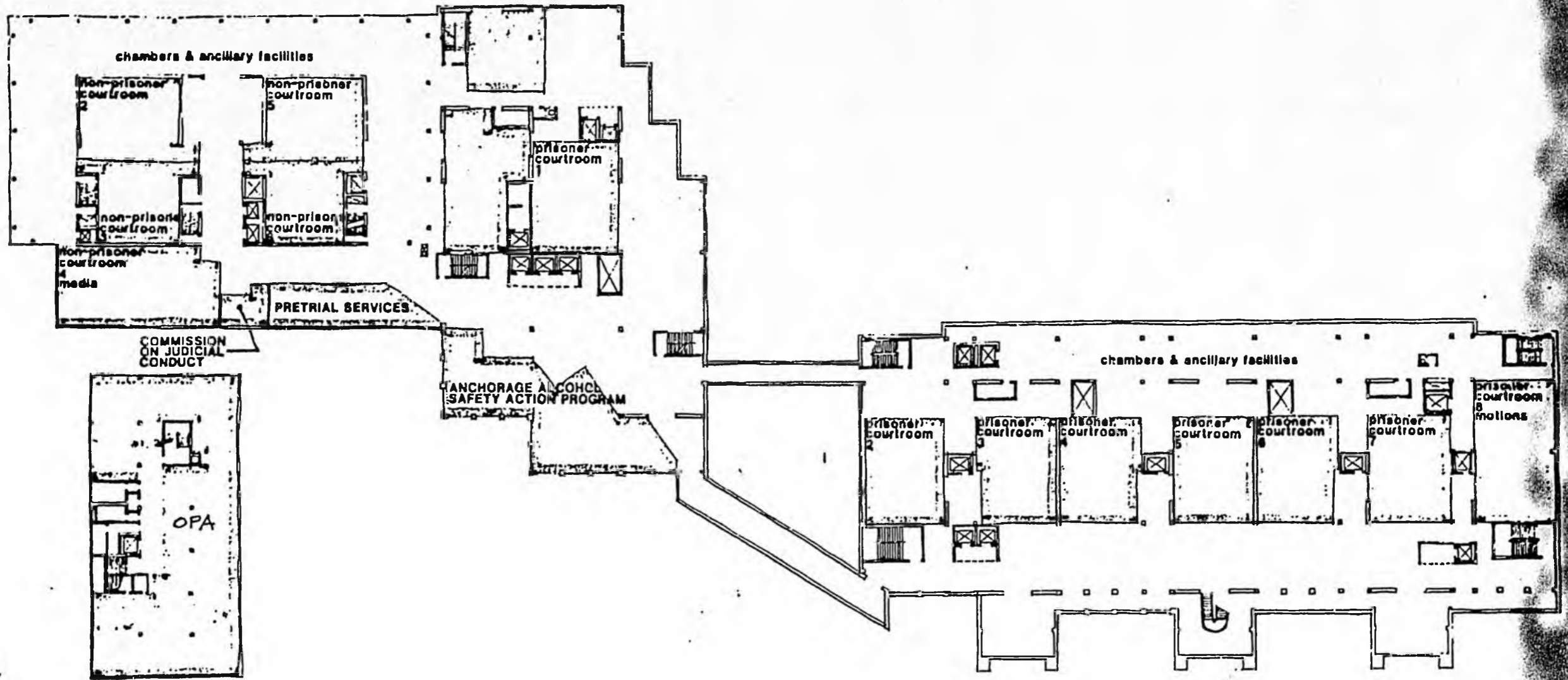
PARKING GARAGE
(EXISTING)



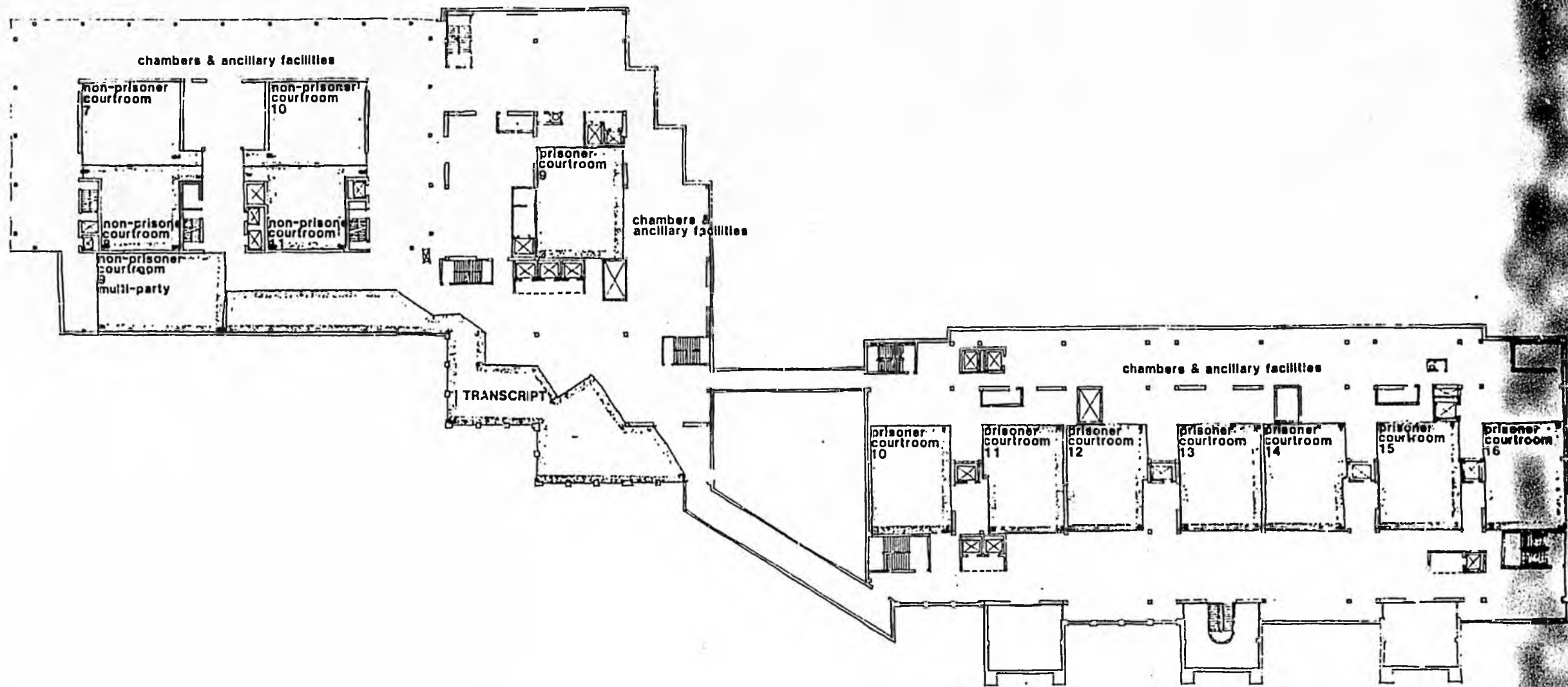
**FIRST FLOOR
BLOCK USE LAYOUT**
DATE: 10/11/88
BY: [unreadable]



**SECOND FLOOR
BLOCK USE LAY**
COLUMBIA UNIVERSITY LIBRARY
SERIALS ACQUISITION
SERIALS 2401-11

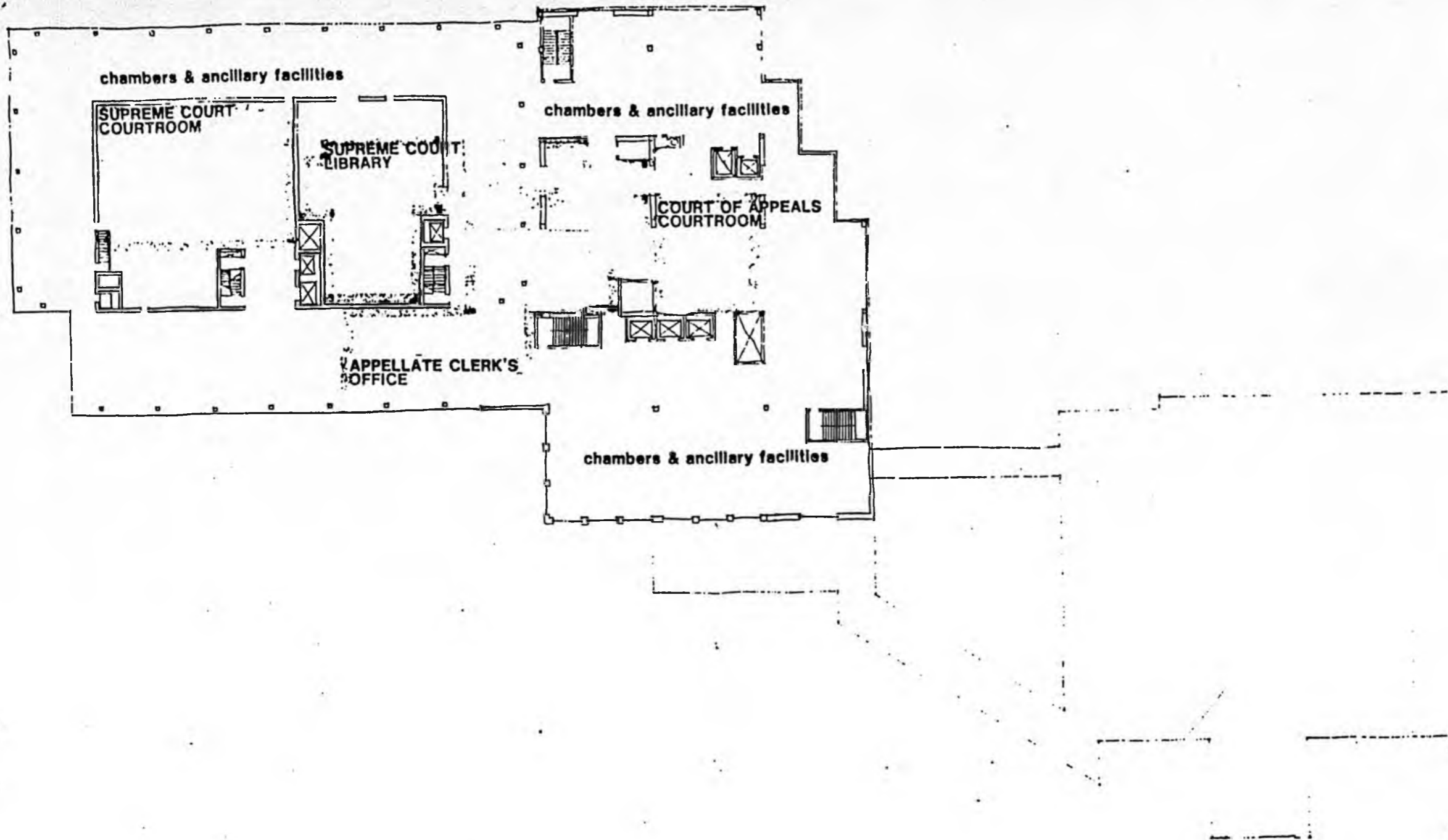


**THIRD FLOOR
BLOCK USE LAYOUT**
DATE: 10/11/11
 DRAWN BY: [unreadable]
 8.12.11



**FOURTH FLOOR
BLOCK USE LAYOUT**

ARCHITECTURAL CONSULTANTS
DATE: NOVEMBER 1998
SCALE: 1/8" = 1'-0"





Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

May 6, 1988

Representative John Sund
Chairman, Judiciary Committee
Room 120 Capitol
Juneau, Alaska 99811

Dear Representative Sund:

I thought you might be interested in reading the report of an interview with the Anchorage Clerk of Court that was published in the Anchorage Times.

Sincerely,

Arthur H. Snowden, II

c: Rep. Fran Ulmer
Rep. Sam Cotten
Rep. Max F. Gruenberg, Jr.
Rep. Mike Navarre
Rep. Ramona L. Barnes
Rep. Robin L. Taylor

Constructing the halls of justice

Design bill passes Senate, moves to House as controversy flares

By Patti Harper
Times Writer

A bill appropriating money to allow design work to continue on an \$85 million courthouse complex in downtown Anchorage has narrowly passed the Senate, but the battle about whether it will be built is not over.

The controversy centers on whether the court system should build this much space at this time, and is surrounded by political jousting about spending money in tight times and providing construction jobs.

Supporters don't expect any serious obstacle to passage of the \$1.5 million bill in the House, but Sen. John Binkley, R-Bethel, has promised he will continue his fight against what would be the largest state building ever built in Anchorage.

"I'm going to attend any hearings in the House," and try to persuade collea-

gues of what, he says, is the "folly in proceeding with this," he said Friday.

It's considered unlikely Gov. Steve Cowper would veto the appropriation bill if it's put on his desk, but he has not promised to sign it. Friday, he suggested he is going to try to get the project scaled back.

The court system has asked for construction of about 350,000 square feet of space, which would more than double its current 208,000 square feet of available space. More than 50,000 square feet of that new space, however, is to be used for parking.

Efficiency, security, the comfort of personnel and the public suffer under the current system, Art Snowden, the administrator of the court system, has said.

It's hoped a secure sallyport for bringing prisoners into the new complex and a special system of hallways for transporting them within it, may prevent the sort of

temporary escapes by three prisoners seen in the last year.

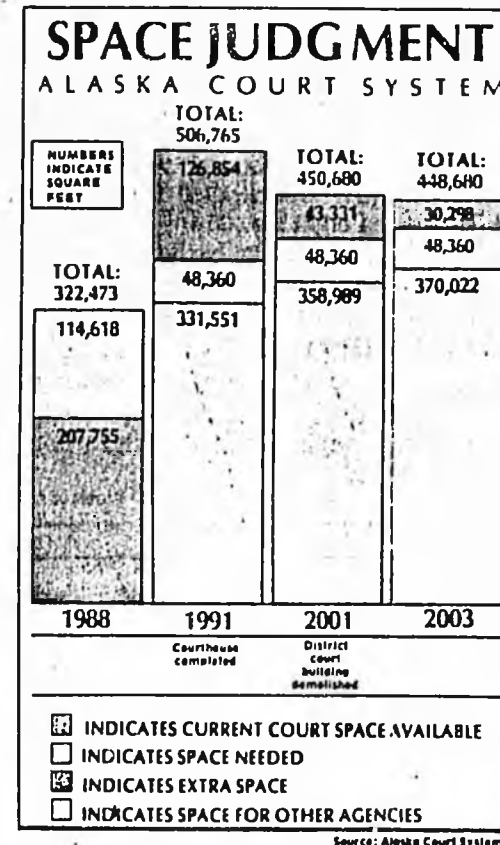
Prisoners are currently brought through public lobbies and public hallways past the doors of judge's chambers while other foot traffic is stopped by security personnel.

The court system argues new courtrooms are needed as some proceedings are now held in remodeled rooms. The new complex would add another 18 courtrooms.

The difficulty of finding someplace to put files and trial exhibits provides another example of crowding.

Boxes of old files or exhibits sit in office space in the old courthouse, in maintenance closets, in former conference rooms and in rooms which used to be used for sequestered jurors.

Files fill an area of the basement which
See Court, page A-5



Times, Sunday April 24, 1988

Court: Supporters say project would alleviate space crunch

Continued from page A-1

used to serve as an employee lunchroom.

"I'd just be really disappointed if we didn't get the new building," said LeEllen Baker, clerk of the court and supervisor of 105 employees.

The public suffers she said because the juggling necessary to fit things in has created four separate counters on four separate floors that people who come to file papers or look up records may have to go to.

"It's real hard for people that have never been in this building before, she said.

"By the time somebody gets a file they're (sometimes) ready to just eat it."

The court system's current space crunch would be more than solved with the proposed project.

When completed in 1991, the new court complex would provide much more space than the court system expects to need at that time — on paper about

175,000 extra square feet.

But if you take out the parking space, the space to be used by other agencies and services, and the space which will be lost sometime in the future when the 58,000-square-foot district court building is demolished because of seismic concerns and wear and tear, the extra space is about 53,000 square feet, according to the court system analysis.

"I think that is a prudent way to proceed," Sen. Joe Josephson, D-Anchorage, said of building for the future. Josephson battled with Binkley to get the design bill passed.

The court administration has outgrown its current quarters in relatively short order.

There has been dramatic growth in the state since the Boney Building, currently the main courthouse, was finished in 1973, and the court system has reflected that growth.

Non-traffic trial court case filings, used to gauge needs, increased 51 percent from 1981 to 1987.

As case filings rose, staff grew

and paperwork increased. The appellate courts moved into parts of the fourth and fifth floors and six trial judges were added.

The clerk's office has not done the only juggling act as these changes occurred.

The district attorney's office and other agencies which may move into the new complex had to move out of the old.

Administration staff were shuffled across K Street to about 12,240 square feet of rented space in the Carr-Gottstein building there. They will be moving a few more blocks and toward greater inconvenience again in May.

Estimates of current and future space needs are based on a formula derived from looking at how the changes in many factors seem to relate to case filings, said Bob Fisher, fiscal officer for the Alaska Court System. The main factors are state population, state budget, and employment figures.

Plugging October 1987 estimates by the Institute for Social and Economic Research on how

those factors are expected to change in the future into that formula provided estimates that case filings will increase about 35 percent between now and the year 2003.

Binkley, who as co-chairman of the Senate Finance Committee grilled witnesses at hearings about the project, questions the formula and is unsympathetic to court system complaints about cramped quarters.

"I'm not even convinced that they need any additional space," he said. Even if they do, he thinks commercial space may serve their immediate needs, despite Snowden's argument that court functions require specialized space such as jury rooms and security set-ups.

An addition to the Boney Building would be another option, he said.

The main point, he said, is that the options have not been explored. He said he wants a reassessment of those options.

Binkley said the jump from the 200,000 square foot, \$33 million construction project the

court system proposed in 1980 to the current 350,000 square foot, \$72.5 million project now on the table hasn't been adequately explained by the court administration.

Those explanations include the addition of the appellate court in 1980, the addition of six trial judges, delays from municipal permit problems due to seismic concerns and extra design needs because of those concerns.

Binkley said he's pushing so hard on this issue because of its future impact on the budget. He said when the legislature approved a lease-purchase plan for the project, they handed the court system "a blank check."

The Municipality of Anchorage will float revenue bonds to pay for construction and the state will pay about \$9 million on that debt each year for 30 years after which it would own the building. That means that the building alone will cost \$270 million in the long run.

In addition, maintenance costs will be increased by several million dollars.

All of that is money which could not then be spent on other needs.

The money used to pay for the new complex each year could fund 250 Alaska State Troopers or double the size of the Department of Environmental Conservation, Binkley said.

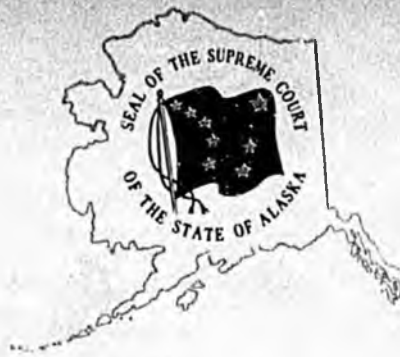
Binkley and others have questioned whether the method used to pay the contractor who calculated the space needs may have encouraged inflation of the figures.

Binkley said he's concerned there is no independent oversight system to keep check on whether the court system is overestimating its needs.

Josephson said the idea that the court system needs have been deliberately overestimated is "nonsense."

And, he said, the legislature does have oversight.

Josephson said the court system officials wouldn't be able to "act like a bunch of sheiks," even if they wanted to because "we control their operating budget.



Alaska Court System

State of Alaska

303 "K" STREET
ANCHORAGE, ALASKA
99501

ARTHUR H. SNOWDEN II
ADMINISTRATIVE DIRECTOR

(907) 274-8611

April 29, 1988

Dear Representative Sund:

I would like to take this opportunity to provide you with some background information about the Anchorage courthouse expansion project. As you know, we are requesting \$1.5 million in SB 415 to complete the design phase of this project.

Since 1981, when the court system originally requested funding for this project, the court has experienced a 51% overall increase in caseload. The attached "fact sheet" shows the changes in Anchorage population and Anchorage court caseload over the last seven years. You can see that although population in Anchorage declined 10% in 1987, the court experienced only a 1% drop in number of case filings for that same year.

This expansion project is designed to meet the court's needs for the present and for the foreseeable future. The court is currently experiencing a space deficit of 115,000 square feet; that is, this additional square footage is needed to meet the court's needs today.

I have included some material about the size of the facility. Although 350,000 new square feet will be constructed in the addition, less than 200,000 square feet of this will be available for court system use, once the space dedicated to auxiliary uses such as parking and for district attorney and police functions, is subtracted. Also, you may note that the court's space needs will be aggravated by the necessary demolition of the old district court building. Structural engineers have advised us that this old building should be demolished in five years because of safety concerns. The square footage ultimately available for future growth amounts to 52,985 square feet, which is a fairly modest increment to meet the court's future needs. Even with a leveling off of state growth it is projected that the court system will need this 52,958 square feet for court use by 2006.

Sincerely,

A handwritten signature in dark ink, appearing to read "A. Snowden, II", is written over the typed name.

Arthur H. Snowden, II

ANCHORAGE COURTHOUSE EXPANSION
FACT SHEET

NEED

	<u>Anchorage Population</u> (Dept. of Labor Statistics)	<u>Anchorage Caseload</u> (Non-traffic Filings)
1981-1987	180,740 - 219,000 (with a maximum of 243,829 at end of 1986) equals 21½ increase (34% at time of maximum population)	51½ increase (53½ increase at time of max pop.)
1987	243,829 - 219,000 equals 10% decrease	1% decrease

While population declined 10% in Anchorage in 1987, our case filings declined only 1%. Total traffic and non-traffic filings in 1987 were approximately 79,500. The legislative creating of new types of caseload (e.g., the domestic violence laws enacted in 1980) have resulted in increased case filings.

COST

PROJECT BUDGET: \$ 85,637,000
(Not including the \$1.5 million requested in SB 415)

FINANCING COST PROJECTIONS:

If financed for 30 years, Total Project Cost	\$233,000,000
If financed for 20 years,	186,500,000
If financed for 10 years,	132,300,000

ESTIMATED AVERAGE MONTHLY COST PER SQUARE FOOT OVER THE 50 YEAR LIFE OF THE FACILITY:

If 30 Year Financing	\$1.41
If 20 Year Financing	1.19
If 10 Year Financing	.93

SCHEDULE

Current estimate for project completion is three years from date of contract award. Assuming that a contract can be awarded on or before December 1988, the project would be ready for occupancy by December 1991.

ANCHORAGE COURT COMPLEX

TRIAL COURT ACTIVITY
Fiscal Years '81 - '87

Court Level	FY 1981	FY 1987	Percent Change FY81-FY87
SUPERIOR COURT			
Felony	413	957	131.7
Domestic Relations	2,737	4,608	23.3
Probate	777	1,280	64.7
General Civil	2,156	2,898	34.4
Children's Matters	445	679	52.6
Superior Court Filings:	<u>7,528</u>	<u>10,422</u>	<u>38.4</u>
DISTRICT COURT			
Misdemeanor	7,269	8,995	23.4
General Civil	2,929	6,734	129.9
Small Claims	4,393	7,333	66.9
District Court Filings:	<u>14,611</u>	<u>23,062</u>	<u>57.8</u>
<p>=====</p>			
TOTAL TRIAL COURT NON-TRAFFIC FILINGS	22,139	33,484	51.2

Source: Alaska Court System - FY 1981 & FY 1987 Annual Reports

ALASKA COURT SYSTEM

Analysis of Space in Anchorage Court Facility
(in square feet)

Total Space Available		557,755
Comprised of:		
Existing Boney Court Building	149,670	
Existing District Court Building	58,085	

Total Space in Existing Buildings	207,755	
Proposed Addition	350,000	

Total Space Available	557,755	
	=====	
Less Non-Court Space Assignments:		
Parking	51,670	
Commercial	7,500	
District Attorney/Office of Special Prosecutions	24,550	
Municipality of Anchorage Warrants Section	4,635	
Department of Transportation/Public Facilities Maintenance Section	3,735	
State Troopers Judicial Services Section (including sallyport, holding cells, & prisoner circulation)	25,815	117,905
	-----	-----
Space Available for Court System Use		439,850
Estimated Court System Space Needs in 1991 (including the current 115,000 square foot space deficit and 11,600 square feet of courtrooms, not fully utilized until 2006)		328,797

Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		111,053
Space Loss from Demolition of District Court Building		58,085

Net Space Available for Additional Court System Growth and for Use by Other Justice-Related Agencies		52,968
		=====

CURRENT SPACE DEFICIT
ALASKA COURT SYSTEM, ANCHORAGE

	<u>Sq. Ft.</u>
-Upgrade of substandard public areas, traffic court areas, trial court law clerks, clerk of the court public counter and work areas, and calendaring space	12,210
-Upgrade of substandard jury assembly and training areas	7,860
-Space for municipal warrants: prisoner holding cell, intoximeter room	1,020
-Substandard judicial services area: holding cells, sally port, etc.	3,620
-Trial court courtrooms (motions, arraignments, high security, 3-judge panel), jury rooms, chambers, attorney & witness rooms, clerical areas, active records storage and related support spaces	59,660
-Administrative areas in leased space presently outside the courthouse	12,240
-Inadequate storage for closed case files, currently lease space outside courthouse	5,000
-Additional space to house legal materials presently stored in boxes and unaccessible for use	6,800
-Appellate court staff attorney and clerical work area	1,190
-Family court hearing rooms and support facilities	<u>5,400</u>
TOTAL	115,000

STANFORD UNIVERSITY

Haresh C. Shah
Chairman



Department of Civil Engineering
Terman Engineering Center
Stanford, California 94305-4020
(415) 723-3921

3/31/88

Mr. Arther H. Snowden, II
Administrative Director
Alaska Court System
303 K Street
Anchorage, Alaska 99501

Dear Art:

After reviewing the design and construction details and other pertinent literature for the Old Courthouse building (located at the corner of K Street and 4th Avenue in Anchorage), Prof. Zsutty and I have made the following observations:

1. The Old Courthouse wing went through the 1964 earthquake without any significant damage.
2. The Old Courthouse wing does not meet the current code requirements. Thus it needs significant upgrading due to the nature of its structural system (reinforced concrete frame, precast concrete panels, foundation??)
3. The old wing does not satisfy the new criteria that were developed for the Courthouse Addition. We feel that the building will fail if a graben forms under this building (as per our postulation for the Courthouse Addition).
4. Due to the nature of the building and possible strengthening costs, it is not advisable to upgrade it. Such a strengthening (upgrading) will involve fixing of the foundations, construction of new shear walls and their foundations, and removal and inspection of precast panels and their anchors. There may be other structural elements that will need either strengthening or replacement.
5. I suggest that you occupy the current structure for its intended use for no more than five years. At the end of these five years, you should abandon this part of the courthouse.

If you need any further information on this structure or the Boney Building, feel free to call me.

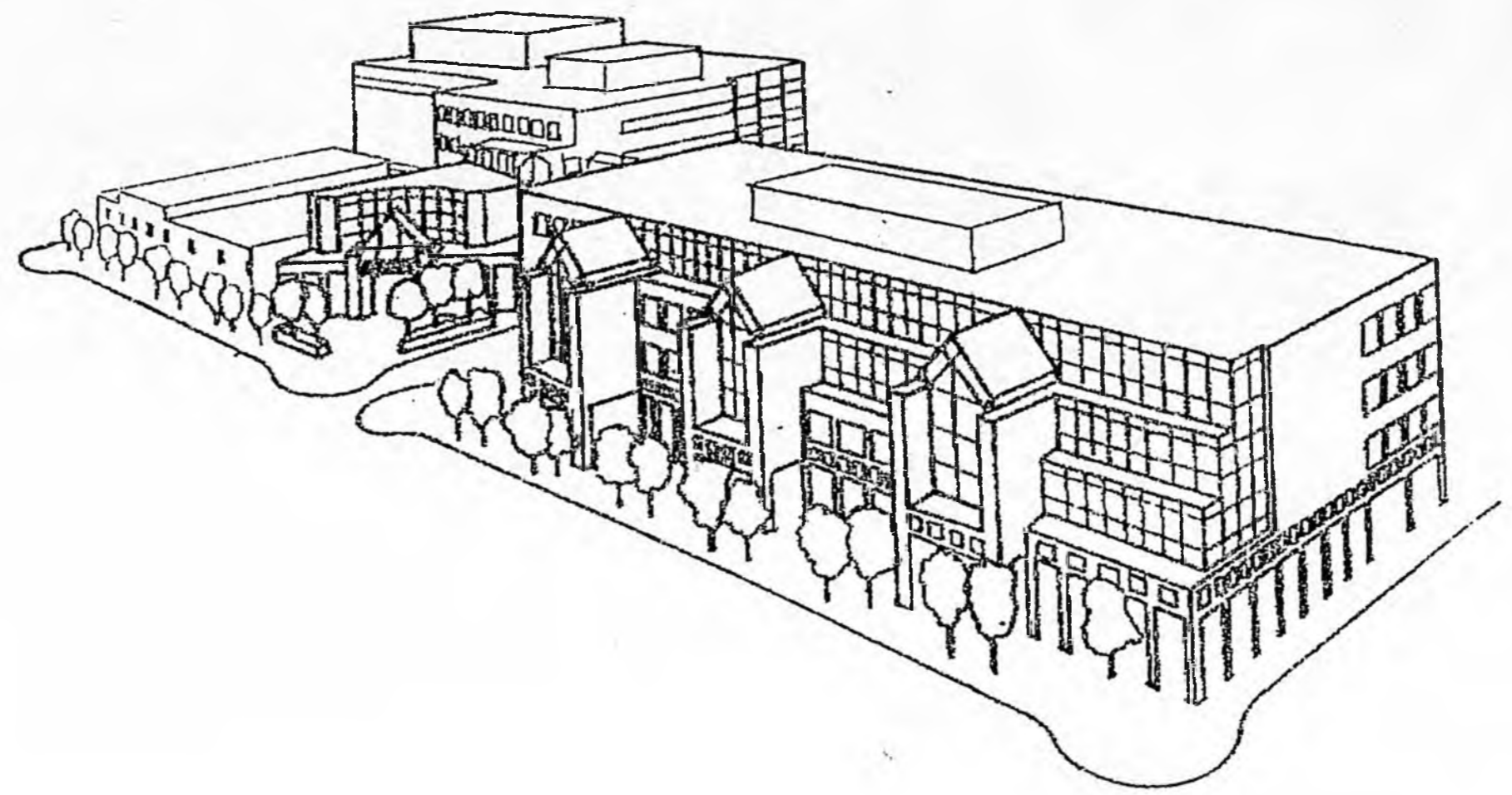
With best personal regards,

Sincerely Yours,

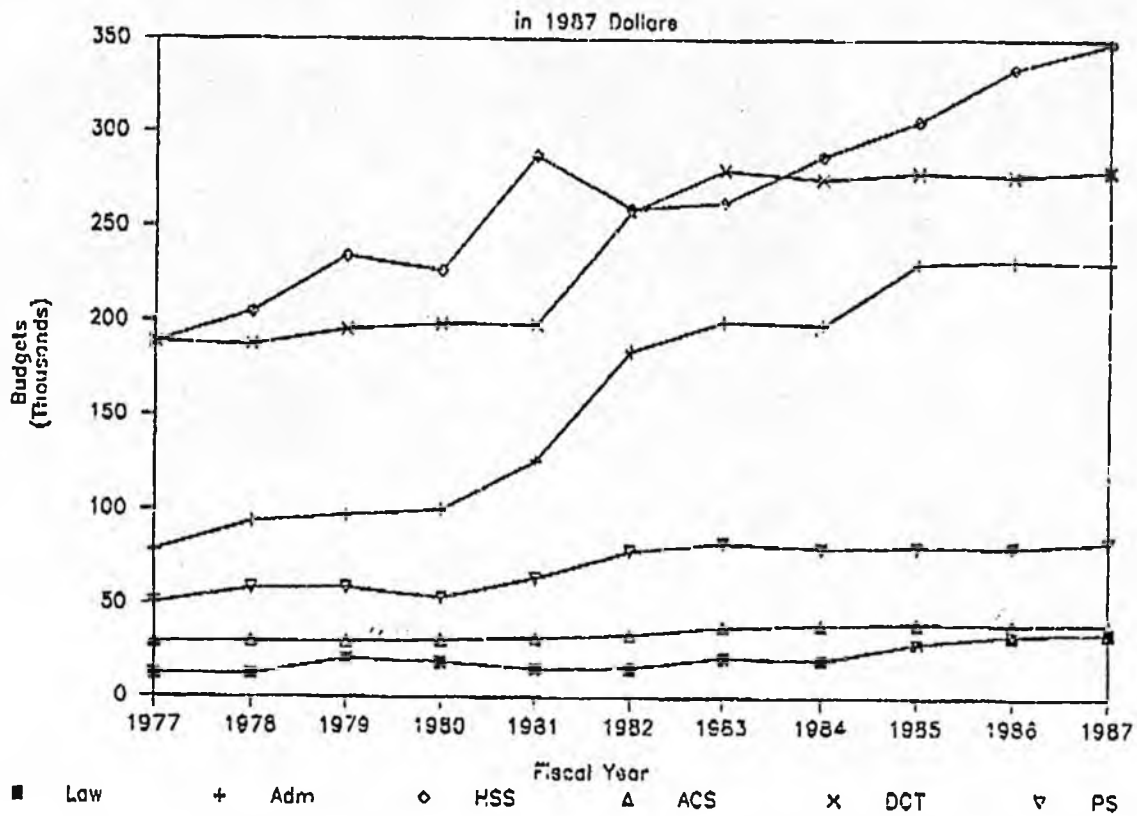
Haresh Shah
Haresh Shah

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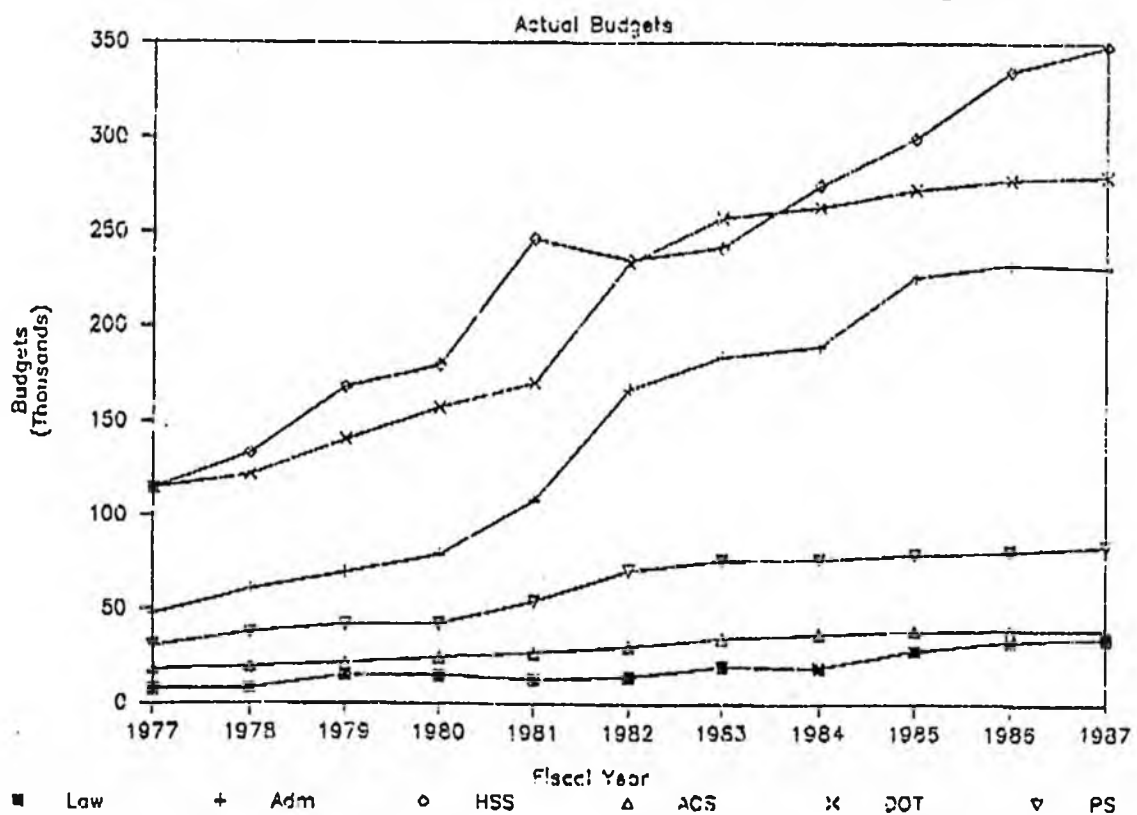
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State of Alaska Department Budgets



State of Alaska Department Budgets



ALASKA COURT SYSTEM

Summary of New Positions in
Anchorage Court Complex

1980 - 1988

Year	Trial Courts.....		Appellate Courts..		Admini-	Total
	Other	Judicial	Other	Judicial	stration Other	
1980	149	15	13	3	50	230
1988	197	21	47	7	68	340
Change	48	6	34	4	18	110
Percent increase						48%

JOINT LABOR/MANAGEMENT LEGISLATIVE COMMITTEE
 April 14, 1988 at 10:00 A.M.
 AGC Office

Minutes

Those in Attendance:

LABOR

Phil Things (ad)

Mano Frey

Tom Alexander

AGC

Richard Cattanach

Mike Swalling

Bill Schneider

The meeting began at 10:05 a.m. Bill Schneider briefed the committee members on the formation of the committee and thanked the Labor representatives for their participation.

Current Legislative Issues - The first item of business was a discussion of the current Legislative issues that both Management and Labor can support. The six issues agreed upon are as follows:

1. Workers Compensation Reform *SB322*
2. Competitive Bid (SB 424)
3. Highway Users Dedicated Fund *STR66*
4. Capital Budget
5. Anchorage Court House Legislation *SB415*
6. SB 507 Relating to bonds of contractors *& HB 558*
 for public buildings and works.

In discussing the six issues the labor/management committee members agreed to support the first five and to oppose item number six, SB 507. After discussing the various issues the committee members moved on to discussing lobbying strategy. Mano Frey stated that he will be in Juneau from April 19th, through the 22nd. Bill Schneider indicated that he and Pat Steward would be there on roughly the same days. At this point, the committee placed a call to Resa Jerrel to have her and Pat Smutz set-up a meeting April 19th, late Tuesday morning, with herself, Pat and the other lobbyists labor lobbyists to meet with the committee members to discuss the strategy for the remaining days of the session. Joint labor and management lobbying with the Governor and key Legislators will be the key in passing these selected issues.

Rep. Sund
File where
we can find
MB

ANCHORAGE PUBLIC OPINION RESEARCH
SURVEY

HELLENTHAL AND ASSOCIATES
MARCH 11TH TO MARCH 13TH, 1988

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	22.8%	66.0%	11.1%	79.8%
No.....	17.2%	74.4%	8.4%	20.2%
PARTY AFFILIATION:				
Democrat.....	27.0%	68.2%	4.7%	19.5%
Republican.....	19.1%	67.2%	13.7%	28.5%
Libertarian.....	11.3%	88.7%		2.2%
No Party Affiliation.....	21.5%	66.9%	11.6%	49.8%
FAVOR/OPPOSE \$82.5 MILLION:				
Favor.....	19.7%	69.4%	10.9%	83.8%
Oppose.....	34.5%	61.9%	3.5%	12.8%
Don't Know.....	22.5%	47.9%	29.6%	3.3%
YEAR BORN:				
18-24.....	24.8%	63.1%	12.1%	7.9%
25-29.....	25.5%	66.4%	8.2%	13.1%
30-34.....	20.3%	65.7%	13.9%	20.0%
35-39.....	24.0%	67.7%	8.3%	16.9%
40-49.....	21.0%	69.5%	9.5%	22.8%
50 Plus.....	18.1%	70.5%	11.4%	19.3%
MARITAL STATUS:				
Married.....	21.9%	68.3%	9.9%	59.4%
Separated.....	11.1%	88.9%		2.2%
Divorced.....	21.2%	69.2%	9.6%	13.0%
Widowed.....	14.3%	61.9%	23.8%	5.2%
Living With Another Adult.....	23.1%	65.4%	11.5%	6.5%
Never Married and Living Alone.....	25.5%	63.6%	10.9%	13.7%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	26.8%	64.9%	8.2%	29.7%
Married Females.....	16.9%	71.6%	11.5%	29.7%
Single Males.....	26.9%	62.7%	10.4%	16.7%
Single Females.....	17.7%	69.8%	12.5%	23.9%
FAMILY STATUS:				
Young Single.....	27.0%	61.9%	11.1%	15.7%
Adult Single.....	18.8%	68.8%	12.5%	16.0%
Single Parent.....	16.7%	72.2%	11.1%	9.0%
Young Couple.....	14.4%	71.3%	14.4%	4.9%
Mature Couple.....	18.1%	72.8%	9.2%	19.2%
Young Family.....	22.4%	66.2%	11.4%	14.2%
Mature Family.....	26.7%	64.9%	8.4%	21.1%
GENDER OF RESPONDENT:				
Male.....	26.8%	64.1%	9.0%	46.4%
Female.....	17.3%	70.8%	11.9%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	20.4%	68.4%	11.1%	55.8%
One.....	19.3%	71.6%	9.1%	21.0%
Two.....	26.6%	66.8%	6.6%	13.8%
Three or More.....	27.3%	56.0%	16.7%	9.4%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

... COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.69%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	84.0%	77.8%	84.0%	79.8%
No.....	16.0%	22.2%	16.0%	20.2%
PARTY AFFILIATION:				
Democrat.....	24.3%	19.7%	8.7%	19.5%
Republican.....	25.1%	28.3%	36.9%	28.5%
Libertarian.....	1.1%	2.9%		2.2%
No Party Affiliation.....	49.4%	49.2%	54.4%	49.8%
FAVOR/OPPOSE \$82.5 MILLION:				
Favor.....	76.1%	85.9%	86.5%	83.8%
Oppose.....	20.4%	11.7%	4.3%	12.8%
Don't Know.....	3.4%	2.3%	9.3%	3.3%
YEAR BORN:				
18-24.....	9.0%	7.4%	9.0%	7.9%
25-29.....	15.3%	12.8%	10.1%	13.1%
30-34.....	18.8%	19.4%	26.4%	20.0%
35-39.....	18.7%	16.9%	13.3%	16.9%
40-49.....	22.1%	23.4%	20.5%	22.8%
50 Plus.....	16.1%	20.0%	20.8%	19.3%
MARITAL STATUS:				
Married.....	59.8%	59.9%	55.3%	59.4%
Separated.....	1.1%	2.9%		2.2%
Divorced.....	12.6%	13.3%	11.8%	13.0%
Widowed.....	3.4%	4.8%	11.8%	5.2%
Living With Another Adult.....	6.9%	6.3%	7.1%	6.5%
Never Married and Living Alone.....	16.1%	12.9%	14.1%	13.7%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

BUILDING THE PROPOSED COURTHOUSE AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PROPOSED ANCHORAGE COURTHOUSE			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	36.7%	28.5%	23.1%	29.7%
Married Females.....	23.1%	31.4%	32.2%	29.7%
Single Males.....	20.7%	15.5%	16.5%	16.7%
Single Females.....	19.5%	24.7%	28.3%	23.9%
FAMILY STATUS:				
Young Single.....	19.5%	14.4%	16.5%	15.7%
Adult Single.....	13.8%	16.2%	18.8%	16.0%
Single Parent.....	6.9%	9.6%	9.4%	9.0%
Young Couple.....	3.2%	5.1%	6.6%	4.9%
Mature Couple.....	16.0%	20.7%	16.6%	19.2%
Young Family.....	14.6%	13.8%	15.3%	14.2%
Mature Family.....	26.0%	20.2%	16.7%	21.1%
GENDER OF RESPONDENT:				
Male.....	57.4%	43.9%	39.5%	46.4%
Female.....	42.6%	56.1%	60.5%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	52.6%	56.4%	58.6%	55.8%
One.....	18.7%	22.2%	18.0%	21.0%
Two.....	16.9%	13.6%	8.7%	13.8%
Three or More.....	11.8%	7.8%	14.8%	9.4%
TOTAL ROW PERCENT.....	21.7%	67.7%	10.6%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
 BY
 POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
 MARCH 11TH THROUGH MARCH 13TH, 1988
 SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unda- cided	
HOUSE DISTRICT:				
17.....	83.0%	11.2%	5.7%	4.5%
18.....	76.3%	21.9%	1.8%	13.7%
19.....	84.7%	13.2%	2.1%	11.7%
110.....	80.2%	15.6%	4.2%	17.5%
111.....	89.3%	6.8%	4.0%	11.4%
112.....	76.1%	11.6%	12.2%	7.8%
113.....	76.9%	23.1%		9.2%
114.....	91.5%	6.0%	2.4%	10.2%
115.....	94.1%	4.6%	1.3%	13.9%
ANCHORAGE STATE SENATE DISTRICTS				
Senate Dist F.....	79.1%	17.5%	3.5%	35.7%
Senate Dist G.....	87.0%	10.0%	3.0%	23.2%
Senate Dist H.....	76.5%	17.9%	5.6%	17.0%
Senate Dist I.....	93.0%	5.2%	1.8%	24.2%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

HELLENTHAL & ASSOCIATES, INC.

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
BY
POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	84.0%	12.7%	3.3%	79.8%
No.....	83.2%	13.5%	3.3%	20.2%
PARTY AFFILIATION:				
Democrat.....	80.9%	15.5%	3.6%	19.5%
Republican.....	87.8%	10.4%	1.8%	28.5%
Libertarian.....	66.0%	22.7%	11.3%	2.2%
No Party Affiliation.....	83.5%	12.8%	3.8%	49.8%
PROPOSED ANCHORAGE COURTHOUSE				
Favor.....	76.1%	20.4%	3.4%	21.7%
Opposed.....	85.9%	11.7%	2.3%	67.7%
Unde- cided.....	86.5%	4.3%	9.3%	10.6%
YEAR BORN:..				
18-24.....	77.5%	22.5%		7.9%
25-29.....	83.4%	12.9%	3.8%	13.1%
30-34.....	88.2%	7.1%	4.7%	20.0%
35-39.....	86.3%	11.2%	2.5%	16.9%
40-49.....	80.2%	16.5%	3.3%	22.8%
50 Plus.....	84.4%	12.0%	3.7%	19.3%
MARITAL STATUS:				
Married.....	82.9%	14.5%	2.7%	59.4%
Separated.....	100.0%			2.2%
Divorced.....	90.4%	7.7%	1.9%	13.0%
Widowed.....	85.7%	4.8%	9.5%	5.2%
Living With Another Adult.....	88.5%	11.5%		6.5%
Never Married and Living Alone.....	76.4%	16.4%	7.3%	13.7%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
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POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

ROW PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
IMARITAL STATUS BY GENDER:				
IMarried Males.....	83.5%	15.6%	.9%	29.7%
IMarried Females.....	82.2%	13.4%	4.4%	29.7%
ISingle Males.....	80.6%	14.9%	4.5%	16.7%
ISingle Females.....	88.5%	7.3%	4.2%	23.9%
FAMILY STATUS:				
IYoung Single.....	84.1%	12.7%	3.2%	15.7%
IAdult Single.....	82.8%	10.9%	6.3%	16.0%
ISingle Parent.....	91.7%	5.6%	2.8%	9.0%
IYoung Couple.....	86.0%	9.9%	4.2%	4.9%
IMature Couple.....	82.6%	14.1%	3.4%	19.2%
IYoung Family.....	83.2%	13.4%	3.4%	14.2%
IMature Family.....	82.2%	16.7%	1.1%	21.1%
IGENDER OF RESPONDENT:				
IMale.....	82.5%	15.4%	2.2%	46.4%
IFemale.....	85.0%	10.7%	4.3%	53.6%
INUMBER OF CHILDREN IN HOUSEHOLD:				
INone.....	83.4%	12.4%	4.2%	55.8%
IOne.....	90.4%	9.6%		21.0%
ITwo.....	76.2%	20.3%	3.5%	13.8%
IThree or More.....	83.2%	11.6%	5.2%	9.4%
ITOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
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POLITICAL AND GENERAL DEMOGRAPHICS, BEHAVIORS AND PERCEPTIONS

COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
REGISTERED TO VOTE:				
Yes.....	80.0%	78.7%	79.9%	79.8%
No.....	20.0%	21.3%	20.1%	20.2%
PARTY AFFILIATION:				
Democrat.....	18.9%	23.6%	21.1%	19.5%
Republican.....	29.9%	23.1%	15.0%	28.5%
Libertarian.....	1.7%	3.9%	7.5%	2.2%
No Party Affiliation.....	49.5%	49.5%	56.3%	49.8%
PROPOSED ANCHORAGE COURTHOUSE				
Favor.....	19.7%	34.5%	22.5%	21.7%
Opposed.....	69.4%	61.9%	47.9%	67.7%
Unde- cided.....	10.9%	3.5%	29.6%	10.6%
YEAR BORN:				
18-24.....	7.3%	13.9%		7.9%
25-29.....	13.0%	13.1%	14.8%	13.1%
30-34.....	21.1%	11.0%	28.4%	20.0%
35-39.....	17.4%	14.8%	12.8%	16.9%
40-49.....	21.9%	29.3%	22.8%	22.8%
50 Plus.....	19.4%	17.9%	21.2%	19.3%
MARITAL STATUS:				
Married.....	58.7%	67.0%	47.4%	59.4%
Separated.....	2.7%			2.2%
Divorced.....	14.0%	7.8%	7.5%	13.0%
Widowed.....	5.4%	1.9%	15.0%	5.2%
Living With Another Adult.....	6.8%	5.8%		6.5%
Never Married and Living Alone.....	12.5%	17.5%	30.0%	13.7%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

PUTTING THE COURTHOUSE BONDS ON THE BALLOT AMONG ALL ADULTS
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COLUMN PERCENTS
MARCH 11TH THROUGH MARCH 13TH, 1988
SAMPLE SIZE 401; MARGIN OF ERROR = + OR - 4.89%

	PUTTING BONDS ON THE NOVEMBER 1988 BALLOT			TOTAL COLUMN PERCENT
	Favor	Opposed	Unde- cided	
MARITAL STATUS BY GENDER:				
Married Males.....	29.6%	36.0%	7.8%	29.7%
Married Females.....	29.1%	30.9%	39.7%	29.7%
Single Males.....	16.1%	19.4%	22.5%	16.7%
Single Females.....	25.3%	13.6%	30.0%	23.9%
FAMILY STATUS:				
Young Single.....	15.8%	15.5%	15.0%	15.7%
Adult Single.....	15.8%	13.6%	30.0%	16.0%
Single Parent.....	9.8%	3.9%	7.5%	9.0%
Young Couple.....	5.0%	3.8%	6.1%	4.9%
Mature Couple.....	18.9%	21.0%	19.5%	19.2%
Young Family.....	14.0%	14.8%	14.6%	14.2%
Mature Family.....	20.7%	27.4%	7.3%	21.1%
GENDER OF RESPONDENT:				
Male.....	45.6%	55.5%	30.3%	46.4%
Female.....	54.4%	44.5%	69.7%	53.6%
NUMBER OF CHILDREN IN HOUSEHOLD:				
None.....	55.5%	53.9%	70.7%	55.8%
One.....	22.6%	15.6%		21.0%
Two.....	12.6%	21.9%	14.6%	13.8%
Three or More.....	9.3%	8.5%	14.8%	9.4%
TOTAL ROW PERCENT.....	83.8%	12.8%	3.3%	100.0%

ANCHORAGE PUBLIC OPINION RESEARCH SURVEY

March 1988

HELLENTHAL & ASSOCIATES, INC.
2200 Vanderbilt Circle
Anchorage, Alaska 99508
(907) 276-1001 or
277-2315

Hello, I am _____ from HELLENTHAL & ASSOCIATES. We are conducting an Anchorage area public opinion research survey. Your telephone number was randomly selected. The questions I need to ask will take 4 to 6 minutes. All of your responses will be completely confidential. (PAUSE AND PROCEED)

S1. Is this telephone number _____? (IF NO, TERMINATE WITH, "I'm sorry, I dialed the wrong number.")

S2. Is this a residential telephone? (IF NO, TERMINATE INTERVIEW WITH, "I'm sorry, I need to talk with someone at a residential telephone.")

S3. Are you 18 years old or older?

IF YES, THEN PROCEED TO QUESTION #1

IF NO, THEN ASK

Is there anyone home who is 18 years old or older?

IF YES, THEN ASK

May I speak with them? (PROCEED TO QUESTION #1 OR
TERMINATE AND NOTE ON TELEPHONE CALL RECORD SHEET)

IF NO, THEN ASK

When will someone be home who is 18 or older? (TERMINATE
AND NOTE ON TELEPHONE CALL RECORD SHEET)

1. Are you presently registered to vote in the State of Alaska?

REGISTERED TO VOTE	FREQUENCY	PERCENT
Yes.....	320.....	79.8%
No.....	81.....	20.2%

2. Are you registered to vote as a (IF THEY ARE NOT REGISTERED TO VOTE, ASK "If you were to register to vote, would you register as a")

PARTY AFFILIATION	FREQUENCY	PERCENT
No Party Affiliation.....	200.....	49.8%
Republican.....	114.....	28.5%
Democrat.....	78.....	19.5%
Libertarian.....	9.....	2.2%

The State of Alaska Court System has proposed expanding the state courthouse in Anchorage by 350 thousand square feet. The proposed new courthouse would be financed by \$82.5 million dollars worth of Anchorage Municipal revenue bonds, which would be retired over 30 years by the State at a total cost of about \$270 million dollars. The new courthouse would cost about \$5 million dollars per year to maintain and operate, and \$9 million per year for debt retirement — for a total yearly cost of about \$14 million dollars.

3. Do you favor or oppose building the new Anchorage Courthouse?

FAVOR OR OPPOSE COURTHOUSE	FREQUENCY	PERCENT
Oppose.....	272.....	67.7%
Favor.....	87.....	21.7%
Don't Know/Undecided.....	42.....	10.6%

4. Some people agree that the way the proposed courthouse is to be financed circumvents the Alaskan Constitutional requirement that construction bonds be voted on by the people. If the proposed Courthouse is authorized, do you favor or oppose putting the \$82.5 million in bonds that are required to build the courthouse on the ballot this November for a vote by the people?

FAVOR OR OPPOSE BALLOT	FREQUENCY	PERCENT
Favor.....	336.....	83.8%
Oppose.....	51.....	12.8%
Don't Know/Undecided.....	13.....	3.3%

5. In what year were you born?

(COMPUTED BY SUBTRACTING FROM 88)

AGE OF RESPONDENT	FREQUENCY	PERCENT
18 - 24 Years Old.....	32.....	7.9%
25 - 29 Years Old.....	52.....	13.1%
30 - 34 Years Old.....	80.....	20.0%
35 - 39 Years Old.....	68.....	16.9%
40 - 49 Years Old.....	92.....	22.8%
50 or Older.....	77.....	19.3%

(MEAN = 40.107)

(MEDIAN = 36.400)

6. Are you married, separated, divorced, widowed, never married and living with another adult, or never married and living alone?

MARITAL STATUS	FREQUENCY	PERCENT
Married.....	238.....	59.4%
Never Married and Living Alone.....	55.....	13.7%
Divorced.....	52.....	13.0%
Living with Another Adult.....	26.....	6.5%
Widowed.....	21.....	5.2%
Separated.....	9.....	2.2%

7. Of the people in your household, living at home, how many are children or adolescents under 18 years old?

CHILDREN IN HOUSEHOLD	FREQUENCY	PERCENT,
None.....	224.....	55.8%
One.....	84.....	21.0%
Two.....	55.....	13.8%
Three or More.....	38.....	9.4%

(ALL HOUSEHOLDS' MEAN = 0.815)

(ALL HOUSEHOLDS' MEDIAN = 0.896)

(HOUSEHOLDS WITH CHILDREN MEAN = 1.842)

(HOUSEHOLDS WITH CHILDREN MEDIAN = 1.080)

8. What is the closest major intersection to your residence?

Do you live North or South of this intersection?
(DOWNTOWN = NORTH; RABBIT CREEK = SOUTH)

Do you live East or West of this intersection?
(MOUNTAINS = EAST; INLET = WEST)

HOUSE DISTRICT	FREQUENCY	PERCENT
Seven.....	18.....	4.5%
Eight.....	55.....	13.7%
Nine.....	47.....	11.7%
Ten.....	70.....	17.5%
Eleven.....	46.....	11.4%
Twelve.....	31.....	7.8%
Thirteen.....	37.....	9.2%
Fourteen.....	41.....	10.2%
Fifteen.....	56.....	13.9%

SENATE DISTRICTS	FREQUENCY	PERCENT
District F.....	143.....	35.7%
District G.....	93.....	23.2%
District H.....	68.....	17.0%
District I.....	97.....	24.2%

9. SEX.....

GENDER OF RESPONDENT	FREQUENCY	PERCENT
Male.....	186.....	46.4%
Female.....	215.....	53.6%

THIS COMPLETES THE SURVEY, THANK YOU VERY MUCH FOR HELPING US — GOODBYE

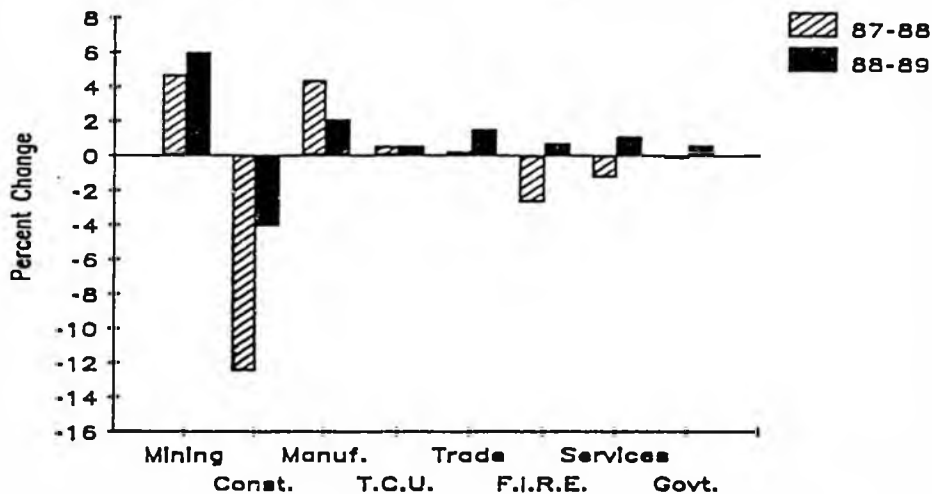
Table 1
Anchorage Employment Forecast
1988 - 1989

	1987	1988	Percent Change 87-88	1989	Percent Change 88-89
Total Nonag. Employment	101,100	100,100	-1.0	101,000	0.9
Mining	3,200	3,350	4.7	3,550	6.0
Construction	5,600	4,900	-12.5	4,700	-4.1
Manufacturing	2,300	2,400	4.3	2,450	2.1
Trans. Comm. & Utilities	9,400	9,450	0.5	9,500	0.5
Trade	23,400	23,450	0.2	23,800	1.5
Wholesale	5,400	5,300	-1.9	5,350	0.9
Retail	18,000	18,150	0.8	18,450	1.7
Finance-Ins. & R.E	7,400	7,200	-2.7	7,250	0.7
Services	23,700	23,400	-1.3	23,650	1.1
Government	26,000	25,950	-0.2	26,100	0.6
Federal	10,400	10,500	1.0	10,450	-0.5
State	6,700	6,750	0.7	6,850	1.5
Local	8,900	8,700	-2.2	8,800	1.1

Assumptions

- 1) The price of oil will remain in the \$14-17/bbl. range.
- 2) The state's operating and capital budget will be approximately \$2.0 billion.
- 3) The fish processing and timber industries current vitality continues.
- 4) Hard rock mining activities around the state continue to pick up.
- 5) Tourism continues to increase.
- 6) Federal government expenditures remain relatively stable in 1988 and fall slightly in 1989.

Figure 2
Percent Change in Employment by Major Industry
Anchorage 1987-1988 and 1988-1989



during the first half of 1988 and subside during the second half of the year. As of February 1988 local government employment was down 8% or 800 jobs from year-ago figures. Most declines were initiated in mid to late 1987. Some reductions occurred in the number of teachers and other full-time staff, but most of the declines were related to part-time help.

By the second half of 1988 most of these cutbacks will have been completed. With school enrollment stabilizing and the start-up of all day kindergarten local education employment will grow slightly in 1989. In addition, state funds assisting local education are expected to increase.

No major layoffs are anticipated in the noneducational side of local government. It appears negotiations concerning wage and benefit concessions have been effective, cancelling many proposed layoffs. Continued constriction in state government assistance to local governments combined with a falling local tax base will cause some declines through 1988, but by 1989 employment in the municipal government, which includes city owned utilities, will increase slightly.

Mining

The forecast calls for mining to be the growth leader during the forecast period. Employment in this industry is forecast to increase over 10% in the next two years. This is after declines of 26% from 1985 to 1987. The increases in mining employment in 1988 and 1989 are concentrated in the oil and gas sector as drilling and exploration schedules expand on the North Slope.

The rebuilding of the Steelhead platform in Cook Inlet which was destroyed by a blowout last year and VECO's contract to build modules for the North Slope will also cause some employment growth.

If oil prices go above \$18 Milne Point would reopen and above \$20 other development projects currently on hold would take place. Hence, higher oil prices means employment growth above the growth indicated by the forecasted figures. However, if oil and prices fell and stayed below \$13 for a

substantial period the opposite would happen and the oil and gas industry would not post even moderate employment gains.

Construction

There are no indications that the drums are over for the construction industry. The forecast indicates employment declines of nearly 13% in 1988 and 5% the following year. These declines put construction employment levels below those of any year since the early 1970's.

The forecast assumes that residential construction picks up slightly this summer with the possibility of 300 single family homes being built during the summer of 1988. This is an increase of nearly 40%. In percentage terms this sounds good, but in absolute terms it can be classified as nothing but a poor year. In terms of residential permit data there hasn't been a time outside of 1987 that fewer homes were built since the late 1960's. Residential construction employment will continue to grow slowly in 1989, but will remain significantly below levels found during the boom years or for that matter below levels of the last 15 years.

Highway and heavy construction will decline slightly in 1988 and stabilize in 1989. The two major highways getting underway in 1988 are the Eagle River bridge and the Rabbit Creek/DeArmoun interchange both valued at over \$20 million.

The commercial building sector will take the brunt of the construction employment declines. State and private construction projects have dried up and there are not many bright spots on the horizon. Construction of the court house expansion will not occur in the forecast time frame. It appears even if approved this session the earliest the project would start would be 1989. Indeed, a start-up that year would offset the construction employment declines forecast for 1989.

One bright spot in the commercial building sector is Alyeska's plan to expand their ski resort facilities in Girdwood. This \$40 million project includes an addition of 300 rooms and the construction of a gondola. This project will directly impact several hundred construction workers

through 1991. The proposed \$200 million Eagle River ski/tourist resort is not assumed in this forecast. If the project does get the go ahead the forecasted construction employment figures would need to be revised upward by several hundred jobs.

Military construction levels are anticipated to remain stable with increases in National Guard construction projects offsetting declines in other military components. The largest military project in Anchorage during the forecast period is construction of the Air National Guard hangar and support facilities on Elmendorf Air Force Base.

Secondary Industries

A recovering mining industry, robust seafood processing industry, increasing tourism, stabilizing government employment and the bottoming-out of population and income levels will all have a positive impact on the secondary sectors.

Transportation, Communications, and Utilities employment is forecast to increase 1% over the two year forecast period. Trucking employment will remain stable because of military contracts. Air transportation will see modest increases after falling 6% in 1987. Increasing tourism and the robust seafood processing industry will help fuel the growth in air transportation. Water transportation employment will remain flat although cargo tonnage may increase slightly. The communications industry and private utilities are expected to grow slightly.

After falling nearly 20% in two years, employment in the Trade industry is expected to increase in 1988 and 1989. However, the movements of wholesale and retail trade are largely offsetting in 1988. Stabilizing population and income levels and increasing tourism are the primary impetus for growth in the retail sector. In short, it appears that trade has been stripped of its overcapacity quite quickly and now slow growth will settle in.

Bad news continues for the Finance, Insurance and Real Estate industry. After falling 15% since 1985 employment in this industry is forecast to fall another 3% before all the declines

Senator John Binkley

Senate Finance Committee

P.O. Box V • Juneau, Alaska 99811 • (907) 465-4985

Finance Committee
Co-Chairman

May 4, 1988

The Honorable John Sund
Chairman, House Judiciary Committee
Room 122, Capital Building
Juneau, AK 99801

FOR HAND DELIVERY

Dear Representative Sund:

Senate Bill 415, appropriating \$1.5 million to the Alaska Court System, has been referred to your committee. As you know, this money is for completion of the planning and design of the proposed expansion to the Anchorage facility. I would like to share with you some of the concerns I have with this proposal.

During lengthy hearings in the Senate Finance Committee, three main problem areas became apparent - the size of the facility, its cost, and the method of funding. As planned, the proposed addition will add 356,000 square feet of additional space to the present Court facility, cost nearly \$96 million, and would be funded in a manner that is questionably legal.

A proposed expansion first came before the Legislature in 1981 - for a 200,000 sq. ft. addition to the Boney Memorial Building, to be constructed on the site of the adjacent parking lot for a cost of \$33 million. This facility was intended to meet the needs of the Court system until the year 2010. At that time, the Legislature appropriated nearly \$10 million in order to plan for the new facility, purchase additional land for a new parking lot, and remodel the existing Boney building in order to connect with the new facility (enclosure 1).

After failing to get cash to pay for the 200,000 sq. ft. addition in 1982 (enclosure 2), the court system decided to seek legislative approval for a lease-purchase arrangement with the private sector, arguing that it would cost the state less money (enclosure 3).

That approval amounted to handing a blank check to the Court System. It was granted with the passage of HB 653 in 1984 (enclosure 4), but with plans still in place for a 200,000 sq. ft. addition at a cost of \$33 million. Somehow, between then and now, the addition mushroomed to 350,000 sq. ft. of extra space with the price nearly tripling.

May 4, 1988
Page 2

The Court System has still failed to justify this vast expansion in both size and cost. Both the creation of the Court of Appeals in 1980 (enclosure 5) and the addition of one trial court judge in 1983 were done before this so-called need for an even greater expansion was determined. The only significant increase since the original 200,000 sq. ft. addition was envisioned has been the addition of two superior and two district court judges in Anchorage since FY1982. It is difficult to believe that four new judges (enclosure 6) justified an additional 156,000 sq. ft.

According to the court system, space needs are contingent on case load, which in turn is driven by population. Yet the population of Anchorage reached its peak in 1982-83, when the Court System was still asking for the smaller addition. The population has been on the decline ever since (enclosure 7), and now seems to be levelling off. In the early 80s, Alaskans were looking at the real possibility of \$50 a barrel oil, and a population continuing to skyrocket. No longer is that scenario taken seriously.

In addition, the Court System based those very space needs on a study performed by a consultant who was paid a percentage of the total cost of the project. In other words, the larger and more costly the project, the more money the consultant would make. In fact, that consultant's contracts as well as those of the architectural firm, are now the subject of a soon-to-be-released legislative audit.

The increased size is not the only factor that has led to the increased cost of the facility. According to Court Administrator Art Snowden, the court system was forced to change its building plans because of opposition from the city, resulting in the need for expensive seismic studies and design changes to solve engineering problems. However, testimony before the Senate Finance Committee revealed that the project presented to the city in 1983 was actually quite different than the one the court system was lobbying for before the Legislature (enclosures 8 and 9).

Court officials say the proposed facility only leaves 150,000 sq. ft. for expansion over a twenty-year period (enclosure 10). To put that in perspective, the Performing Arts Center is 170,000 sq. ft. In other words, we are talking about constructing a building that will sit partially empty for decades. At a time when vacant commercial space in the downtown area exceeds half a million square feet, it doesn't make good sense to exacerbate that glut.

It is true that the Court System took their consultant's space estimates and revised them downwards. However, when you make sure that the same functions are provided for in each estimate so that you are comparing apples to apples, the reduction was only about 3% (enclosure 11).

In Finance Committee, I tried to determine if indeed the old District Courthouse (with 58,000 sq. ft.) would need to be torn down. However, the court system has not studied what it would take to bring it up to current building codes and earthquake requirements. They do not even know what the cost of demolition will be, although the presence of asbestos will increase that cost substantially. In addition, the decision to tear down that building was only made seven months ago and appears to have been based on very scanty evidence (enclosure 12).

As I've mentioned, the size of this project is not the only element that has mushroomed. So has the cost. First take the nearly \$10 million already appropriated by the Legislature for planning and design, then add to it a \$750 thousand loan from the Governor's Office, the \$1.5 million being requested to complete design work, \$67.6 million in actual construction costs, \$6 million for furnishings and equipment, \$6.7 million for contingencies, \$700 thousand for art in public places, and \$4 million for administrative costs, what started out as a \$33 million project in 1981, is now going to cost nearly \$96 million in 1988 (enclosure 13).

That figure however is still not the true cost. The Institute of Social and Economic Research has determined the annual lease payment on this facility to be \$9 million for 30 years, or \$270 million. Most of that will go to outside investors. In addition, maintenance and operations are estimated to run between \$3.5 and \$6.5 million a year (enclosure 14). That brings rent and operating costs to an average \$14 million a year. That figure does not include salaries and benefits for the additional 154 employees needed by the Court System by the year 2005. Compared to this year's operating budget (enclosure 15), this new facility would increase the court system's budget by a third, and its personnel by a fourth. And at a time when we have less than half the general funds we had just a few years ago.

Fiscal responsibility aside, I believe the lease-purchase arrangement has some serious questions. At this time the Municipality of Anchorage (MOA) has indicated its willingness to sell revenue bonds to construct the facility (enclosure 16). The state in turn would lease the building, and eventually own it after 30 years. In order for the state to do something like this would require a constitutionally mandated vote of the people. However, the Department of Revenue has said that debt accrued by MOA will still be considered by the bond rating agencies as part of the state's debt, and may well prompt immediate review of the State's bond rating (enclosure 17). Let's not kid ourselves - if everyone treats it as state debt, then it is state debt.

There has been some discussion of the possibility for the Alaska State Building Authority financing the court facility. However, ASBA needs specific legislative authority to sell bonds (enclosure 18). Furthermore, since ASBA

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Page 4

owns a parcel of land under the existing Boney Building, it is unclear whether the Municipality has the legal authority to finance **any** portion of the proposed facility (enclosure 19). Legalities aside, the Department of Revenue has also said the complicated land ownership could very likely increase the cost of the bonds. I really question the expenditure of an additional \$1.5 million on a project that **cannot** be built as designed, regardless of whether it **should** be built as designed.

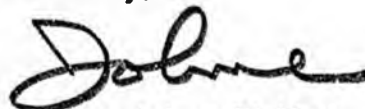
In conclusion, there are a great number of unanswered questions that still remain concerning this project. Designed when our economy and population were both on the rise, the court expansion now requires a re-evaluation of its size, cost, and financing. Even though the Court System is only asking for \$1.5 million at this time, if the full Legislature approves that appropriation, we are all signing our names on a blank check for the most expensive building project ever undertaken by the State of Alaska.

Although I was not able to convince the majority of my Senate colleagues of the foolishness of this proposal, I know that the majority of Anchorage residents themselves have been convinced, as evidenced by a recent poll done by Hellenthal and Associates (enclosure 20). It is obvious that the residents of the very community where this facility is to be built do not support it as designed. That alone should indicate that something here is wrong.

I realize that jobs are desperately needed in Anchorage. But this project would only provide 300 jobs a year for two and a half years, and at least 20% of those would be non-residents. I support using public money to create jobs, but here we are being asked to build something we don't need at a time when our economy is at its worst just to create jobs. That doesn't make sense to me. I think there has to be a better way, and I hope you have the wisdom to search for that better way.

Thank you for your consideration of this enclosed information. Should you need anything further, please do not hesitate to contact Janice Adair in my office at 4985. If you decide to schedule this bill for a hearing, I would appreciate your office letting me know as I would like to personally testify against it.

Sincerely,



Senator John Binkley

jka

THE FOLLOWING PAGES WERE TREATED AS
A UNIT IN THE ORIGINAL FILE.

SENATE BILL 415

an Act making a special appropriation to the Alaska Court System; and providing for an effective date

This documentation is submitted to the Honorable John Sund, Chairman, House Judiciary Committee for consideration

April 29, 1988

Frank and Ernest

ANCHORIZE COURT HOUSE by Bob Thaves



Senator John Binkley,
Co-Chairman, Senate Finance Committee

AGENCY SUBMISSION				PROPOSED FUNDING YEAR <u>1982</u>		GOVERNOR'S RECOMMENDATION Please Do Not Write In This Area			
AGENCY PRIORITY	OBJ. NO(S)	PROJECT TYPE	PROJECT TITLE AND LOCATION	AGENCY REQUEST	FUNDING SOURCE	GOVERNOR'S FUNDING YEAR _____	GOVERNOR'S FUNDING YEAR _____	GOVERNOR'S FUNDING YEAR _____	GOV'S PRIORITY
82-1	1	C, L, P	Anchorage Court Addition: Planning & Remodeling	9,969.0	FED. RCPTS.				
					GEN FUND				
					G.O. BONDS				
				9,969.0	TOTAL				
82-2	1	C, E	Anchorage Court Addition: Construction	33,229.0	FED. RCPTS.				
					GEN FUND				
					G.O. BONDS				
				33,229.0	TOTAL				
82-3	1	C, E, P	Kodiak Court Remodeling	238.1	FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
				238.1	TOTAL				
					FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
					TOTAL				
					FED. RECPTS.				
					GEN FUND				
					G.O. BONDS				
					TOTAL				

PROJECT TYPE CODES	
C Bldg. Construction	L Land
I Other Improvement	P Professional Svcs.
E Equipment	O Other

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 82

34 PROPOSED SIX-YEAR
CAPITAL PROGRAM

Project Title Anchorage Court Addition: Planning & Remodeling			Location (s) Anchorage		Election Districts Served E-J, 7-12		Start Date FY 82		Completion Date FY 85		
AGENCY REQUEST			Operational Cost & No. Personnel Increase -- (Decrease)		First Operating Year _____	Ultimate Annual Year _____	GOVERNOR'S REQUEST Approved _____		Deferred _____	Disapproved _____	
1002	Federal Receipts		Funding Source	Federal Receipts			1002	Federal Receipts			
1003	G/F Match			General Fund			1003	G/F Match			
1004	General Fund	9,969.0						1004	General Fund		
1005	I/A Receipts							1005	I/A Receipts		
	G.O. Bonds								G.O. Bonds		
			Total Annual Operational Cost		0	0					
			Position (FTE)								
			Previous Year-Priority	Agency Priority 82-1		Governor's Priority					
Total		9,969.0					Total				

PROJECT DESCRIPTION

The first priority of the Court System is a request for the following: (1) planning funds for a new building to be built atop the parking lot adjacent to the present Court Complex; (2) land acquisition funds to provide surface parking for Court System employees and space for very long-range facility planning; (3) remodeling funds needed to connect the new building with the present complex and make existing space functionally compatible with the new building.

The new building will provide 199,455 gross square feet of space. This building will provide adequate space for the expansion of the Court System in Anchorage up to year 2010. The new building will be five (5) stories high and will not only provide for the future expansion needs of the Court System but the long-term space needs of the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council.

This new building will eliminate the use of 100 parking spaces for court employees. Land acquisition is necessary to provide sufficient surface parking for 200 parking spaces--i.e., 100 spaces eliminated by building construction, plus 100 spaces for future expansion needs.

Remodeling will not only integrate the present Complex with the New Addition but also provide for the following: Improved Traffic Court Clerk's Office and Courtrooms, improved Coroner's Office, Grand Jury facilities, Jury Assembly facilities including adequate office space for the jury clerks, Training Center equipped with audio-visual equipment, expanded District Attorney's Office, improved space for the Presentencing Unit of the Probation Department.

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 82

**35a PROJECT DESCRIPTION -
PROPOSED CAPITAL**

Project Title		Anchorage Court Addition: Construction		Location(s)		Anchorage		Election Districts Served		E-J, 7-12		Start Date		FY 83		Completion Date		FY 86	
AGENCY REQUEST				Operational Cost & No. Personnel Increase - (Decrease)				First Operating Year 1986		Ultimate Annual Year 1986		GOVERNOR'S REQUEST		Approved		Deferred		Disapproved	
1002	Federal Receipts			Funding Source	Federal Receipts					1002	Federal Receipts								
1003	G/F Match				General Fund	500	500			1003	G/F Match								
1004	General Fund	33,229									1004	General Fund							
1005	I/A Receipts										1005	I/A Receipts							
	G.O. Bonds											G.O. Bonds							
				Total Annual Operational Cost				500		500									
				Position (FTE)				2		2									
				Previous Year Priority		Agency Priority		Governor's Priority											
						82-2													
		Total		33,229														Total	

PROJECT DESCRIPTION

The second priority of the Court System is a request for funds to construct a five-floor building connected to the present Court Complex. This building will be built on the parking lot adjacent to the complex and will be connected to the existing buildings. The building will provide approximately 199,455 gross square feet of space. This new building will provide not only for the expansion needs of the Court System until 2010 but also for the expansion space for the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council. Included in the New Addition will be: fourteen (14) trial courtrooms with adequate support space, one high-security trial courtroom, one courtroom for the Intermediate Court of Appeals, additional prisoner holding facilities with adequate support space and secure sally port for prisoner transfer, Public Defender space with separate public access, public lobby with security and information facilities, two (2) hearing rooms for divorce matters, two (2) hearing rooms for children's matters, two (2) Probate Court hearing rooms, office space for Special Prosecutions Unit of Attorney General's office, Administrative Director's offices, Area Court Administrator's offices, Judicial Council offices, expansion space for Clerk's office, and expansion space for the State Law Library.

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 82

35a PROJECT DESCRIPTION
PROPOSED CAPITAL.

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Project Title Anchorage Court Addition: Construction			Location(s) Anchorage		Election Districts Served E-J 7-12		Start Date FY 83		Completion Date FY 86		
AGENCY REQUEST			Operational Cost & No. Personnel Increase - (Decrease)		First Operating Year 1986	Ultimate Annual Year 1986	GOVERNOR'S REQUEST				
							Approved <input type="text"/>		Deferred <input type="text"/>		Disapproved <input type="text"/>
1002	Federal Receipts		Funding Source	Federal Receipts		/	1002	Federal Receipts			
1003	G/F Match			General Fund	500	500	1003	G/F Match			
1004	General Fund	33,229						1004	General Fund		
1005	I/A Receipts							1005	I/A Receipts		
	G.O. Bonds								G.O. Bonds		
			Total Annual Operational Cost		500	500					
			Position (FTE)								
			Previous Year Priority		Agency Priority		Governor's Priority				
					83-1						
Total							Total				
Total							Total				
Total							Total				
Total							Total				

PROJECT DESCRIPTION

The first priority of the Court System capital budget is a request for funds to construct a five-floor building connected to the present court complex. This building will be built on the parking lot adjacent to the complex and will be connected to the existing buildings. The building will provide approximately 199,455 gross square feet of space. This new building will provide not only for the expansion needs of the Court System until 2010 but also for the expansion space for the Judicial Services of the Department of Public Safety, Attorney General, Public Defender and the Judicial Council. Included in the new addition will be: 14 trial courtrooms with adequate support space; one high-security trial courtroom; one courtroom for the Intermediate Court of Appeals; additional prisoner holding facilities with adequate support space and secure sally port for prisoner transfer; Public Defender space with separate public access; public lobby with security and information facilities; two hearing rooms for divorce matters; two hearing rooms for children's matters; two probate court hearing rooms; office space for Special Prosecutions Section of Attorney General's Office; Administrative Director's offices; Area Court Administrator's offices; Judicial Council offices; expansion space for Clerk's office; and expansion space for the State Law Library.

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 83

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**35a PROJECT DESCRIPTION -
PROPOSED CAPITAL
PROJECT**

Capital Project Expenditures (Cash Flow)	Total	Budget Year	Budget Year Plus 1	Budget Year Plus 2	Budget Year Plus 3	Budget Year Plus 4	Remaining Cost
Planning and Engineering							
Land							
Construction	29,653	14,826.5	8,895.9	5,930.6			
Equipment	1,500			1,500.0			
Administration and Other	2,076	1,038.0	622.8	415.2			
Total Annual Expenditure (Capital Cost)	33,229	15,864.5	9,518.7	7,845.8			

Project Justification

Project Need Statement: The existing Anchorage court complex is near its maximum capacity. Within three years, the complex will be overcrowded to such an extent as to impair the delivery of judicial services. Already the staff of the Administrative Office, Judicial Council, Public Defender Agency and Probation offices have been forced to move to leased space outside of the court complex. Additional offices, including the Special Prosecution Section of the District Attorney's Office must be relocated out of the building within the next year. The need is eminent to construct a new facility to provide for the longer-term operational needs of the Court System in Anchorage.

The Court System has received funding for and begun the detailed planning of a new addition to the present complex which will provide for expansion space needs through the year 2010. The proposed building will provide 199,455 gross square feet of space. This new space will provide not only for the Court System's operations but also for the expansion needs of the Attorney General, Public Defender, Public Safety, and the Judicial Council.

Major remodeling of the existing buildings is also necessary in order to make the present structures compatible with the proposed structure.

Increases in court personnel (both judicial officers and support staff) are determined primarily by the growth in cases filed within the Court System. It is assumed that the existing positive correlation between population growth and cases filed (i.e., an increase in population is likely to result in an increase in cases filed) will continue into the future.

Project Type

Building Construction (C)
 Other Improvement (I)
 Equipment (E)
 Land (L)
 Professional Services (P)
 Other (O)

Project Characteristics

Totally New Facility
 Addition to Existing Facility
 Renovation of Existing Facility
 Major Maintenance or Repair
 Supplement Previously Authorized
 Funds to Enable Completion
 One of Several Phases
 Major External Funding Source
 Other

Site Features

NO YES

Site Currently Owned?
 All Utilities Available?
 Access Already Available?

PROJECT TITLE Anchorage Court Addition: Construction **CATEGORY** Administration of Justice

35b PROJECT JUSTIFICATION
PROPOSED CAPITAL PROJECT

AGENCY Alaska Court System
PROGRAM Due Process

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FY 83
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The Superior Court is expected to increase by an average of one (1) judge for every four years into the future. Each additional Superior Court judge will also need approximately four (4) full-time support staff. The District Court is expected to increase by an average of one (1) judge for every four years into the future. Each additional District Court judge will also need approximately two (2) full-time support staff. The number of personnel in Domestic Relations and Children's Matters is expected to increase by three (3) in 1985 and double by year 2010. The number of personnel in Probate Court is expected to increase by one (1) in 1985 and more than double by year 2010.

Judicial Services of the Department of Public Safety will have expansion needs as well as the Attorney General, Public Defender, Judicial Council and the Administrative Office of the Court System. The Public Defender, Judicial Council and the Administrative Office presently occupy spaces outside the court complex because of an absence of available space. The new addition will provide for these court-related offices.

Documentation of Estimated Capital Costs: The estimates for this project were provided by current experience and Space Management Consultants, Inc. in corroboration with DOT/PF Facilities Planning and Maintenance and Operations. The construction estimate considered different types of specialized spaces -- i.e., courtrooms, security areas, storage and toilets. Contingency fees and administrative costs were also considered along with equipment needs and "art in public places" provision. The inflation rate used is 14% annual.

Analysis of Estimated Operational Expense: This estimate was derived in corroboration with DOT/PF Maintenance and Operations. Estimate considered utility costs, snow removal, janitorial services, window-cleaning contract and two additional full-time employees. The inflation rate used was 8% annual.

Identification of Alternatives Considered: The Court System has investigated the possibility of acquiring the old Federal Court Building. Extended negotiations with the GSA produced only the prospect of using approximately 20,000 square feet which is insufficient for long-term needs. GSA is also committed to eventually using the entire space for federal offices. Leasing of office space would provide inadequate space without major remodeling and would cause decentralization of the Court System.

Note: Additional supporting materials for the Anchorage court addition are attached to the back of the capital budget.

Anchorage Court Addition:
Construction

CATEGORY Administration of Justice

AGENCY Alaska Court System

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FY 83

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CONTINUATION
FROM: 351 PROPOSED
CAPITAL PROJECT

In addition to the replacement of machines, this capital budget also includes several other minor improvements in the electronic recording area. The first of these improvements is the establishment of a court record archive in Anchorage where the recording tapes generated over the past 23 years may be safely maintained.

Another system improvement is the purchase of additional video play-back equipment for courtroom use, primarily for the showing of OMVI tapes. Since the Alaska State Troopers have standardized the video format utilized in the making of OMVI tapes, it is now possible for the Court System to provide play-back units for the troopers in various court locations around the state.

The fourth part of the project is the purchase of additional multi-line jury call-in phone message units. Because of the increasing number of jurors, several of the present call-in systems are overloaded, which has been creating an inconvenience to the public and frustrating the effective utilization of the jury system.

The fifth part of this project is a clerk's certification program, in which the Court System will attempt to establish and maintain certification standards for all in-court clerks. These individuals operate the recording equipment and are responsible for creating the electronic record of court proceedings. The only cost associated with this program is for travel to bring the clerks into Anchorage for certification training.

The sixth part of this project is the development of an electronic equipment records control program. With the large amount of electronic equipment statewide and particularly with the purchase of new audio equipment, an accurate and reliable inventory system is necessary.

The seventh part of this project is the remodeling of many clerks' work stations in the courtrooms to improve the efficiency of the clerks and to better assure that the court record is being maintained properly.

Anchorage Courthouse Expansion

The previous legislature approved a \$9.9 million dollar capital appropriation to the Court

CATEGORY Administration of Justice

AGENCY Alaska Court System

PROGRAM Due Process

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FY 84

32 ANALYTIC STATEMENT
(Six-year Capital Program)

System for design of a new Anchorage court facility, acquisition of property, and re-modeling necessary to join the new building with the existing facilities. The legislature has recognized the fact that the court facilities are overcrowded and need expansion space. A number of court and related offices have already been forced out of the existing court facilities, including the Administrative Office of the courts, Public Defender, the Judicial Council, portions of the District Attorney's Offices, and the Attorney General's Office. These offices are paying nearly \$1 million in rent each year. To make room for these offices, and to plan for the future growth of the court, the Court System has developed plans for a new facility which would adequately provide for the space needs of the court for the next 25 years. The continuing growth in cases and the resulting pressure on the existing facility dictate that new facilities be constructed in the immediate future. Any delays at this point will lead to severe operational problems within the courts and an inconvenience to the public that would not be acceptable.

The Court System has in previous years submitted a capital budget request for the construction funds for this new court facility. However, it is not included in this capital budget request. A review of the funding alternatives has indicated that the total long-term cost to the state would be less if a private developer builds the building and leases it back to the state with an option to purchase in the future. Also, with an estimated cost of \$35 to \$50 million (depending upon the configuration), and with the state facing lower revenues and cash reserves in the immediate future, a leased facility offers an attractive alternative to state construction.

200,000 \$33 M

The executive branch has been working on a plan to build an office building in Anchorage under a similar lease arrangement with a private developer. The response from the private sector has been good, and such a project will benefit the state and the private sector. One difference that exists between the Court System project and that of the executive branch is that the court will have a detailed design prior to seeking bids from the private sector. It is anticipated that this should lead to a very competitive bid from the private sector.

With the concurrence of the Legislature, the Court System will finalize its facility design and proceed with plans for constructing a new court facility in Anchorage.

CATEGORY Administration of Justice
AGENCY Alaska Court System
PROGRAM Due Process

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FY 84

32 ANALYTIC STATEMENT
(Six-year Capital Program)

Chapter 77

Chapter 78

operations; "waste production of crude include spent sol- vs. discarded chemi-

primary field op- removed (A) at the ries by crude oil or er of the crude oil. ion to read:

A legislative staff concerning hazardous nan the legislature he person worked. : 18 or higher. ning given in

rdance with AS 01.-

CS9R 503(Fin)

AN ACT

Relating to court facilities; and providing for an effective date.

* Section 1. AS 22.05.025(a) is amended to read:

(a) The supreme court has authority over all matters relating to the planning, design, construction, maintenance, occupancy, leasing, and operation of all court facilities and shall cooperate and coordinate with the Department of Transportation and Public Facilities so that court facility construction projects are carried out in accordance with the statutes and regulations applicable to state public works projects.

22.05.025(a)

* Sec. 2. The supreme court may enter into a lease-purchase agreement for construction of a court facility in Anchorage.

* Sec. 3. Section 3, ch. 160, SLA 1980, as amended by sec. 2, ch. 70, SLA 1982, is repealed.

* Sec. 4. This Act takes effect immediately in accordance with AS 01.- 10.070(c).

Eff. 8/2/84

CS9R 633(Fin)