

ALASKA LEGISLATURE COMMITTEE FILES, 1989-1990

8672

5946 HOUSE LABOR & COMMERCE

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Alaska Native Coalition on Employment and Training

611 East 12th Suite 102
Anchorage, Alaska 99501
(907) 276-2121

December, 15, 1988

*Aleutian-Pribilof
Island Association*

*Association of
Village Council
Presidents*

*Bristol Bay
Native Association*

*Central Council
of Tiingit & Haida
Indian Tribes*

*Cook Inlet
Tribal Council*

Kawerak, Inc.

*Kenaitze
Tribe*

*Kodiak Area
Native Association*

Maruilag Manpower

*Metlakatla
Indian Community*

*North Pacific Rim/
Copper River
Consortium*

*Tanana Chiefs
Conference, Inc.*

David Hoffman
Commissioner
Dept. of Community & Regional Affairs
949 E. 36th Suite 400
Anchorage, Ak 99508

Dear Commissioner:

I have just learned of your department's intent to apply for assistance from the Department of Labor to operate a Job Corps Center in the State of Alaska. Although we have not had an opportunity to review DCRA's proposal, members of the Alaska Native Coalition on Employment and Training (ANCET) do support the concept of an Alaskan based and oriented Job Corps Center.

It is our understanding that approximately 50% of the Job Corps referrals from Alaska are Alaska Native's. We are also aware that training programs available in current Job Corps centers do not necessarily prepare corps members for work available in their home communities in rural Alaska. An Alaskan based center could provide a more meaningful curriculum as well as provide the necessary support facilities, such as family housing, which would allow the center to serve those truly in need.

ANCET members look forward to the opportunity to join with DCRA in the development and operation of a Job Corps Center in Alaska. Please let us know when it is appropriate to get together on this project.

Sincerely,



Richard A. Rolland
Chairman

APPROVED
Date: 11-15-88

Submitted by: Assemblyman Evans
Prepared by: Assembly Budget Analyst
For reading: November 15, 1988

ANCHORAGE, ALASKA

AR NO. 88-308

A RESOLUTION SUPPORTING THE ESTABLISHMENT OF A JOB CORPS CENTER
IN ALASKA

WHEREAS, the Job Corps program was established in 1964 to provide intensive educational and vocational training to economically disadvantaged youth; and

WHEREAS, the State of Alaska has participated in the program by sending eligible youth to Job Corps Centers in the lower 48, primarily the State of Washington; and

WHEREAS, the Department of Labor has announced that they have funding to open approximately six new Job Corps Centers throughout the country; and

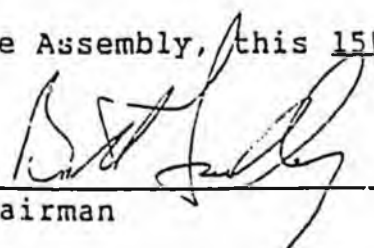
WHEREAS, the State of Alaska is one of twelve States that does not have a Center in it's State; and

WHEREAS, it is believed that if such a Center were located in Alaska that many of our eligible youth would be successful trainees gaining skills which would lead to productive livelihoods;

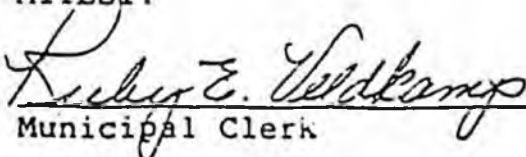
NOW, THEREFORE, the Anchorage Assembly resolves:

That we strongly support the establishment of a Job Corps Center in the State of Alaska and encourage Governor Cowper to aggressively pursue discussions with United States Department of Labor officials toward that end.

PASSED AND APPROVED by the Anchorage Assembly, this 15th day of November, 1988.


Chairman

ATTEST:


Municipal Clerk



ALASKA STATE JOB TRAINING COORDINATING COUNCIL

STEVE COWPER, GOVERNOR

REPLY TO: State of Alaska
Department of Community
and Regional Affairs
Rural Development Division
949 East 36th Avenue
Suite 400
Anchorage, Alaska 99508
Phone: (907) 563-1955

Resolution Number 88-2

- Whereas: Job Corps is a program in which residential and non-residential centers are authorized under the Job Training Partnership Act, with funds appropriated through the Department of Labor. The centers provide educational and vocational training to economically disadvantaged youth; and
- Whereas: Alaska has participated in Job Corps by sending its students to centers in the lower forty-eight states, approximately 100 students being sent each year through services of an out-of-state contractor; and
- Whereas: Attendance in out-of-state facilities reduces opportunities for specific employment training being geared to local economies, while also reducing opportunities for local control of curriculum and appropriate support services; and
- Whereas: The economic benefits accrued from operation of an in-state site are currently lost to other locales; and
- Whereas: Nationally, Congress has appropriated sufficient funds to construct and operate six additional Job Corps Centers with preference given to those states which do not have facilities; and
- Whereas: Sufficient time and resources are made available by the U. S. Department of Labor to perform adequate needs assessment and to secure a precise site location; and
- Whereas: The State Job Training Coordinating Council is of the opinion that the matter needs immediate attention of the Governor and order for Alaska to be considered for a site;

Now Therefore Be It Resolved That: On November 3, 1988, the Alaska State Job Training Coordinating Council moved by unanimous consent to recommend that the Governor and Congressional delegation be encouraged to approach the Secretary of Labor to secure consideration of Alaska as a prospective Job Corps site.

Signed this 9th day of November, 1988.

Saran Scanlan Chair
Saran Scanlan

Walter J. Hickel

Box 101700
Anchorage, Alaska 99510-1700
207-270-7400

December 19, 1988

BY FAX 202-224-1044

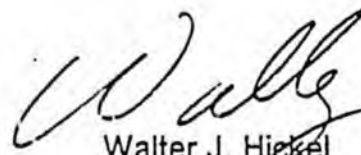
Honorable Ted Stevens
United States Senate
Washington, DC 20510

Dear Ted:

Structural unemployment has been a long-term problem in Alaska because of the seasonal nature of our basic economy; there are people who would like to stay but lack skills to find year round employment. The current lull in energy development, Alaska's largest industry, also has produced an unemployment problem. For these reasons, I support your effort to bring a Job Corps Center to Alaska.

Two companies I am involved with (Hickel Investment Company and Yukon Pacific Corporation) could shortly rank in the list of the state's largest employers. Our objective is to hire Alaskans. Having a job corp facility here will help us obtain that objective.

Sincerely,


Walter J. Hickel

bc: Mr. Jim Gurke ✓

U.S. Department of Labor

Employment and Training Administration
200 Constitution Avenue, N.W.
Washington, D.C. 20210



JAN 13 1989

James Gurke
949 E. 36th Avenue, Suite #400
Anchorage, Alaska 99508

Dear Mr. Gurke:

We appreciated receiving your proposal to establish a new Job Corps center in Alaska. We are currently reviewing and assessing all responses received to our November 4, 1988, announcement in the Federal Register. A review panel has been established for this purpose. In order to make a substantive assessment of your response we need further information from you addressing the items listed below (which were also included in the Federal Register Notice). A response addressing these points (or those relevant to your proposal) will permit us to give further consideration to your request for obtaining a new Job Corps center.

While the Office of Job Corps fully recognizes that a new Job Corps center would benefit the local/State economy and would provide increased access for residents to a Job Corps center, the criteria cited in the Federal Register demonstrate an intent to reduce the cost to acquire and operate new centers and yet maximize services to corpsmembers through local/State linkages. Therefore, proposals should be specific regarding linkages with specific commitments for services and cost savings. Also, proposals must provide full information regarding the cost and conditions of a suitable site.

To assist you in determining appropriate linkages, it is important to keep in mind that Job Corps is primarily a residential program with an integrated delivery system of educational, vocational and social skills training. There are Job Corps academic and vocational competency-based training materials and an open entry, open exit format which allows corpsmembers to progress, enter or leave the program at their own speed, unlike traditional public education. A copy of Job Corps in Brief is included with this letter for your information.

RECEIVED
Dept. of Community &
Rural Development

JAN 17 1989

Rural Development Div.
Job Training
Partnership Office

In order for your proposal to have fair consideration I am asking you to respond to the following points:

1. How do you propose to link the center with other Federal, State, and local employment, training, and education programs? Please note linkages that would be cost saving to Job Corps. For example, The Department of Education and the Alaskan Native Coalition on Employment and Training both support a new center. What resources (financial, in-kind, staff, etc.) can these organizations provide that would be cost effective in the operation of the center and enhance services provided to enrollees? For example, will AFDC childcare benefits be available to corpsmembers with children? You note reliance on local providers for childcare. What JTPA Title II services will be provided to corpsmembers? At what cost to the Job Corps center?
2. How would your proposed center enhance Job Corps services for persons with disabilities? If the proposal includes services Job Corps would purchase within your community be specific in regard to cost.
3. In your proposal you note that the State views a Job Corps center as a complementary facility (to your public schools). You intend to see Job Corps succeed as a viable alternative school. Would State or Federal education funds be available to supplement the Job Corps funding? Also, since Job Corps has specific education and vocational curricula. Address how the school would accommodate Job Corps' open entry, open exit, self paced, competency-based curriculum. If training is to be obtained locally from a community school or college, the costs, or absence of costs, must be noted.
4. How many corpsmembers do you propose to serve at the center? The planned size of the new centers should generally be between 200 and 300. What percent of the corpsmembers would be residential? Non-residential? If you plan to include some non-residential corpsmembers, is the proposed center site accessible by the local transportation system? If no childcare facility is planned at the center, are adequate resources available within reasonable proximity to the center and/or the local transportation system?

5. You state that the proposal is designed with the intent of facilitating females (particularly unwed mothers) and handicapped persons to take full advantage of Job Corps. What strategies will be used to recruit and retain these populations in Job Corps? Will the program address the special needs of Native Alaskan youth (i.e., high suicide rates, alcohol and drug abuse, teen pregnancy, limited English, etc.) in an integrated, and cost effective manner?
6. You included one site in your proposal and have notified us that there may be alternative sites. Please provide the following site related information for whichever sites you wish us to consider:

Site: Describe the size and location of the proposed site. Describe the present utility services: capacity, condition, if natural gas, is the service uninterrupted? What kind of sewer system exists (municipal, septic, own plant)? What kind of water system is present (municipal, well, reservoir)? Please send a map of the area, a land use or zoning map, and photographs taken from several views.

Acquisition: Is the site available for purchase or lease? At what cost? Who owns the property?

Existing Buildings: (for 200 to 300 persons) Do you have building space or land available for:

	space	land only
education classes	-----	-----
vocational training	-----	-----
recreation facilities	-----	-----
residential housing	-----	-----
childcare (if proposed)	-----	-----

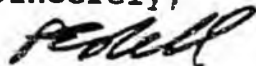
Describe the following conditions for each of the above: age (is it on the Historic Register?), gross square footage, if available; current use of the building, construction materials, heating and air conditioning equipment, floor plan, accessibility for handicapped persons, and include an asbestos survey if available. Include photographs from interior and exterior views.

Rehabilitation needed: Describe conditions and include, if available, rough estimates of costs.

Please send any other information you have available which is related to the proposed site(s).

I assure you that the additional information you submit will be reviewed in a thorough and timely manner. Please include the name and telephone number of a contact person since more information may be necessary. You may address questions to Mary H. Silva on 202-535-0568. I thank you for your interest and ask that a response be returned by February 17, 1989, so that the panel can continue to evaluate your proposal for a Job Corps in Alaska.

Sincerely,



PETER E. RELL
Director,
Office of Job Corps

Attachments

- Site specifications
- Job Corps in Brief

February 17 per Mary Silva in conference call w/ Sen. Stouens office, 1/11
JD

Suggested Net Square Footage Requirements for a Hypothetical Job Corps Center of 250 Enrollees (225 Resident and 25 Non-Resident).

<u>Functional Area</u>	<u>Required NSF</u>
Housing (225 Residents x 117 NSF)	26,325
Food Service (250 Enrollees x 19)	4,750
Education (250 Enrollees x 80)	20,000
Recreation (250 Enrollees x 83)	20,750
Medical/Dental (250 Enrollees x 9)	2,250
Administration (250 Enrollees x 20)	5,000
Storage/Support (250 Enrollees x 40)	10,000
<hr/>	
TOTAL NSF SUGGESTED FOR HYPOTHETICAL CENTER	89,075 NSF

STEVE COWPER, GOVERNOR

DEPT. OF COMMUNITY & REGIONAL AFFAIRS

OFFICE OF THE COMMISSIONER

P.O. BOX B
JUNEAU, ALASKA 99811
PHONE: (907) 465-4700

949 EAST 36TH AVENUE, SUITE 400
ANCHORAGE, ALASKA 99508
PHONE: (907) 563-1073

February 17, 1989

Peter E. Rell, Director
Office of Job Corps
Employment and Training Administration
200 Constitution Avenue, N.W.
Washington D.C. 20210

Subject: Job Corps Proposal Addendum

Dear Mr. Rell:

The Alaska Department of Community and Regional Affairs is the Governor's designated agency for administration of the Job Training Partnership Act. As such, it has acted as the lead agency in coordinating the State's Job Corps proposal.

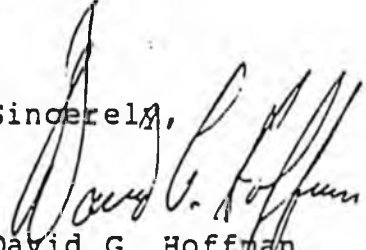
Since the submittal of the State's original proposal, numerous coordination efforts have been undertaken. The comments contained in your January 13, 1989 letter have prompted many additional collaborations; many still ongoing due to short time frames. In some cases the direct input of the Office of Job Corps would greatly enhance our information base and perspective on the type of commitments that are possible based upon your experience in operating Job Corps. This is particularly true regarding services to special need students. We trust this opportunity may occur based upon the information contained in the enclosures.

We are pleased to be able to announce that several significant commitments to financial assistance are included in our proposal. Among other things, they include a request by the Governor for a capital appropriation totaling \$1 million for facility improvements; the potential for matching operating funds using State Foundation Formula funds where students are coenrolled in a local school district program; and cash match from the JTPA community.

Peter E. Rell
Page Two
February 17, 1989

The Alaska Department of Community and Regional Affairs is pleased to support whatever effort is necessary to coordinate our proposal participants with the Office of Job Corps. If you have questions or concerns specific to the enclosures, please contact James Gurke at (907)563-1955. On behalf of Governor Cowper, I thank you for the opportunity to elaborate upon our proposal for an Alaskan Job Corps site.

Sincerely,



David G. Hoffman
Commissioner

enclosures

cc: Alaska Congressional Delegation
Mike Irwin, Office of the Governor
Kay Gowins, Governor's Office, State/Federal Relations
Commissioner Demmert, Dept. of Education
Commissioner Sampson, Dept. of Labor

STATE OF ALASKA
JOB CORPS PROPOSAL ADDENDUM
February 17, 1989

1. "Linkages with other Federal, State, and local employment, training and education programs."

Coordination with State Funds

Since receiving the USDOL critique of our Job Corps proposal the State has been working on ways to coordinate resources to help defray Federal start up and operating costs. Two significant steps have been taken to accomplish that.

1. A "decision memo" was submitted to Governor Cowper the week of February 6, 1989 which outlined the status of two proposed sites recommended for Job Corps. In either case it is assumed that some facility improvements or additions would be necessary. The Governor approved a recommended option of seeking capital funds through legislative appropriation. A sum of \$1 million will be requested within legislation to be introduced in the House of Representatives the week of February 20. The appropriation would match Federal funds on a one to one basis up to \$1 million. Should the particular legislation not pass before the session ends, the Governor would then write the appropriation into his FY 1991 budget which is introduced in December of 1989.

2. Local education costs in areas outside urban centers is predominately borne by the State. Lacking any significant tax base, a school foundation formula is used with enrollments as a factor in the equation. The Alaska Department of Education administers the program. Based upon their research, it is proposed that any Job Corps site selected in Alaska could involve a cooperative agreement between the local education agency and the Alaska Department of Education to co-enroll students who are not high school graduates. Although G.E.D. would still be available, co-enrollment would provide a high school diploma and the benefit of operating expense for Job Corps. Further detail about this option is offered in the attached letter from Commissioner Demmert, Alaska Department of Education, Attachment #1. Using an example of 100 students being co-enrolled, approximately \$800,000 would be available to the local school district for academic and vocational education of Job Corps trainees. In the case of the Mat-Su School District, where both of the currently proposed sites

are located, the board of education is already on record as willing to participate in such an arrangement.

JTPA Title IIA Linkage

The Alaska Department of Community and Regional Affairs (DCRA) is the Governor's designated agency for administration of the Job Training Partnership Act programs. DCRA also is the administrative agency for the Statewide Private Industry Council. Two other Private Industry Councils also exist in the State: the Municipality of Anchorage runs the program for the Anchorage and Matanuska-Susitna Boroughs; and the Fairbanks Private Industry Council, operating in the Fairbanks Borough. Additionally, Alaska has twelve Native American grantees, organized under an umbrella coordinating committee, the Alaska Native Coalition on Employment and Training.

All three of the SDA's and the Alaska Native Coalition are on record as supporting the location of a Job Corps site in Alaska. Both the SDA directors and the Alaska Native Coalition have been consulted about potential linkages with Job Corps. All are prepared to undertake recruitment and assessment responsibilities on an in-kind basis. The state office has inspected promotional materials developed by the "Oregon Consortium of Private Industry Councils" and would be willing to purchase them or similar advertising materials as an in-kind match for statewide distribution. In cases of special need students like teen parents, coenrollment in both Title IIA and Job Corps is proposed to provide additional support services, such as day care costs, to allow for successful training.

The SDA directors have also agreed, in principal, to a proposal to staff a vocational counselor at the Job Corps site. Being a question of policy, the SDA directors would prefer to engage a dialog between USDOL and their respective PIC's before a final decision is made. The plan, as discussed, is to use Title IIA training funds on a prorated cost basis to support the position. Job development, job shadowing and placement counseling would constitute the primary responsibilities. Reenrollment in Title IIA would need to occur to maintain performance standards but it would also allow for additional training in OJT placements. Because of the business community's interest in Job Corps, a strong partnership through OJT is expected.

The Alaska Native Coalition did not meet until February 15, so commitments beyond recruitment had not been broached. A presentation was given by Karen Ryals, Director of Adult and Vocational Education, Alaska Department of Education. All of the Coalition members are in agreement with the proposal and a planning agenda was subsequently proposed to address special needs of rural students.

Education Coordination Funds

On January 12 and 13, 1989 the JTPA Education Coordinating Committee (referenced in the original proposal) met to plan expenditures for the next fiscal year. The Committee works on behalf of the State Job Training Coordinating Council to coordinate JTPA 8% projects and Carl D. Perkins projects. The Committee voted to fund two functions related to start up of an Alaskan Job Corps site:

1. \$25,000 of "Coordination" money was set aside from the PY88 allocation for assistance in funding a curriculum specialist. The person will examine the curricula that USDOL uses and develop adaptations for specific training needs in our labor market; for instance, mining technology. The person would also serve as a facilitator to establish collaborative education options with other training institutions. The position would likely be filled by an in-house staff of the Alaska Department of Education or University of Alaska.

2. \$60,000 of PY89 money was committed to the purchase of equipment to set up a California Comprehensive Competencies learning lab at the proposed Job Corps site. Ten computer terminals would be connected via dedicated telephone line to a mainframe located at the Anchorage Adult Learning Center, the primary remediation and basic education contractor for the Anchorage/Mat-Su PIC. This particular system has proven to be an extremely successful instructional method for youth and adult clients. It covers a full range of basic and pre-employment skills training with excellent student management capabilities. Maintenance would be on a time share basis free of any lease costs. If more than ten terminals were necessary, the mainframe could be expanded at minimal cost to Job Corps.

AFDC Benefits Under Job Corps

The Alaska Department of Health and Social Services has been consulted regarding policies for clients enrolled in training. At this point it remains somewhat unclear about what the State's prerogative is regarding stipends, room and board and the readjustment allowances. Provided it is not contrary to Federal policy, the State is committed to not interpret any of these factors as income which could jeopardize child care benefits.

2. "Job Corps Services for persons with disabilities."

Coordination with Alaska Vocational Rehabilitation

Attachment #2 is a letter from the Division of Vocational Rehabilitation indicating support for an Alaskan Job Corps site. Vocational Rehabilitation maintains an office in Wasilla which is staffed by two counselors. Training for disabled individuals is expected to occur primarily among that population who are marginally handicapped. Job Corps would present a preventative opportunity for those individuals who are not so handicapped as to have already been referred to Vocational Rehabilitation. It is expected that Job Corps and Vocational Rehabilitation would engage in a cooperative agreement for assessment and referral services. If Vocational Rehabilitation training services were needed by a Job Corps client, responsibility for cost would likely be negotiated on a case by case basis. Services for the disabled remains one of those areas where the State would prefer to negotiate with Office of Job Corps to examine current methods of successful collaboration.

3. "Proposed methods of accommodating Job Corps' open entry, open exit curriculum; and linkages with other institutions."

A new development in the State's submittal is the introduction of the Mat-Su School District in the proposed scope of services. After learning about Job Corps and the State's identification of the Goose Bay Correctional Center, the Mat-Su Borough and School District approached the State to explore the use of the vacant Colony High School. When proposed and built, the Borough was one of the fastest growing areas in the country. However, the Alaskan depression reversed the trend to the point where the School District cannot justify opening the school within the foreseeable future. A description of the facility is contained in the response to question #6.

A presentation before a joint meeting of the Assembly and School Board introduced the subject. Subsequently, the Superintendent, Bruce DeMond, and State staff began to explore the potential for the District to run a Job Corps site. Contacts included the Region X Office and the Grand Rapids, Michigan Job Corps Center, the only site operated by a school district. A motion was subsequently made to the Board to explore a joint usage proposal to include Job Corps and a vocational magnet school. The plan would include housing the current alternative school for at-risk students at the site. (The program was funded originally with seed money from JTPA and the Carl D. Perkins Act.) The essential points in their proposal are as follows:

1. That the Job Corps site be located in the Mat-Su Borough.
2. That the District would seek to negotiate with USDOL about operating the Job Corps program.
3. That the Colony High School be considered as a preferred site.
4. Owing to its capacity and design, the Colony School would also be set up to handle district students desiring special vocational training including cooperative education.
5. The district would provide advanced vocational education and possibly advanced academic offerings for students as determined by experience in operating the program.
6. The use of Colony High would be a multi agency approach and cooperative venture between the USDOL, the Alaska Department of Education, the local Borough and the School District.

Open entry, open exit curricula is already being used in the district's alternative school and would not appear to present a problem. Discussion with Region X Job Corps staff indicated that the proposal appeared to be viable and that the district would at least be given priority in negotiations before a competitive bid was offered for the center's management.

The University of Alaska Anchorage operates a college in the Mat-Su Borough, located very near the Colony School. One year Certificate programs in office occupations, electronics technology and refrigeration & heating technology are offered. All of these programs are in fields where local labor market information would support training. For a number of years Alaska has used the 8% JTPA money to share costs associated with post secondary training. A similar arrangement with Job Corps could also occur for students interested in these curricula.

4. "Proposed size and resident characteristics."

An Alaska Job Corps center is anticipated to have about 200 residential members enrolled at any particular time. An additional 25 to 50 non-residential members may be expected from the local School District population. There is no mass transit system in the Mat-Su Borough but the school site is road accessible.

An on-site child care facility was proposed in our original submittal. That plan has not changed. Given current statistics, it is anticipated that as many as 25 members of a 200 resident population would be teen parents. The most likely

method of supplying day care for mothers in training would be the establishment of a satellite center by one of the private firms doing business in the Mat-Su Borough. It is expected that outside of training, child care would be handled by the mothers, with residential conditions appropriate to their needs.

5. "Strategies for special needs students."

Recruitment and retention of Job Corps members is expected to be much stronger with an in-state site because of the identification with a local institution. Under current arrangements Job Corps is perceived as a somewhat foreign program that survives on the energy of a single staff person. For as long as Job Corps has existed, it is only recently that efforts have been made at outside sites to address the special needs of Alaskan Native youth. These type of issues do not go unnoticed and have contributed a kind of reticence to fully utilizing Job Corps.

It is expected that with an Alaskan site a much higher profile will be established to match the benefits of Job Corps to special needs youth. All of the SDA's and members of the Alaska Native Coalition are willing to contribute to recruitment, including assessment and pre-entry training if appropriate. The Alaska Department of Community and Regional Affairs Job Training Office is committed to buying promotional materials specific to Job Corps for statewide circulation.

Job Corps has received the endorsement of the Alaska State Board of Education and the Governor's Council on Vocational Education. Both agencies can be instrumental in helping to carry out recruitment in the local school districts. Alternative programs for at-risk youth tend to be scarce in rural districts yet the need is often the greatest. It is expected that Job Corps could become a second chance at school completion for many of the State's rural youth, particularly with the help of the Native Coalition and their networking with other social services.

In many ways Alaska has felt as though its management of the JTPA 8% program has been exemplary in its coordination and establishment of new programs. The Education Coordinating Committee has made a special effort at anticipating the needs of a new Job Corps center. It invites the USDOL to a continuing dialog in ways that would promote Job Corps, including membership into the Committee process by the future Corps director.

Regarding special strategies for retention of youth in Job Corps, the State is eager to learn about the experiences of other Job Corps sites in dealing with the issue.

Some sites have already been contacted for information and Region X staff has invited State and School District staff to visit sites that are similar in concept to that being proposed by the Mat-Su School District.

In order to address the issues of special need students the State is proposing the use of a small negotiating team. The team will be available to design service strategies based upon discussion with USDOL. That group is tentatively proposed as follows: the Dean of the College of Career and Vocational Education, Anchorage; the Director of the Office of Adult and Vocational Education, Department of Education; a facilities specialist from the Department of Education; a specialist in rural and Native education issues; and the coordinator of the Job Corps proposal from the Department of Community and Regional Affairs.

6. "Additional Job Corps sites and descriptions."

Colony High School, Palmer

The Colony High School in Palmer, Alaska is being proposed as a second government facility potentially available as a Job Corps site. The school is located a short distance from the Glenn Highway, approximately 50 miles from the Anchorage city center. The school is owned by the Matanuska/Susitna Borough and operated by the School Board. The facility would be available on a lease basis. A majority of the bonded indebtedness is carried by the State, with the balance owed by the Borough. Whether there would be any cost to the Federal government for a lease arrangement would be subject to negotiation with the Mat-Su School Board and Assembly. The use of the facility would be subject to the School District being a partner in the operation of the Job Corps.

The building is 180,000 square feet in area, and was designed to accommodate over 1000 students. It sits on 40 acres of land dedicated to school use, with an additional 40 acres available for construction of dorms or other use. The building is two story block construction with brick facade. It was completed in the summer of 1988 and is handicapped accessible. It has its own on-site septic and water systems. The water system is drawn from two wells into a 60,000 gallon tank. It includes fire pumps and hydrants.

Electricity is provided by the Matanuska Electric Association. Enstar provides gas for the two gas fired boilers. There is no zoning in the Borough.

The building space is divided into approximately the following areas

education classes @ 80,000 square feet
vocational training @ 40,000 square feet
recreation facilities @ 60,000 square feet indoors,
including theatre, gym, wrestling room, weight training.

The facility would need to have dorms constructed adjacent to the building. Ample room is available to the south of the building near the vocational areas of the school. A floor plan and photographs of the facility are contained in the next few pages.

Privately Held Properties

After consulting with Mary Silva, Office of Job Corps, about interest shown by several private property owners, it was agreed that a representative sample be included in the State's proposal. Attachment 3 is a letter describing the Valley Fair Mall in Palmer, including a floor plan and photo. Inclusion of the material is only meant to demonstrate that many privately held properties are available, particularly due to Alaska's recent recession. This was an unsolicited proposal and is not intended to represent any endorsement by the State. It is the State's understanding that if private property were to be examined, it would be on an open, competitive basis.

Public Notification

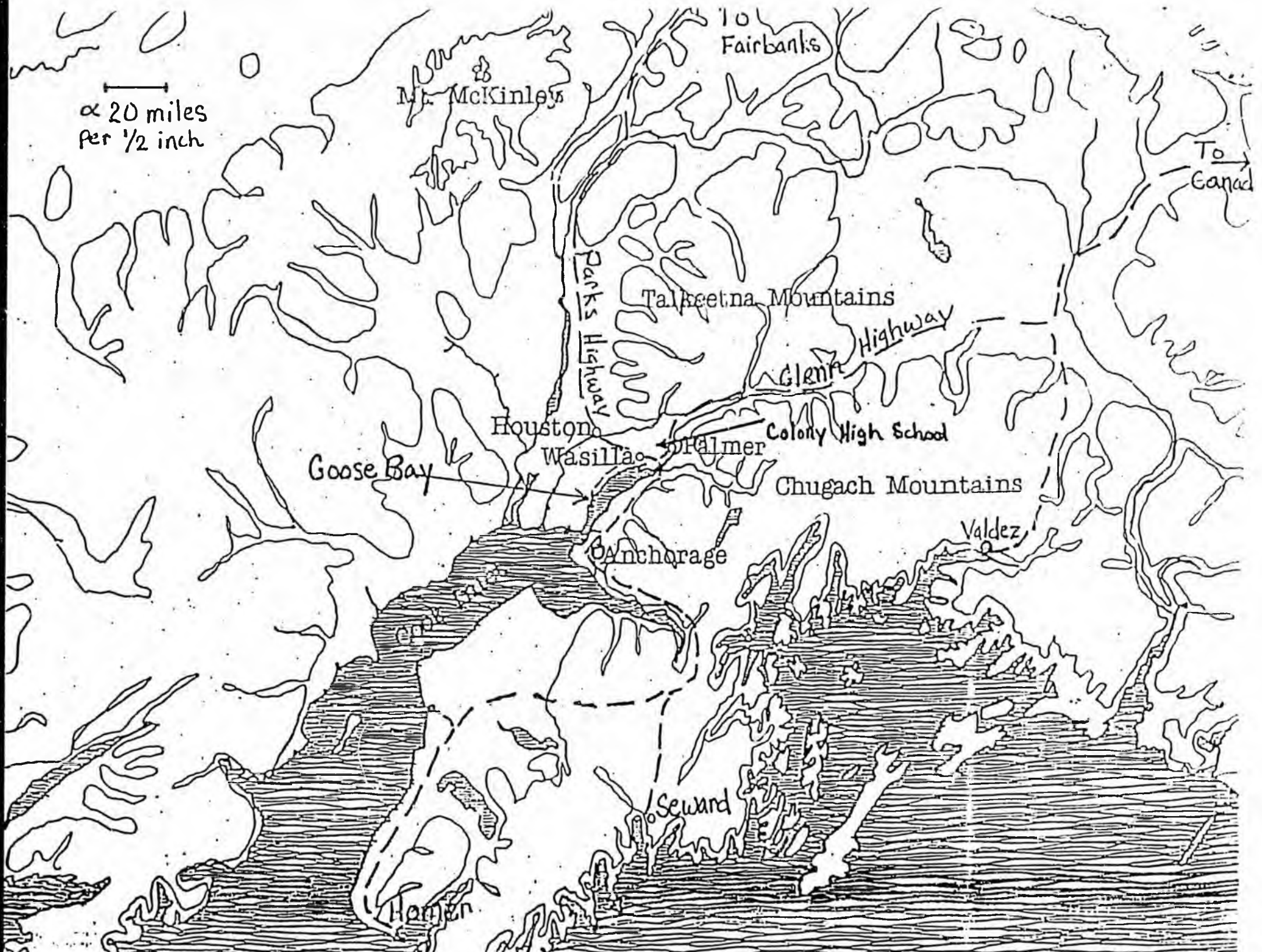
Because of the very short time lines since the Federal Register Notice on November 5, 1988, public input into the Job Corps proposal has been limited. The State will be publishing a solicitation for public comment about its proposal and addendum in the near future. A teleconference and opportunity for submitting written testimony will occur. The proposed timeline should allow collection and analysis of information prior to the end of March. Information obtained through this method should assist the State in developing its strategies for services and knowledge about the choice of sites.

MAP, PHOTOGRAPHS AND FLOOR PLAN

COLONY HIGH SCHOOL

PALMER, ALASKA

α 20 miles
per 1/2 inch



To Fairbanks

To Canada

Mt. McKinley

Talkeetna Mountains

Glenn Highway

Parks Highway

Houston

Colony High School

Wasilla

Palmer

Goose Bay

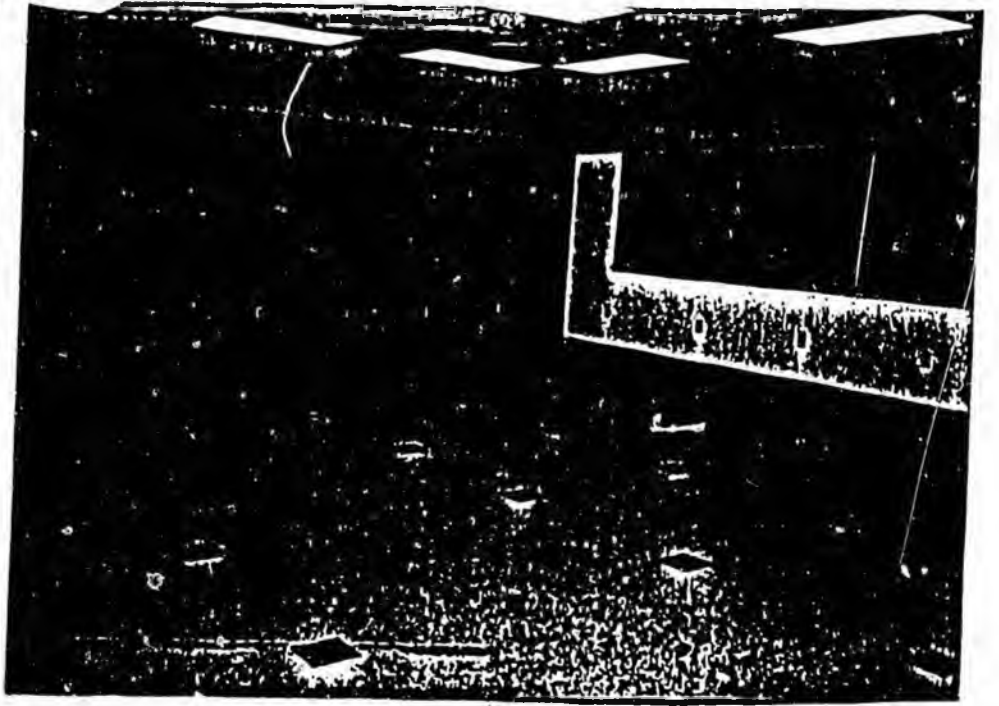
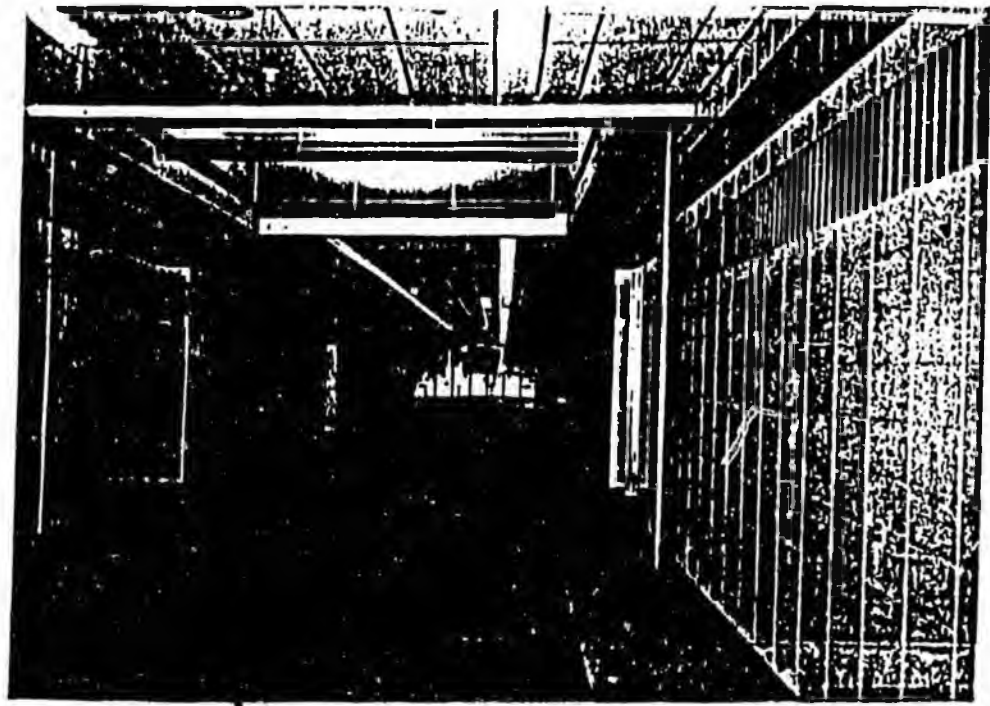
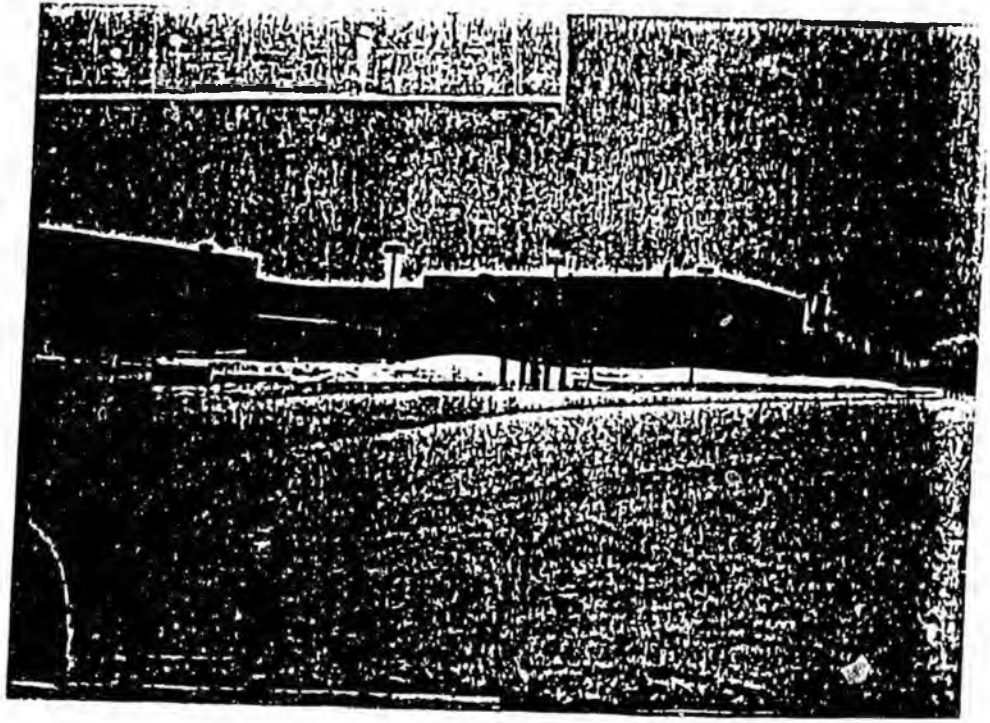
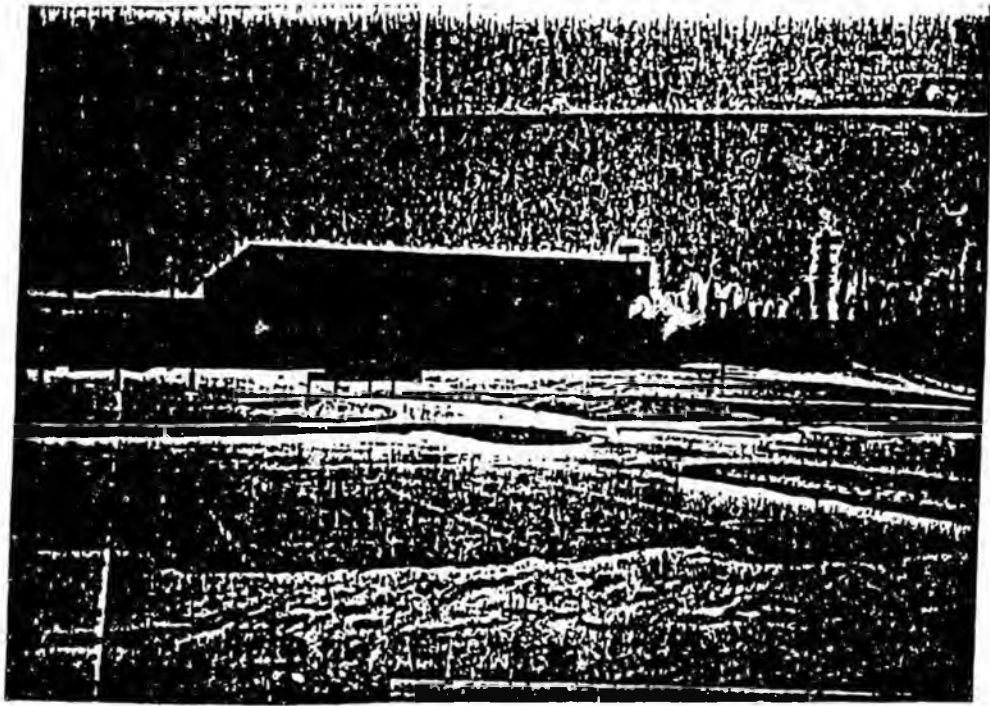
Chugach Mountains

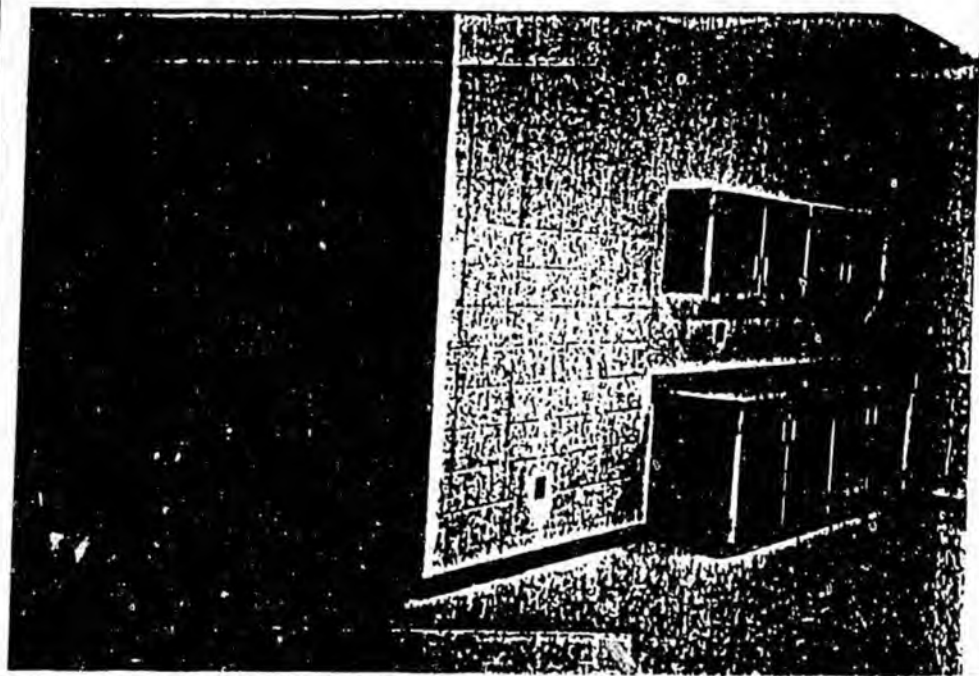
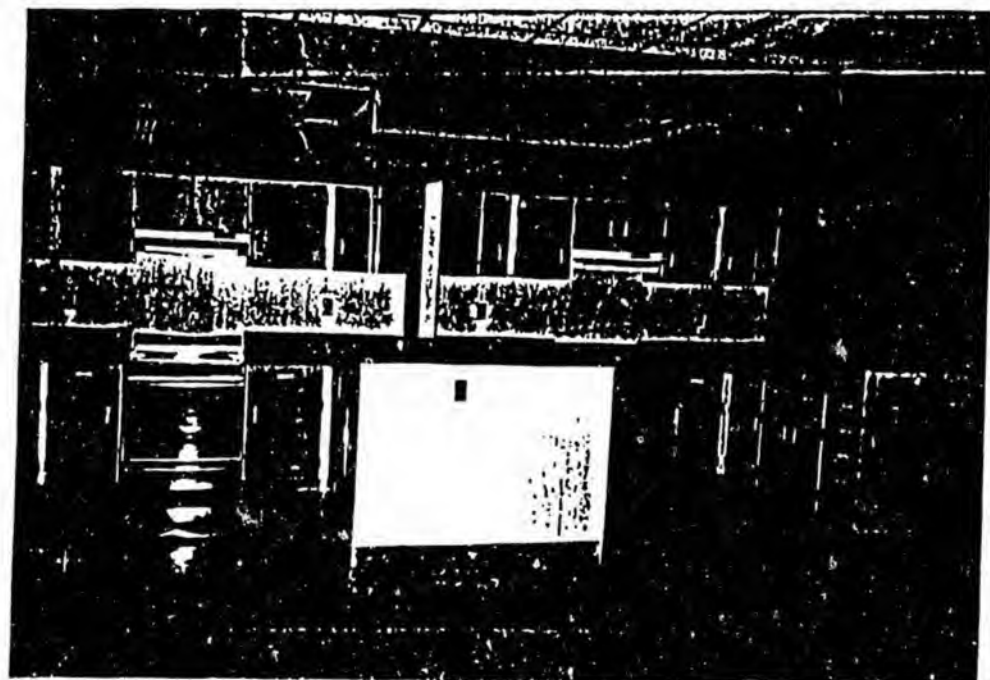
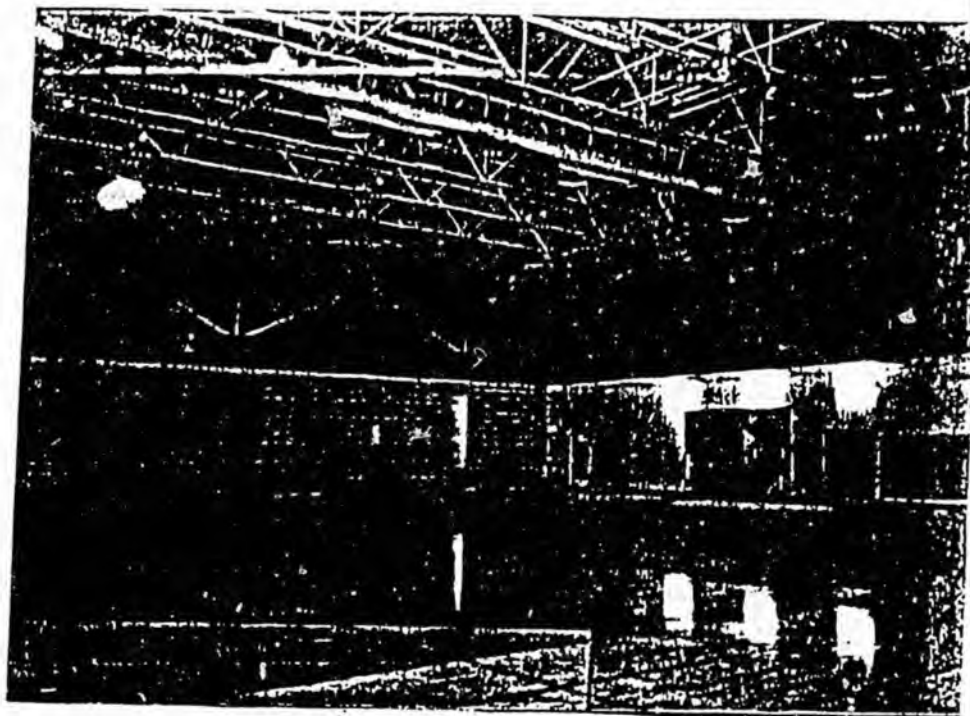
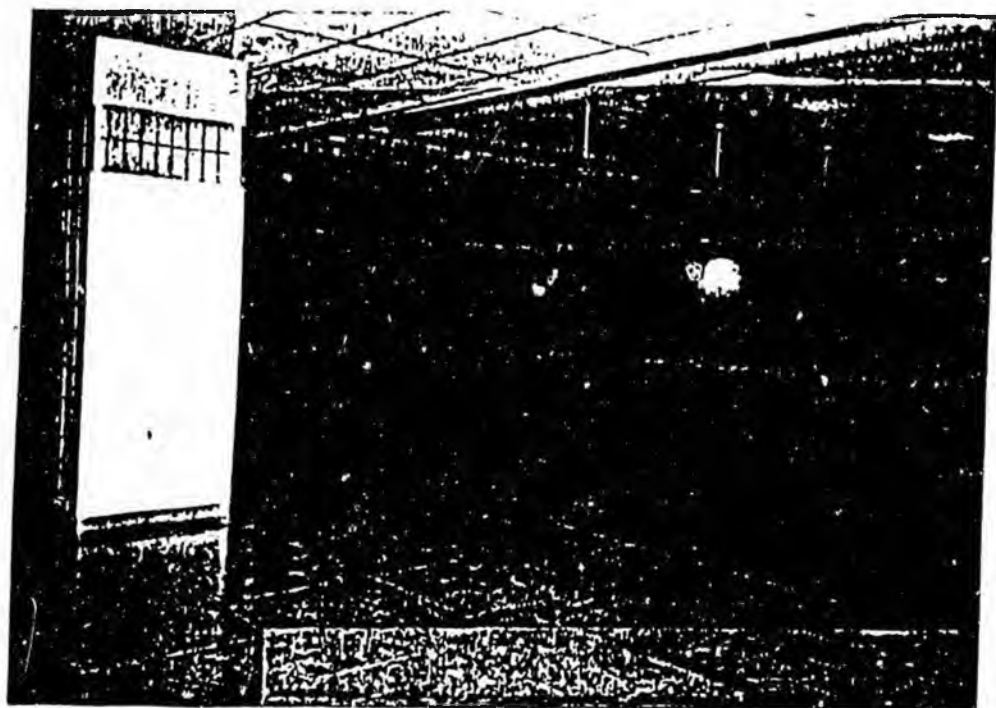
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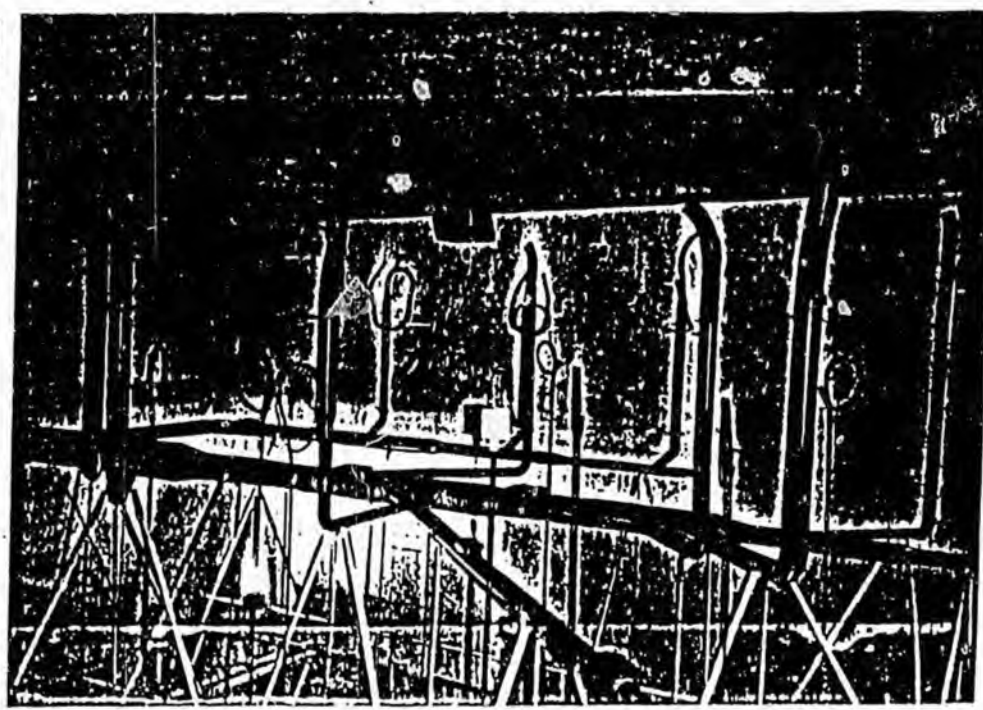
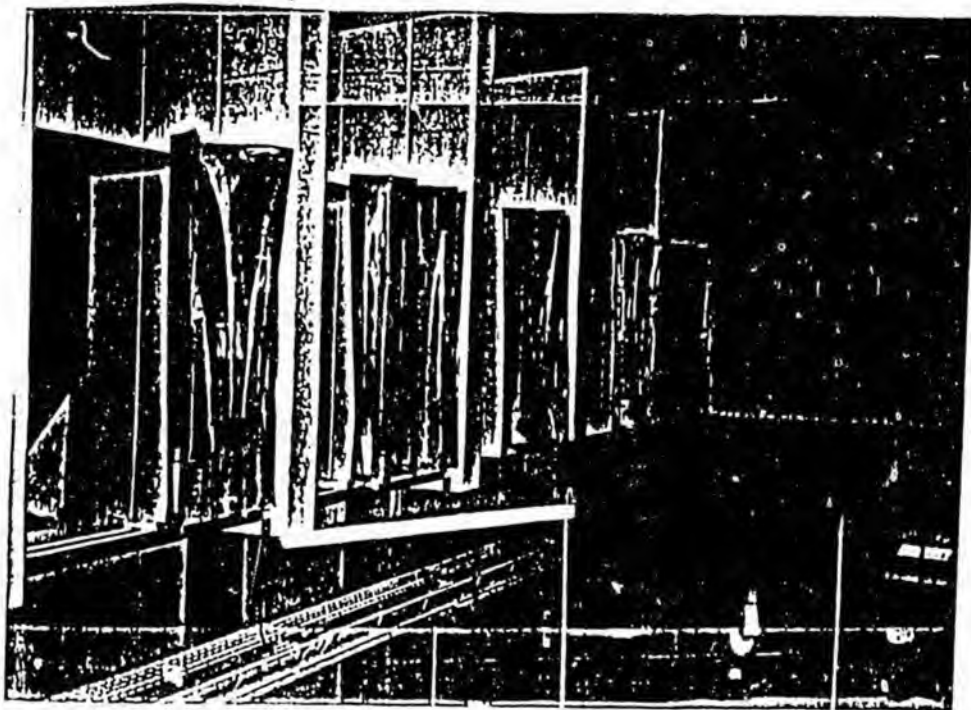
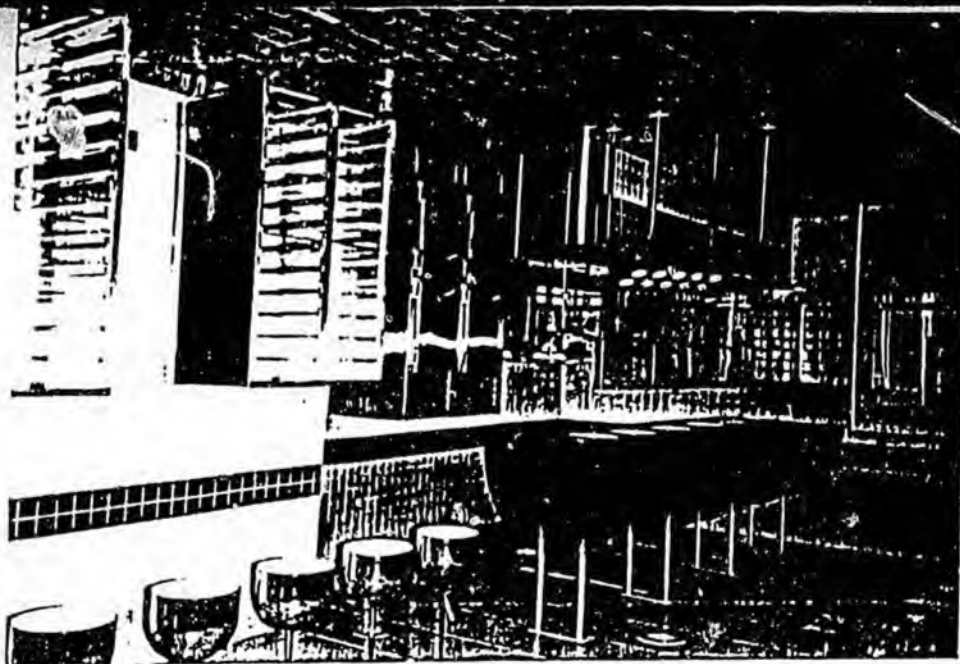
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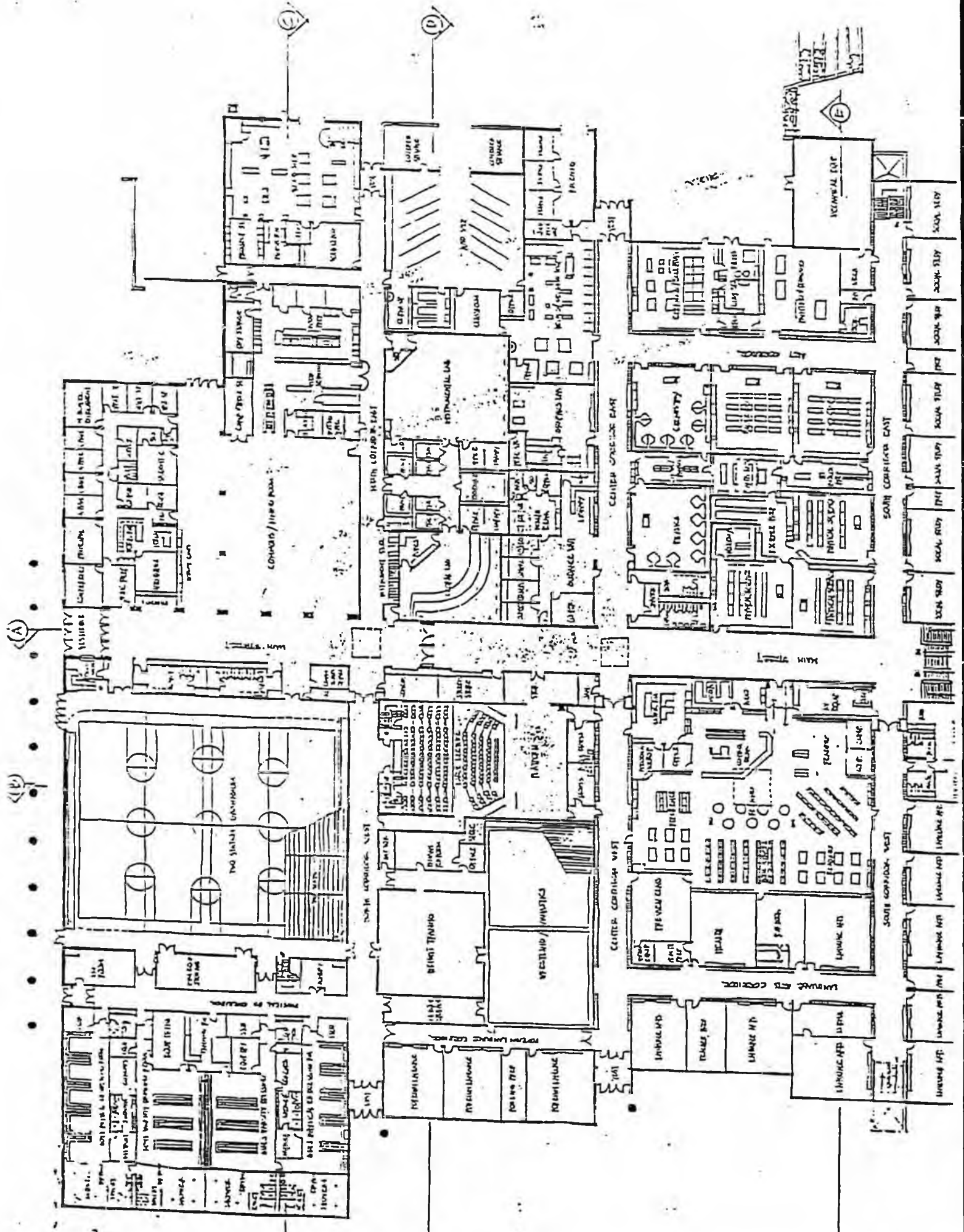
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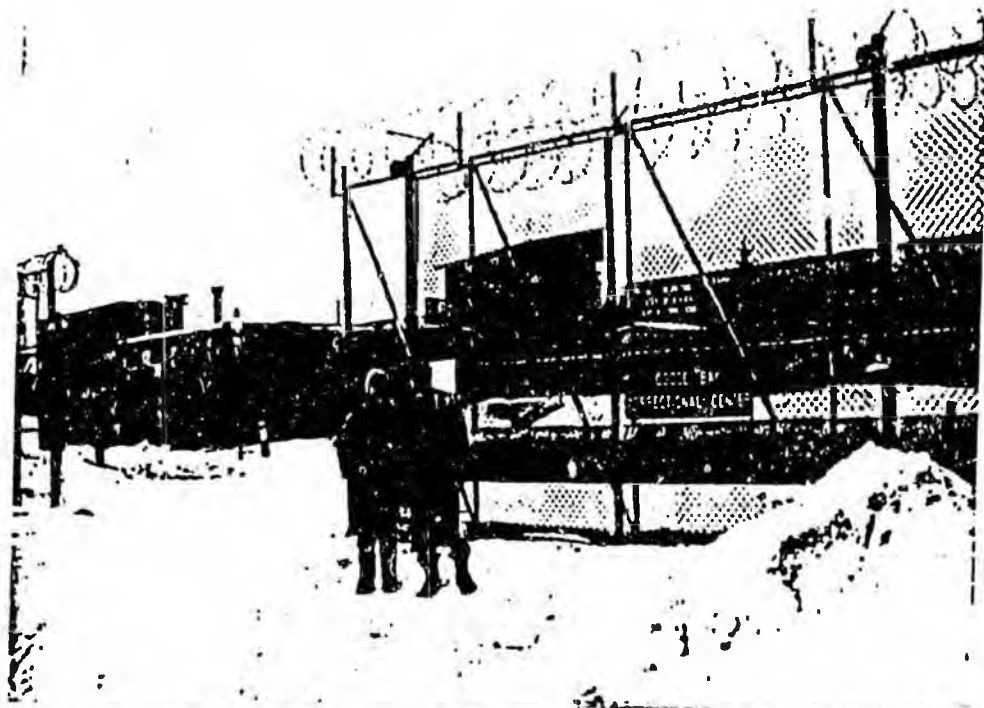
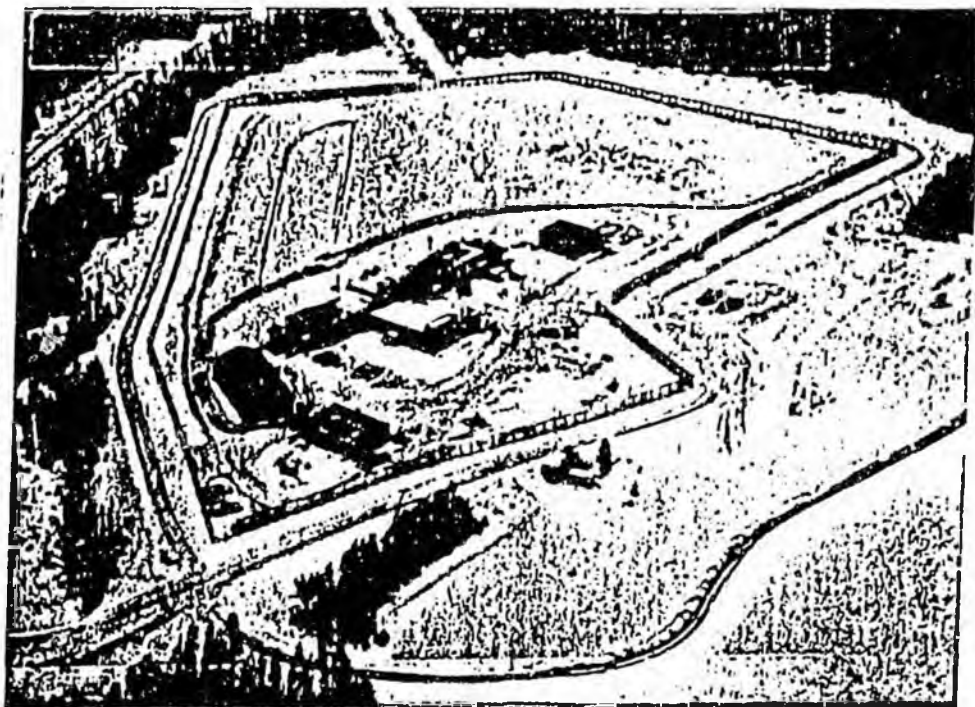
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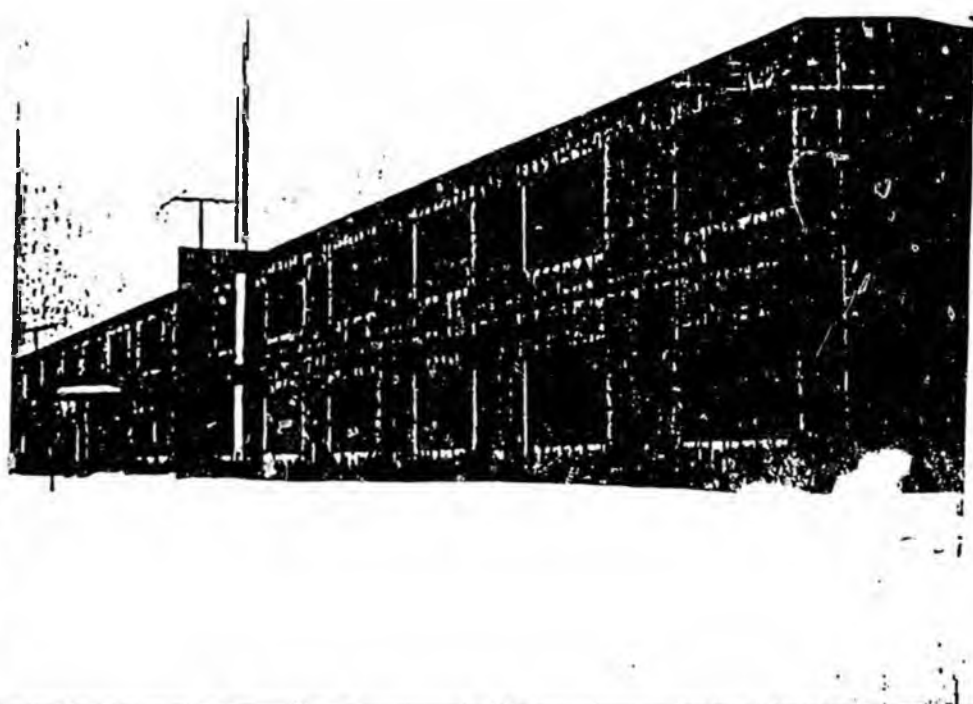
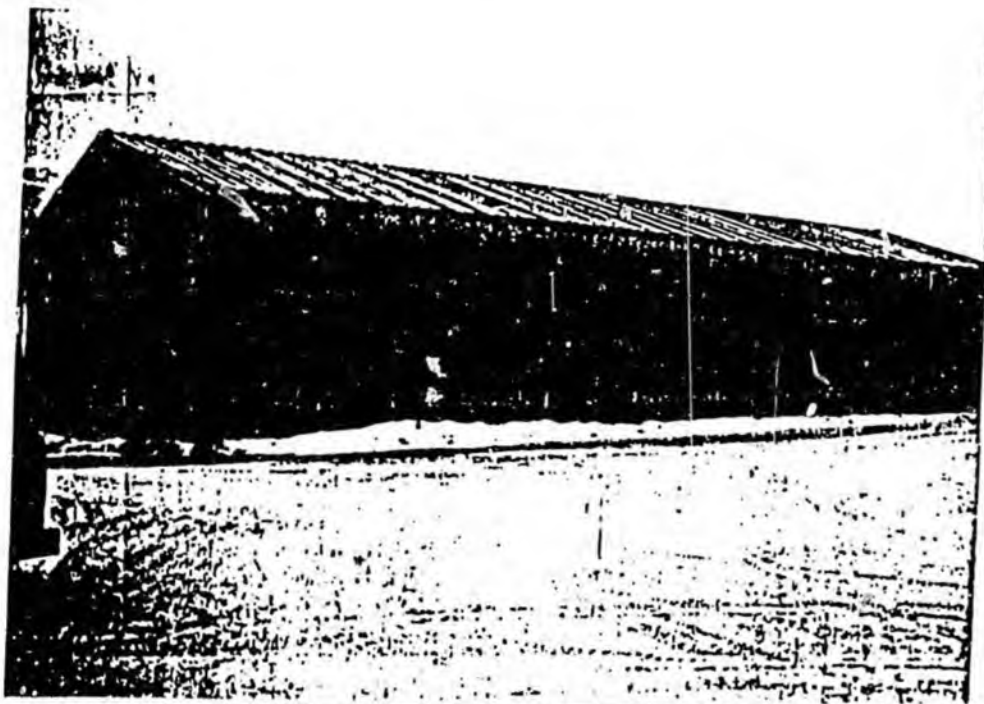
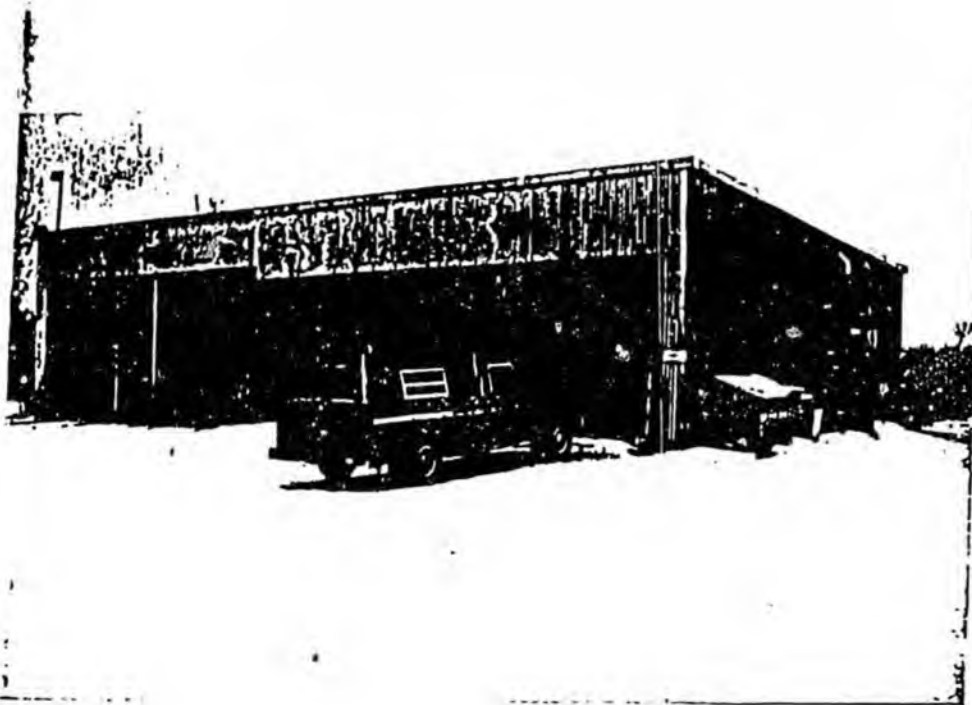
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RECEPTION

PHOTOGRAPHS
GOOSE BAY CORRECTIONAL CENTER
WASILLA, ALASKA





STATE OF ALASKA

STEVE COWPER, GOVERNOR

DEPARTMENT OF EDUCATION

OFFICE OF THE COMMISSIONER

GOLDBELT PLACE
801 WEST 10TH STREET
P.O. BOX F
JUNEAU, ALASKA 99811-0500

February 13, 1989

Mr. Peter E. Rell, Director
Office of Job Corps
Employment and Training Administration
200 Constitution Avenue, N.W.
Washington D.C. 20210

Dear Mr. Rell:

We have prepared this in response to your questions concerning Alaska's application for a Job Corps site. Specifically, you have inquired as to whether State or Federal education funds will be available to supplement the Job Corps funding and how the State would accommodate Job Corps' open entry, open exit, self paced, competency-based curriculum. The Alaska Department of Education views the Job Corps program as an opportunity to serve at-risk youth through an alternative school program.

"School age youth," under Alaska State Law, includes youth between the ages of seven and twenty that have not completed the 12th grade. Therefore, youth who are between the ages of 16-20, and who have not graduated from high school may participate in high school instructional programs. The State program of financial support for the public schools could support students enrolled in a high school diploma program. Matanuska-Susitna Borough School district is the local education agency for the region of the proposed Job Corps Center. If the Job Corps Center is identified as a funding community, a full-time equivalent enrollment of 100 students would generate approximately \$800,000. This estimate is conditional upon the number of students, the instructional services provided and coordination with a public education agency.

Every effort will be made to allow the Job Corps site to apply for supplemental funds received by the Alaska Department of Education under the Carl Perkins Vocational Education Act and other appropriate federal acts. The Alaska Division of Vocational Rehabilitation will coordinate its services with the Job Corps Center for those individuals who meet the vocational rehabilitation eligibility criteria.

The State of Alaska currently supports individualized instruction on a open entry, open exit, self paced, competency-based curriculum format in several sites including the Matanuska-Susitna Borough School District. The Alaska Department of Education also operates Centralized Correspondence Study. Students may enroll during the school calendar year and/or summer school. Another alternative allows local service agencies to purchase the packaged coursework from the State Centralized Correspondence Study Program. This may provide an additional option for Job Corps students.

Mr. Peter E. Reil

Page two

February 13, 1989

The Alaska Department of Education will support the Job Corps program as much as possible through state and federal resource allocation. We are hopeful that Alaska is selected as one of the states to receive a new center. If you have any question or concerns, please contact me at your convenience at the above address or call (907) 465-4685.

Sincerely,

A handwritten signature in cursive script, appearing to read "William G. Demmert". The signature is written in dark ink and is positioned above the typed name.

William G. Demmert
Commissioner

ATTACHMENT #2

STEVE COWPER, GOVERNOR

DEPARTMENT OF EDUCATION

DIVISION OF VOCATIONAL REHABILITATION

CENTRAL OFFICE
P. O. BOX F
GOLDBELT PLACE
JUNEAU, ALASKA 99811-0581
PHONE: (907) 465-2814

February 6, 1989


Mr. Peter E. Rell, Director
Office of Job Corps
Employment and Training Administration
200 Constitution Avenue, Northwest
Washington, D.C. ,20210

Dear Mr. Rell:

The Alaska Division of Vocational Rehabilitation is hereby offering support to the proposal that a Job Corps Center be established in the State of Alaska. If this facility is established, the Division is assuring that it will coordinate its services with the Job Corps Center for those individuals who meet the vocational rehabilitation eligibility criteria.

We are hopeful that Alaska is selected as one of the states to receive a new Center. If you have any questions or concerns, please call or write.

Sincerely,


Keith J. Anderson.
Director

ATTACHMENT #3

Carr-Gottstein Properties
6401 A Street
Anchorage, Alaska 99518
(907) 564-2424

February 15, 1989

Jim Gurke
Department of Community & Regional Affairs
949 E. 36th Ave., Suite 400
Anchorage, AK 99508-4302

Dear Mr. Gurke:

Valley Fair Mall is located inside the city of Palmer at mile 48 of the Glenn Hwy., 48 miles from Anchorage. It is a 42,000 square foot building on a five acre parcel of land zoned "general commercial" with an adjoining 5 acres available. Educational and residential uses are consistent with the surrounding area.

It is a wood frame building with a wood exterior. Formerly an enclosed shopping mall, the building is now essentially vacant. The building is divided into two major sections: a 15,000 square foot former grocery store with dock high loading facilities, and a 27,000 square foot area divided up into what were retail stores, both with sprinkler systems. In addition there is a large area paved and lighted for parking. The building is handicapped accessible. The building, as is, provides about 80% of the optimal space required, based on 175 residents and 25 non-residents. There is ample room to expand the building to meet all needs.

Electricity is provided by Matanuska Electric Association, natural gas by Enstar, and water by the City of Palmer. The building has its own septic system for waste disposal. Heating and air handling is a forced air type with full modulating outside ventilation. The oil fired duct heaters were converted to gas in 1985. Electrical is a 1600 amp, three phase system.

Generally, the building is in good condition. It was constructed in 1974 and used as a shopping center until 1984. A complete inspection of the property would be necessary to determine what repairs are needed. Undoubtedly, some are. However, they would be relatively minor. The building contains no asbestos.

**CARR
GOTTSTEIN INC.**

Jim Gurke
February 15, 1989

page 2

The site may be purchased for \$1,700,000 or leased for \$.35 per square foot, plus operating expenses. Contact myself at 564-2424 or Jerry Dunbar at 376-6300 for further discussion.

Sincerely,



Robert Gottstein
Director of Retail Development:

RG/dju



MATANUSKA-SUSITNA BOROUGH
ASSEMBLY RESOLUTION SERIAL NO. 89-002

"A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY REQUESTING THAT THE UNITED STATES DEPARTMENT OF LABOR LOCATE A JOB CORPS CENTER WITHIN THE MATANUSKA-SUSITNA BOROUGH."

WHEREAS, the State of Alaska does not have a Job Corps Center; and

WHEREAS, ~~Alaskan youths must travel great distances~~ to other States in the Union in order to participate in the Job Corps program; and

WHEREAS, locating a Job Corps Center within Alaska will reduce existing program costs; and

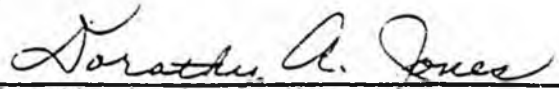
~~WHEREAS, locating a Job Corps Center within Alaska will reduce~~ program drop-out rates because students will be much closer to their homes ~~and families~~; and

WHEREAS, the Matanuska-Susitna Borough contains several existing facilities, such as the vacant public facility Colony Jr./Sr. High School Complex or the state owned military facility at Goose Bay or other private facilities that may be used as the Job Corps Center site; and

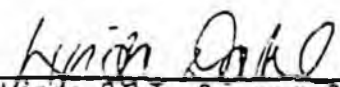
WHEREAS, the Matanuska-Susitna Borough has the highest unemployment rate in the state of Alaska.

NOW, THEREFORE, BE IT RESOLVED, the Matanuska-Susitna Borough contains several existing facilities, such as the vacant public facility Colony Jr./Sr. High School Complex or the state owned military facility at Goose Bay or other private facilities that may be used as the Job Corps Center site.

SIGNED, this 3rd day of January 1989.


Dorothy A. Jones, Mayor

ATTEST:


Linda Daht, Borough Clerk

Bruce D. Scott
HC 30, Box 5542-Z
Wasilla, Alaska 99687

February 10, 1989

The Honorable Steve Cowper
Office of the Governor
P. O. Box A
Juneau, Alaska 99811

Dear Governor Cowper:

Thank you for appointing me last fall to the State Job Training Coordinating Council.

One of my priorities on the SJTCC at present is to support your efforts to convince the U.S. Department of Labor to locate a Job Corps Center to Alaska.

As my hometown is Wasilla, I am pleased that the State's initial application suggests the Job Corps Center be located in Wasilla. Putting aside my natural bias toward the Matanuska-Susitna Valley, I think it makes good sense from an objective viewpoint to locate the center here.

Alaskan students attending the present Job Corps Center in Washington have a high dropout rate, attributable at least in part to two factors: The students are far removed from their home state and family support network; and although most of them have grown up in the rural atmosphere of village and small-town Alaska, they are now expected to cope with educational demands while trying to adjust to a bustling urban environment.

In many ways, Wasilla is an ideal location for a Job Corps Center. It is still very much a small town, with the more relaxed atmosphere characteristically associated with rural Alaska, yet it is located conveniently near the Railbelt's major population centers.

The Mat-Su Valley has a high unemployment rate, and therefore the center would enjoy strong community support; yet there are a number of new projects coming on line during the next few years -- the Wishbone Hill Coal Mine, the Hatcher Pass Ski Resort, and possibly new developments in the timber and mining industries -- that promise the opportunity for additional training and employment.

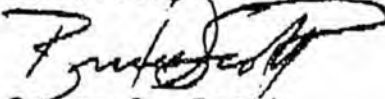
The Honorable Steve Cowper
Page 2
February 10, 1989

In short, I believe it is imperative we acquire a Job Corps Center for Alaska if our students are to successfully acquire training through that program, and it makes good sense to locate it in Wasilla.

Again, thank you for appointing me to the SJTCC. I have enclosed copies of resolutions passed by the Wasilla City Council and the Matanuska-Susitna Borough Assembly supporting the Job Corps Center.

If I can ever be of any assistance to you, please do not hesitate to call on me.

Sincerely,



Bruce D. Scott
Member, State Job Training Coordinating Council

cc: Senator Jalmar Kerttula
Senator Mike Szymanski
Representative Ronald L. Larson
Representative Curt Menard
Sarah Scanlon, Chairman, SJTCC



Representative Dave Donley, Chair House Labor & Commerce Committee

SUBJECT OF MEETING:

SB 82 SB101
 SJR 30 HB 284 HB 166
 HB 278

DATE: 4-20-89

PLACE: CA17

NAME	REPRESENTING	BUSINESS/PERSONAL MAILING ADDRESS	ZIP	(H) PHONE	(W) PHONE	DO YOU WANT TO TESTIFY?		WHAT SUBJECT WHICH BILL?
PAULA TERRELL	SENATOR KERIOLA					<input checked="" type="radio"/>	<input type="radio"/>	
ROSIE PETERSON	G/COVE	211 FOURTH ST. #101	99801		6-1736	<input checked="" type="radio"/>	<input checked="" type="radio"/>	SJR 30
Doree Gray	SON. KELLY			3822		<input type="radio"/>	<input type="radio"/>	SB 101
Guy Warren	JAW DOUGLAS OFFICIAL ASSO	4362 TAKUBLUD JUNEAU	99801		9-3852	<input checked="" type="radio"/>	<input type="radio"/>	SB 107
166 KATE GRAHAM	UNITED FISHERMEN OF ALASKA	211 4TH ST. SUITE 106 JUNEAU	99801		6-2820	<input type="radio"/>	<input type="radio"/>	IF NEEDED SB 82 HB 166
166 Dennis Mastas	Alaska Academy of Trial Lawyers	880 'N' ST. Suite 202	99501	277-4	277-4551	<input checked="" type="radio"/>	<input type="radio"/>	HB 166
166 Pat Kestula	SENATOR Atty Gen	Juneau				<input type="radio"/>	<input checked="" type="radio"/>	HB 166
						<input type="radio"/>	<input type="radio"/>	
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SJR

41

HOUSE COMMITTEE REPORT

(7)
Date Referred: April 14, 1989

FURTHER REFERRALS:

Date of Committee Action: 4-18-89

The LABOR & COMMERCE Committee considered:

SJR 41

SENATE JOINT RESOLUTION NO. 41

[TAX STATUS/MEDICAL INDEMNITY CORP. (MICA)]

Supporting the status of the Medical Indemnity Corporation of Alaska as a public corporation and an essential instrumentality of the state and endorsing the corporation's tax exempt status.

RECOMMENDATIONS:

- [] be replaced with _____ [] the same title
- [] _____ [] a new title
- [] have attached amendment(s)
- [] do pass
- [] do not pass
- [] no recommendation
- [] individual recommendations
- [] additional referral to the _____ Committee

ADOPTS: _____ letter of intent

ATTACHES NEW FISCAL NOTE(S):
(Dept)

APPROVES PREVIOUS:

(Date/Dept)

- [] fiscal impact _____
- [] zero fiscal note _____
- [] zero with analysis _____

- [] fiscal note(s) _____
- [] zero fiscal note(s) _____
- [] zero fn/analysis _____

SIGNING DO PASS:

SIGNING:

(Check approp. column)

Do Not Pass No Rec Amend

David Douley
MARK BOYER Boyer
W. A. BOUCHER Boucher
Brew A. Leman
Collins
W. Gruenberg Gruenberg

	Do Not Pass	No Rec	Amend

David Douley
Chairman's Signature



Representative Dave Donley, Chair House Labor & Commerce Committee

SUBJECT OF MEETING:

HB 96 HB 108
 HB 284 HB 13 AB 166
 SCR 21
 SB 82 SSR 41

DATE: 4-18-89

PLACE: C#17

NAME	REPRESENTING	BUSINESS/PERSONAL MAILING ADDRESS	ZIP	(H) PHONE	(W) PHONE	DO YOU WANT TO TESTIFY?	WHAT SUBJECT WHICH BILL?
✓ ED CRANE	CFAB	5260 LUPIN PL. ANC	99507	562-7556	276-2007	(Y) N	SB 82
✓ Bob Bartholomew	DOTMPF	P.O. Box Z Juneau		463-3237	465-3911	(Y) N	HB 284
✓ Tom Lawson	DCED	PO Box D Juneau	99811		465-2012	Y (N)	SCR 21 Available for Q
✓ Paul Rolten	D.O.F.	Postal D - "	99811		465-7515	(Y) N	SSR 41
✓ MARTHA FISCHBACH	SELF	Box 34496, JUN	99803	364-2675	465-8828	(Y) N	HB 96 - Vet
✓ ROSAUNT HORSCHER	Assoc Financ A.S.A	10360 Nigh Rd	99515	522 1155	522 5289	(Y) N	HB 284
✓ Karl OHL	Sen. Zharoff	P.O. Box V, Juneau	99811		465-3473	(Y) N	SB 82
✓ Resa Terrell	A.G.C. of AL	134 No. Franklin	99801	586-1740		(Y) N	HB 284
✓ Randall Burns	Dept. of Commerce	P.O. Box D-211 Juneau, AL 99811			465-2535	(Y) N	HB 96
✓ Dean Paddock	Self	Box 20312 Juneau 99802		788-4231	463-4970	(Y) N	SB 82
✓ Scott Burgess	AML	217 Ind St Suite 200 Juneau 99801			6-1325	(Y) N	HB 284

SJR

447

HOUSE COMMITTEE REPORT

(7)

Date Referred: February 5, 1990

FURTHER REFERRALS:

Date of Committee Action: 4/5/90

The LABOR & COMMERCE Committee considered:

SJR 47

SENATE JOINT RES. NO. 47

FDIC LIQUIDATION POLICIES

Urging the Federal Deposit Insurance Corporation to reconsider its liquidation policies for the real property that it controls in the state.

RECOMMENDATIONS:

- [] be replaced with _____ [] the same title
- [] be replaced with _____ [] a new title
- [] have attached amendment(s)
- [] do pass
- [] do not pass
- [] no recommendation
- [] individual recommendations
- [] additional referral to the _____ Committee

ADOPTS: _____ letter of intent

ATTACHES NEW FISCAL NOTE(S):
(Dept)

APPROVES PREVIOUS:

(Date/Dept)

- [] fiscal impact _____
- [] zero fiscal note _____
- [] zero with analysis _____

- [] fiscal note(s) _____
- [] zero fiscal note(s) Spec. Committee on Banking + Economics
- [] zero fn/analysis _____

SIGNING DO PASS:

SIGNING:

(Check approp. column)

Do Not Pass
No Rec
Amend

<u>Richard Donley</u>				
<u>Frank Boyer</u>				
<u>David H. Finkelstein</u>				
<u>Loren A. Lehman</u>				
<u>William Collins</u>				
<u>William Greenberg</u>				

Richard Donley
Chairman's Signature

FISCAL NOTE

REQUEST:

Revision Date: _____
 Title: Urging the FDIC to reconsider its liquidating policies
 Sponsor: Senator Rodey, et al.
 Requestor: House Labor & Commerce

Agency Affected: Commerce & Economic Dev.
 BRU: Banking, Securities & Corporations
 Components: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0	0	0	0	0	0

CAPITAL	0	0	0	0	0	0
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REVENUE	0	0	0	0	0	0
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FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL	0	0	0	0	0	0

POSITIONS:

FULL-TIME	0	0	0	0	0	0
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)

No fiscal impact for FY 90.

Prepared by: Willis F. Kirkpatrick, Director Phone: 465-2521
 Division: Banking, Securities & Corporations Date: 4/6/90
 Approved by Commissioner: *Larry Mercurieff* Date: 4/6/90
 Agency: Department of Commerce & Economic Development

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)
 LW/dg16691D/040690a

Patrick M. Rodey
Senator

Alaska State Legislature



3111 C. St., Suite 510
Anchorage, Alaska 99503
(907) 561-7618

During Session:
P.O. Box V
Juneau, Alaska 99811
(907) 465-3793

April 5, 1990

Senate

MEMORANDUM

To: Rep. Donley

From: Senator Rodey *PR*

Subject: SJR-47 FDIC property liquidation policies

This resolution urges the Federal Depositors Insurance Corporation (FDIC) to be mindful of Anchorage and Alaska's economic downturn which has resulted in a severely depressed real estate market.

As FDIC assumed ownership of more and more buildings and structures in Anchorage, FDIC frequently will look to dispose of these properties quickly and at prices well under their potential value. Such action can further undermine property values for those struggling to hold on to their property in a depressed economy or real estate market.

The resolution asks FDIC to stagger its real property liquidation sales so as to help prevent any further property value decline.

FISCAL NOTE

REQUEST:

Revision Date: _____
 Title: urging the FDIC to reconsider
 its liquidation policies for
 the real property they control
 Sponsor: Rodev, Halford, Faiks
 Requestor: Fischer, Kelly

Agency Affected: _____
 BRU: Special Comm on Banking
and Economic Development
 Components: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 89	FY 90	FY 91	FY 92	FY 93	FY 94
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING						
CAPITAL	0	0	0	0	0	0
REVENUE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL	0	0	0	0	0	0

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)

Prepared by: Senator Pat Rodev, Chair Phone: _____
 Division: Special Comm. on Banking and Date: 5/4/89
Economic Development
 Approved by: Commissioner Pat Rodev, Chair Date: 5/4/89
 Agency: _____

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

ECONOMY

Property-Dumping Specter Haunts Texas

FDIC Must Quell Fears and Plan Real-Estate Sales

By HAL LANCASTER

Staff Reporter of THE WALL STREET JOURNAL

The specter of dumping has returned to the Texas real-estate market, courtesy of William Seidman and his Federal Deposit Insurance Corp. shock troops.

Having inherited the savings-and-loan mess from the Federal Savings and Loan Insurance Corp., Mr. Seidman is embarking on the task of peddling \$10 billion of thrift-held property during the next five years. Those funds have been earmarked by the Bush administration to repay interest on borrowings needed to finance its elaborate thrift-rescue plan.

Even without that impetus, Mr. Seidman has clearly stated he prefers returning properties to the market quickly, rather than warehousing them in institutions until the market rebounds, as FSLIC did last year in its Southwest Plan mergers of troubled thrifts.

"Everything we have is for sale," Mr. Seidman said at a meeting with reporters in Dallas recently. "If we can get appraised value, we'll sell it."

Wishful Thinking

That may be wishful thinking, considering the moribund state of the Texas real-estate economy and the politically charged fishbowl in which the FDIC will operate, but the proclamation has nevertheless sent shivers up the spines of investors here.

The increasing role of regulators in asset disposal is "changing the way we're looking at property," says Deborah S. Kops, a consultant with HSM/Grubb & Ellis Advisors Inc. in Dallas. "We have to look at whether it's a Southwest Plan institution, a merged institution, a bought institution or a conservatorship. We're factoring in who owns the property and the potential for liquidation and how that would affect the ultimate use and value."

Already, some people are heading for the exits. One investor is selling development land in San Antonio, fearful because the FDIC has seized a rash of institutions there. "If we hit the market in six months, there could be a substantial drop in value," says a person familiar with the transaction. "In some areas, the S&L ownership of properties is overwhelming."

Michael Vick, senior consulting manager with Kenneth Leventhal & Co., says one of the real-estate accounting firm's clients recently sold some Dallas development property just because it was in the area of some FSLIC-owned properties. "He would have fared better had he held on,"

Mr. Vick says. "He decided he didn't want to take the risk."

A Dallas banker insists he has it "on good authority" that Prudential Insurance Co. of America and Travelers Corp. have ordered a purge of their Texas real-estate portfolios during the next six months. A Prudential spokesman flatly denies it; a Travelers spokesman said the company has an "active sales program," but hasn't recently ordered sales to be accelerated.

Dodging the Bullet

Until the Bush administration's plan was unveiled, Texas thought it had dodged the dumping bullet. In the mergers engineered by FSLIC last year before its authority was narrowed, guaranteed income on real estate generally discouraged the dumping of distressed properties left from the industry's wild—and nearly fatal—binge of commercial real-estate lending.

Mr. Seidman argues—and some economists agree—that the Texas economy won't fully recover until the market absorbs bank and thrift inventories. Savvy investors know those properties are there and factor that into their valuations anyway, he explains. To hold them off the market only creates uncertainty and could harm the market and local economy more, he told independent bankers recently.

Still, there is growing concern that the interim costs of pushing so much supply into the marketplace will prove too high. In Texas' worst-case scenario, the FDIC would flood the market with properties that would fetch fire-sale prices, further depressing real-estate values statewide and triggering another wave of foreclosures and bankruptcies. Financial institutions still clinging precariously to solvency would be driven over the brink by more write-downs of property loans. The result: added bailout costs for taxpayers and a delay in Texas' budding economic revival.

Mr. Seidman's avowed intention to sell at currently appraised values could also leave considerable money on the table, says Ronald Witten, president of M/PF Research Inc., of Dallas, a real-estate market-research firm. He points out that appraisers, still stinging from criticism that they contributed to the state's real-estate collapse through negligence and, in some cases, outright fraud, are being "extraordinarily conservative" these days. Abnormally low appraisals also could force lenders to put out capital calls that many investors couldn't meet, thus adding to the state's mountain of nonperforming loans.

Adds a Dallas banker: "The appraisers killed us on the way up and they're killing us on the way down."

Mr. Seidman assured a congressional panel during recent hearings in San Antonio that "no sales will be made on a 'whatever we can get' basis and we do not engage in dumping."

Regardless, he may find it impossible to dump property, anyway. Many properties are so poorly located or poorly built they simply can't be sold quickly, if at all. Demand for some types of properties, such as shopping centers or raw land, is negligible in a hugely overdeveloped market. The regulators may not get enough cash from Congress to liquidate billions of dollars of thrift assets. Moreover, if market values start dropping, political pressure to reverse course will be heavy.

"The FDIC is going to learn some quick lessons on the liquidation of troubled assets," says Dallas thrift-consultant William Ferguson. "The loans here are bigger and the problems more complex than they have dealt with. The market is so saturated, a fire sale is not appropriate."

Real-estate consultants and economists also place great faith in the inefficiency of the federal bureaucracy. For example, it will take months for the FDIC to wade through the paperwork needed to formally acquire thrift-held properties, let alone market them. "If you'll recall, this is the same thing everyone expressed concern about with the Federal Asset Disposition Association," says David Gleeson, executive vice president of Dallas-based Lincoln Properties, referring to the liquidating group set up by thrift regulators. "Except about six to nine months into the existence of FADA, people were raising hell because it wasn't selling anything."

The outcry from Texas has prompted the administration to tone down the rhetoric of late. "We understand the potential destructive effects on the local economies of wholesale dumping," Treasury Secretary Nicholas Brady told the Chamber of Commerce in Dallas yesterday. "Let me assure that we intend to proceed very carefully with real-estate sales."

Fears of Quick Sales

But the FDIC's history of quick sales fills Texans with dread. Many fear that a recent auction of FDIC holdings conducted by Christie's, known primarily for its art sales, is a harbinger of the state's future. That has prompted a call for anti-dumping provisions in the rescue legislation.

"If further damage to the Texas real-estate market takes place," James Pledger, Texas savings and loan commissioner, cautioned in testimony before the House panel in San Antonio, "the overall costs of this program will be higher and most of those costs will ultimately be borne by the taxpayers."

But others cling to the hope that such concerns are overblown. "I have very positive feelings about the approach as I have heard it," says Richard Behrens, the Dallas-based national-real-estate director for Price Waterhouse. "I hope I will have equally positive feelings six months from now when we see some of the actions."

SJR

67



AGC /
DEPARTMENT OF DEFENSE
MEETING

November 9, 1989



William A. Egan Convention Center
Anchorage, Alaska

ADVERTISING SCHEDULE
 MAJOR MILITARY CONSTRUCTION
 NORTH PACIFIC DIVISION
 MAR 89 THROUGH SEP 90

CONSTRUCTION COST SIZE RANGES	
(\$,000)	
A	UP TO 500
B	500 TO 1,000
C	1,000 TO 5,000
D	5,000 TO 10,000
E	10,000 AND UP

ALASKA DISTRICT
 ANCHORAGE, ALASKA 99506

STATION	PROJECT NAME	ADV DATE	COST RANGE	PROJECT DESCRIPTION
CLEAR AFS ALASKA	ALTER DORM	DEC 89	C	RENOVATE DORMITORY
CLEAR AFS ALASKA	RPLC FIRE ALARM	*	A	REPLACING FIRE ALARM SYSTEM
EIELSON AFB ALASKA	CCH DRYING ROOM	***	B	ADD DRYING ROOM TO CORROSION FAC
EIELSON AFB ALASKA	DINING HALL	NOV 89	D	CONSTRUCT DINING HALL
EIELSON AFB ALASKA	ALTER DORMS	*	C	MODERNIZE BARRACKS
EIELSON AFB ALASKA	ADAL VEHICLE MAINT	APR 90	E	ADDITION TO MAINT SHOP
EIELSON AFB ALASKA	PWR PLT FOLLOW-ON	DEC 89	C	ADDITION TO POWER PLANT
EIELSON AFB ALASKA	LOOP TAXI PUMPHOUSE	JAN 90	A	ADD PIPING & RPRS TO PUMPHOUSE
EIELSON AFB ALASKA	UPGRD FRENCH CR BRIDGE	*	A	CONSTRUCT NEW BRIDGE
EIELSON AFB ALASKA	REPAIR APRON PAVEMENT	***	C	AIRFIELD PAVING
ELMENDORF AFB ALASKA	DIESEL MAINT	***	C	RENOVATE DIESEL MAINT SHOP
ELMENDORF AFB ALASKA	OTH-B OPS	MAY 90	E	NEW RADAR OPERATIONS BLDG
ELMENDORF AFB ALASKA	FIRING RANGE	MAY 90	C	INDOOR TARGET RANGE
ELMENDORF AFB ALASKA	FIRE DAM CAC, PH I	*	B	REPAIR BLDG DAMAGE
ELMENDORF AFB ALASKA	FIRE DAM CAC, PH II	MAR 90	C	REPAIR BLDG DAMAGE
ELMENDORF AFB ALASKA	CE TRAINING	NOV 89	C	BUILD 6000SF BLDG
KING SALMON AFS ALASKA	RENOVATE CAC	JAN 90	C	ARCH RENOVATION TO ALERT OFFICE
KING SALMON AFS ALASKA	EXPAND PARKING APRON	JAN 90	D	NEW ASPHALT PAVING
SHEMYA AFB ALASKA	DIESEL DEMO	APR 90	C	REMOVE FUEL TANKS
SHEMYA AFB ALASKA	ADAL CHAPEL	***	C	RENOVATE CHAPEL
SHEMYA AFB ALASKA	ADAL AIRCRAFT EG	NOV 89	C	ADD & ALTER OF MAINT SHOP
SHEMYA AFB ALASKA	COMMUNITY CTR	***	D	NEW FIELD HOUSE & THEATER
SHEMYA AFB ALASKA	COLD STORAGE	MAY 90	D	FOOD STORAGE BLDG
SHEMYA AFB ALASKA	COMMUNICATION FAC	FEB 90	C	NEW COMMUNICATION BLDG
SHEMYA AFB ALASKA	WATER SYSTEM PH II	JUN 90	C	NEW WELLS OR COLLECTION GALLERY
SHEMYA AFB ALASKA	POL UPGRADE	JUN 90	C	FIRE PROTECT & INTERNAL TANK WORK
SHEMYA AFB ALASKA	POL OPERATIONS	AUG 90	C	NEW OPS & MAINT BLDG
SHEMYA AFB ALASKA	ADAL HEAT & PWR	DEC 89	C	MISC WORK IN HEAT & PWR PLANT

* AWARDED
 ** OPEN BIDS AUG 89
 *** AWARD PENDING

(AFADSCH)

PROJECTS UNDER DESIGN
 MAJOR MILITARY CONSTRUCTION
 NORTH PACIFIC DIVISION
 MAR 89 THROUGH SEP 90

FY	STATION	PROJECT	FY	STATION	PROJECT	
38	EIELSON	DINING HALL	D	91	CLEAR	ALTER DORM PH II
38	ELMENDORF	ALTER UEPH	*	91	EIELSON	UPGRADE SEWAGE TREATMENT
39	EIELSON	ALTER DORMS	*	91	EIELSON	ARCTIC SURVIVAL TRAINING
39	ELMENDORF	DIESEL MAINT SHOP	***	91	ELMENDORF	HUSH HOUSE SUPPORT FAC
39	ELMENDORF	OTH-B OPERTNS BLDG	E*	91	ELMENDORF	MUNITIONS MAINT CONTR FAC
39	ELMENDORF	FIRE DAMG CAC	C	91	ELMENDORF	DORMITORY D
39	SHEMYA	ADAL ACRFT SUPT EQ	C	91	GALENA	VEHICLE MAINT FACILITY
39	SHEMYA	ADAL CHAPEL	***	91	KING SALMON	ADAL VEHICLE REFULER SHOP
39	SHEMYA	COMP AMN COMMUN CTR	***	91	SHEMYA	ALTER UEPH D
				91	SHEMYA	FLIGHTLINE ACCESS ROAD C
				91	SHEMYA	BASE ENGINEER MAINT SHOP
				91	SHEMYA	ADD TO BASE CE FAC
				91	SHEMYA	RENOVATE SUPPORT FAC
				91	SHEMYA	VEHICLE MAINTENANCE FAC
				91	SHEMYA	UPGRADE BASE ROADS
				91	SHEMYA	SEWAGE TREATMENT PLANT
30	CLEAR	ALTER DORM	C	92	CLEAR	FIRE STATION
30	EIELSON	ADAL VEH MNT CMLX	E	92	EIELSON	ACRFT SPT EQUIP SHOP
30	ELMENDORF	CHBT ARMS TRNG/MNT	C	92	EIELSON	ADAL ESC OPS
30	ELMENDORF	CE TRAINING	C	92	EIELSON	SUPPLY COMPLEX
30	KING SALMON	FIRE PROT/RENOV CAC	C	92	ELMENDORF	VEH OPS FAC/PARKING COVER
30	KING SALMON	EXPAND PKG APRON	D	92	ELMENDORF	CHILD DEVELOPMENT CENTER
30	SHEMYA	COLD STORAGE	D	92	ELMENDORF	FIRE TRAINING AREA
30	SHEMYA	CONS COMMO FAC	C	92	ELMENDORF	CONTROL AND COMM CTR
30	SHEMYA	UPG WATER SYS PH II	C	92	ELMENDORF	SUPPORT EQUIPMENT SHOP
30	SHEMYA	POL OPS/FUEL STA	C	92	ELMENDORF	UNIFIED COMD HQ FAC
30	SHEMYA	UPGR POL SYS	C	92	ELMENDORF	WATER DISTRIBUTION SYSTEM
				92	GALENA	ALTER DORMITORY
				92	SHEMYA	AIR FREIGHT TERMINAL
				92	SHEMYA	ADAL CONSOL MESS
				92	SHEMYA	SEA WALL/EROSION PROT
				92	SHEMYA	SUPPLY WAREHOUSE
				92	SHEMYA	UPGR BASE ROADS, PH II
				92	SHEMYA	COVER PERS ACCESS CORRIDORS C
				92	SHEMYA	HAZARDOUS WATER STOR FAC

* AWARDED
 ** OPEN BIOS AUG 89
 *** AWARD PENDING

(FYPROJ)

NAVY CONSTRUCTION FY 90 ADAK ALASKA 1st QUARTER

PROJ	DESCRIPTION	RANGE
114	ORDNANCE HANDEL. PAD	2.5 - 5 MIL
121	DIRECT REFUEL STATION	1 - 2.5 MIL
931	BEQ ADDITION	5 - 10 MIL
RC4-85	OSHA REPAIRS TO TOWERS	< 0.5 MIL
NW6205	REPAIR FIRE HYDRANTS	0.5 - 1 MIL
RC17-86	REPAIR FUEL FARM ROAD & LGHT	< 0.5 MIL
R41-86	STEAM/COND. P PL 6 & MT MOFFFTT	<0.5 MIL
R43-86	DEAERATOR/COND TNK REPAIR #6	< 0.5 MIL
C23-84	EXIT SIGNS/EYEWASH DELUGE SHWR	< 0.5 MIL
R42-87	ASBESTOS REMOVAL HOSPITAL	0.5 - 1 MIL
RC13-89	REPAIR UTIL ELECT SYS CDA	1 - 2.5 MIL

NAVY CONSTRUCTION FY 90 ADAK ALASKA 2nd QUARTER

PROJ	DESCRIPTION	RANGE
026	MAGAZINE W/ INERT WAREHOUSE	2.5 - 5 MIL
NW6331	STRUCT / WINDOW MISC BLDG	1 - 2.5 MIL
CR46-86	HARDENING OF ARMORY	1 - 2.5 MIL
RC32-87	REPAIR/ALT SEWAGE TREAT. PLNT	< 0.5 MIL
RC2-83	COMO GALERY/CLUB MODERNIZ.	0.5 - 1 MIL
NW9026	UPGRADE LIGHTING IN DORMS	0.5 - 1 MIL
R8-89	UPGRADE ELECT SUBSTATION #6	1 - 2.5 MIL

NAVY CONSTRUCTION FY 90 ADAK ALASKA 3rd QUARTER

PROJ	DESCRIPTION	RANGE
NW0004	SLUDGE PRESS	< 0.5 MIL
RC25-87	SEISMIC REPAIRS AIMD DANGER	1 - 2.5 MIL
NW6446	RPR SOFTBALL/FOOTBALL FLD	< 0.5 MIL
NW6423	REPAIR/REPLACE STEAM TRAPS	< 0.5 MIL
RC11-89	RPR POWER LINE/SUB #6 - PP#5	1 - 2.5 MIL
NW9046	REP/REPL FUEL TANK /VENT/MISC	1 - 2.5 MIL
NW9039	REPLACE BOILERS	0.5 - 1 MIL
R40-87	REPAIR TAXIWAY E	1 - 2.5 MIL

11/9/89

NAVY CONSTRUCTION FY 90 ADAK ALASKA 4th QUARTER

PROJ	DESCRIPTION	RANGE
R13-89	REPAIR HIGH SCH. MOD ROOFS	< 0.5 MIL
RC12-86	REPAIR TRUCK FILL STAND	< 0.5 MIL
NW9040	REPLACE VARIOUS ROOFS	1 - 2.5 MIL
	VARIOUS SMALL (< 250K CONTRACTS	

TOTAL ADAK FY90 30 - 35 MIL

11/9/89

NAVY CONSTRUCTION FY 90 AMCHITKA ALASKA

POSSIBLE FY90 WORK (DEPENDING ON FUNDING)

REPAIR AIRFIELD	10 - 20 MIL
FACILITIES FOR ROTHR I	20 - 30 MIL

NOTE: THESE ARE NOT YET APPROVED FOR CONSTRUCTION
PROBABLE LATE FY90 BIDS

11/9/89

ALASKA ARMY/AIR NATIONAL GUARD

FY 89

AIRCRAFT PARKING APRON, KULIS ANGB	\$1,468,600
BASE SUPPLY EQUIPMENT WAREHOUSE, EIELSON ANGB	\$2,320,750

FY 90

MISC REPAIR PROJECTS, KULIS ANGB	(APPROX)	\$575,000
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37893

PROJECTS UNDER DESIGN

OPERATIONS & TRAINING BLDG, EIELSON ANGB	\$1-5 MILLION
VEHICLE MAINT. BLDG, EIELSON ANGB	\$1-5 MILLION
T-9 SOUND SUPPRESSOR FOUNDATION, EIELSON ANGB	\$500,000-1 MIL
AIRCRAFT ENGINE SHOP, EIELSON ANGB	\$1-5 MILLION
SQUADRON OPERATIONS, EIELSON ANGB	\$1-5 MILLION
BASE SUPPLY WAREHOUSE, KULIS ANGB	\$1-5 MILLION
HELICOPTER MAINT FACILITY. KULIS ANGB	\$500,000-1 MIL
ALTER JET FUEL STORAGE COMPLEX, KULIS ANGB	\$1-5 MILLION
COMPOSITE SQUADRON OPERATIONS, KULIS ANGB	\$1-5 MILLION
SURVIVAL EQUIPMENT SHOP, KULIS ANGB	\$500,000-1 MIL
ALTER AVIONICS SHOP, KULIS ANGB	\$500,000-1 MIL

THESE PROJECTS ARE FOR THE FY 91 - 92 TIMEFRAME

U.S. AIR FORCE

Elmendorf-\$10M Program

- a. Repair Airfield Lighting System
- b. Repair Airfield Lighting Vault
- c. Maintain/Repair Airfield Pavements
- d. Repair Parking Lot
- e. Replace Transformer, Hospital
- f. Construct Arsa Barn
- g. Demolish Hillberg Lodge
- h. Maint/Repair Office Areas
- i. Repair Kitchen
- j. Replace Condenser Tubes

Eielson-\$ 7.5M Program

- a. Repair Youth Center
- b. Repair Loop Hydrant Fueling System
- c. Construct Sewage System
- d. Emergency Repair Battery Shop
- e. Pave Quarry Munitions Area
- f. Add Lights to Quarry Hill
- g. Maintain/Repair Fuel Dikes
- h. Install Dike Drains
- i. Renovate SAC Life Support
- j. Replace Trailers, Arctic Survival
- k. Replace Airfield Markers
- l. Repair KC-135 Parking Spots
- m. Construct A-10 Fuel Tank Storage

FY90 Military Family Housing

Elmendorf, Improve Family Housing
(Bid as an option to FY89 MFH Project)

Misc 90 Projects

- a. King Salmon, Outdoor Recreation Pavilion
- b. Galena, Add/Alter Gym, Racquetball Courts/Bowling Lanes
- c. Eielson, Recreation Supply Building
- d. Eielson, Upgrade NCO Club
- e. Eielson, Repair Porch Roofs
- f. Eielson, Repair Utilidor

FY89 MILCON Program

<u>Project</u>	<u>Programmed Amount</u> (\$000)	<u>Status</u>
a. Eielson, Replace Fire Damaged Facility	7,500	Under Const.
b. Elmendorf, OTH-B Operations Building	17,500	In Design
c. Shemya, Add/Alter Acft Support Equip Shop	2,850	In Design
d. Shemya, Composite Airman Community Center	10,000	Award Pending
e. Shemya, Add/ Alter Chapel	1,100	Award Pending
f. Shemya, Addition to Fire Station	910	Under Const.
g. Eielson, Alter Dormitories	2,750	Under Const.
h. Eielson, Squadron Operations Facility	4,900	Under Const.
i. King Salmon, Communications Facility	2,850	Under Const.
j. Elmendorf, Diesel Maintenance Shop	2,150	Award Pending
k. Elmendorf, Fire Damaged Combat Alert Coll	3,050	Phase I Under Construction
l. Elmendorf, Acft Support Equip Storage Fac	990	Under Const.

FY90 MILCON PROGRAM

<u>Project</u>
a. Elmendorf, Civil Engineering Training Pac
b. Shemya, Upgrade POL System
c. Shemya, Upgrade Water System Phase II
d. Shemya, POL Operations Facility
e. Shemya, Cold Storage & Subsistence Warehouse
f. Shemya, Consolidated Communications Pac
g. Eielson, Add/Alter Vehicle Maint. Complex
h. Elmendorf, Combat Arms Training & Maint Pac
i. King Salmon, Expand Parking Apron
j. King Salmon, Fire Protection/Renovate CAC
k. Clear, Alter Dormitory

All projects still in design
Total program - \$50.5M

CONSTRUCTION CONTRACT PROGRAM SUMMARY
\$(000)

FY 90 OPERATIONS AND MAINTENANCE ARMY (OMA)

FORT RICHARDSON

1. HORIZONTAL SITE WORK (ROADS, CONCRETE, EXCAVATION)	50
2. ROOFING	600
3. UTILITIES	1000
4. HEATING SYSTEMS	1600
5. BLDG INTERIOR RENOVATION	1800
6. POWER PLANT WORK	1000
7. FENCING	100

FORT WAINWRIGHT

1. HORIZONTAL SITE WORK (ROADS, CONCRETE, EXCAVATION)	900
2. BLDG INTERIOR RENOVATION	5000
3. HEATING SYSTEMS	1500
4. POWER PLANT WORK	400

FORT GREELY

1. HORIZONTAL SITE WORK	200
2. INTERIOR RENOVATIONS	1250
3. FENCING	150
4. ROOFING	500

FY 90 FAMILY HOUSING

FORT RICHARDSON

1. INTERIOR RENOVATIONS	1000
2. ELECTRICAL/UTILITIES	2000
3. HEATING SYSTEMS	1000

FORT WAINWRIGHT

1. INTERIOR RENOVATION	1400
2. HEATING SYSTEMS	2500

FORT GREELY

1. INTERIOR RENOVATION	400
2. HEATING SYSTEMS	200

U.S. ARMY

HOUSE COMMITTEE REPORT

(7)

Date Referred: February 28, 1990

FURTHER REFERRALS:

Date of Committee Action: 3/14/90

The LABOR & COMMERCE Committee considered:

SJR 67

SENATE JOINT RES. NO. 67

MILITARY CONSTRUCTION PROJECT MORATORIUM

Relating to the federal moratorium on military construction projects.

RECOMMENDATIONS:

- be replaced with SJR 67 the same title
- have attached amendment(s) a new title
- do pass
- do not pass
- no recommendation
- individual recommendations
- additional referral to the _____ Committee

ADOPTS: _____ letter of intent

ATTACHES NEW FISCAL NOTE(s):
(Dept)

APPROVES PREVIOUS: (Date/Dept)

- fiscal impact _____
- zero fiscal note DNVA
- zero with analysis _____
- fiscal note(s) _____
- zero fiscal note(s) _____
- zero fn/analysis _____

SIGNING DO PASS:

SIGNING:
(Check approp. column)

Do Not
Pass No Rec Amend

<u>Max Boyer</u> Boyer			
<u>Paul Finkelstein</u> Finkelstein			
<u>David Donley</u> Donley			
<u>Chris Collins</u> Collins			
<u>Walter Greenberg</u> Greenberg			
<u>Loren A. Lehman</u> Lehman			

David Donley
Chairman's Signature

FISCAL NOTE

REQUEST:

Revision Date: February 9, 1990
 Title: An Act relating to federal moratorium of fed. construction projects
 Sponsor: Sen. Faiks
 Requestor: State Affairs

Agency Affected: DMVA
 BRU: _____
 Components: _____

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY 91	FY 92	FY 93	FY 94	FY 95	FY 96
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

GENERAL FUND						
FEDERAL FUNDS						
OTHER						
TOTAL						

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS : (Attach a separate page if necessary)
 This bill will have no fiscal impact on DMVA

Prepared by: Jeff Morrison, Director Phone: 465-4600
 Division: Administrative & Support Services, DMVA Date: 2/9/90
 Approved by Commissioner: MG John Schaeffer Date: 2/9/90
 Agency: Department of Military & Veterans Affairs

Distribution (by preparer):
 Legislative Finance
 Legislative Sponsor
 Requestor
 Office of Management and Budget
 Impacted Agency(ies)

Alaska State Legislature



Senate Judiciary Committee

March 1, 1990

MEMORANDUM

TO: Representative Dave Donley, Chairman
House Labor and Commerce Committee

FROM: Senator Jan Faiks

SUBJECT: Scheduling of SJR 67 - Federal Moratorium on Military
Construction Projects

Senate Joint Resolution 67 has been referred to your committee for consideration. I would appreciate your scheduling it for committee action at your earliest convenience.

The resolution was introduced in response to the moratorium U.S. Defense Secretary Cheney imposed through April 30, 1990 on new military construction projects. The moratorium is in response to the department's need to scrutinize planned new construction in light of the changing role of the United States' military forces.

There are three exceptions or options under the moratorium:

- When the U.S. has a legal obligation to award the contract or exercise the option;
- Where the contract or option is for the purpose of complying with the requirements of certain federal statutes; or
- Where the contract or option is for the purpose of meeting urgent requirements if the Deputy Secretary of Defense approves.

Because of the special construction requirements in Alaska, SJR 67 asks the Department of Defense to include in the definition of "urgent

requirements" a consideration of Alaska's special circumstances. It also asks they liberally apply this language in a manner that will reduce the negative effect of the moratorium on Alaska as much as possible.

By way of background, I have accompanied this memorandum with a packet distributed at the November 9, 1989 meeting between Alaska contractors and the Department of Defense. It illustrates the level of construction activity anticipated at that time in Alaska and which has subsequently been placed on hold. I have also enclosed a more brief list of the projects which have been delayed and the number of firms which had expressed interest in bidding on them.

Thank you -- and should you need any additional information, please let me know.

ADAK NAS AIRCRAFT DIRECT REFUELING STATION

Project No: N62474-88-C-4380

BID DATE: February 6, 1990 at 2:00 PM

Location: ADAK NAS, AK

Owner: U S NAVY

Description: Furnish labor, mat'l & equip to install an aviation fuel distribution sys w/welded pressure piping; pumps & control valve sitework; control house; cast-in-place & precast concrete; various metal fabrications; elect'l work such as interior wiring sys, pad mounted transformers & exterior lighting & incidental related work. Scope: Between \$1 & \$5 million

Plans/Specs: NAVAL FACIL ENGRG COMMAND CONTRACTS
OFFICER IN CHARGE NW AREA, PO BOX 2360
3806 NW ANDERSON HILL RD, SILVERDALE, WA 98383-2360
(206) 476-2600
CHARGE UNKNOWN

A.G.C. No: 9001049

Planholders: 90/04

Addendum:

1. Consists of 1 volume & drawings.

2. Verbal Adden. Extended Bid Date to 2/9/90.

SHEMYA AFB ADAL AIRCRAFT SUPPORT EQUIPMENT SHOP

Project No: DACAS5-90-B-0008

BID DATE: February 8, 1990 at 1:00 PM

Location: SHEMYA AFB, AK

Owner: U.S. ARMY ENGINEERS

Description: Alter a 2,800 s.f. bldg & const a 6,400 s.f. addition. Addition consists of precast concrete walls & metal roof. Heating, plbg, ventilation, elect'l power & lighting, fire sprinkler sys, asphalt paving, site excav & grading included. Also remove fuel contaminated soils & asbestos. Scope: Between \$1 & \$5 million

Plans/Specs: U.S. ARMY ENGR DIST, AK, ATTN: CENPA-CT-CO-M
PO BOX 898, ANCHORAGE, AK 99506-0898
OR BLDG 21-700 RM 56, ELMENDORF AFB, AK
(907) 753-2552

A.G.C. No: 9002062

Planholders: 90/03

\$49.00 NO REFUND

EIELSON AFB DINING HALL

Project No: DACAS5-89-B-0018

BID DATE: February 13, 1990 at 3:00 PM

Location: EIELSON AFB, AK

Owner: U.S. ARMY ENGINEERS

Description: Construct a 16,600 s.f. dining hall complete w/utilities. The facility is concrete masonry wall, struct'l steel framing, & concrete foundation. Some kitchen equip. included. Heating, ventilation, plumbing, lighting & communications are required. Scope: Between \$1 & \$5 million

Plans/Specs: U.S. ARMY ENGR DIST, AK, ATTN: CENPA-CT-CO-M
PO BOX 898, ANCHORAGE, AK 99506-0898
OR BLDG 21-700 RM 60, ELMENDORF AFB, AK
(907) 753-2552, ATTN: GAIL M WEST

A.G.C. No: 9003068

Planholders: 90/03

\$78.00 NO REFUND

FORT RICHARDSON COMMUNICATIONS CENTER ADDITION

Project No: DACAS5-90-B-0001

BID DATE: February 20, 1990 at 2:00 PM

Location: FORT RICHARDSON, AK

NEW LISTING

Owner: U.S. ARMY ENGINEERS

Description: Provide a Communications Support Facility by constructing an add. to Bldg #682 of approx. 14,000 s.f. to be connected w/access corridor. Incorporate secure areas with concrete floor & roof slabs enclosing CMU walls. The remaining bldg has concrete walls. Physical security barriers required around bldg. Scope: Between \$1 & \$5 million

Plans/Specs: U.S. ARMY ENGR DIST, AK, ATTN: CENPA-CT-CO-M
PO BOX 898, ANCHORAGE, AK 99506-0898
OR BLDG 21-700 RM 56, ELMENDORF AFB, AK
(907) 753-2552

A.G.C. No: 9004084

Planholders: 90/04

\$57.00 NO REFUND

FORT RICHARDSON ASPHALT & RECYCLED ASPHALT

Project No: DAHC76-90-B-0018 **BID DATE:** February 12, 1990 at 2:00 PM
Location: FORT RICHARDSON, AK *****NEW LISTING*****
Owner: U S ARMY
Description: See specs for full description. This is 100% small business set-aside. Scope: Unknown

Plans/Specs: U S ARMY CONTRG DIV, DIO **A.G.C. No:** 9005067
PO BOX 8-828, FORT RICHARDSON, AK 99808-0828 **Planholders:**
(907) 863-8288
CHARGE UNKNOWN

FORT WAINWRIGHT CHAIN LINK FENCING

Project No: DAHC76-90-B-0018 **BID DATE:** February 2, 1990 at 2:00 PM
Location: FORT WAINWRIGHT, AK
Owner: U S ARMY
Description: Consists of fence lattice privacy slats, chain link fencing &/gates. This is 100% small business set-aside. Scope: Unknown

Plans/Specs: U S ARMY CONTRG DIV, DIO **A.G.C. No:** 9001088
PO BOX 8-828, FORT RICHARDSON, AK 99808-0828 **Planholders:**
(907) 863-8288
CHARGE UNKNOWN

ELMENDORF AFB BASE SIREN SYSTEM REPLACEMENT

Project No: F66501-90-B0010 **BID DATE:** January 30, 1990 at 2:00 PM
Location: ELMENDORF AFB, AK
Owner: U S AIR FORCE
Description: Provide all plant, labor, mat'ls, equip & work necessary to complete project in accordance with specs & drawings. Consist of replacing existing single-tone base siren system with a dual-tone siren/public address system. Scope: Unknown

Plans/Specs: U S AIR FORCE, BASE CONTRG OFFICE/LGCBV **A.G.C. No:** 9001001
PO BOX 875, BLDG 6-920 RM 239, ELMENDORF AFB, AK 99808 **Planholders:** 90/01, 90/04
(907) 552-2237
CHARGE UNKNOWN

Addendum:

1 Consists of 12 pages. Extended Bid Date to 1/30/90. Consists of 1 volume.

PLANHOLDERS

SHEMYA AFB ADAL AIRCRAFT SUPPORT EQUIPMENT SHOP
BID DATE: February 8, 1990 at 1:00 PM

749.00

AGC No: 9002062

HASKELL CORPORATION	308-734-1200	RED SAMM CONSTRUCTION	308-827-2958
*MKB CONSTRUCTORS	308-634-1700	WASHINGTON MECHANICAL CONTRS	308-433-1600
CONCRETE TECHNOLOGY CORP.	308-383-3646	ASBESTOS REMOVAL SPEC OF AK	907-461-8650
*VECO, INC.	907-561-1701	*ALEUTIAN CONSTRUCTORS	308-762-4218
KELLY-RYAN, INC.	308-322-3705	WALSKY CONSTRUCTION CO.	907-274-8677
CLARKE'S SHEET METAL	308-343-3396	PERMA-PIPE	312-966-2150
*WESTERN ALASKA CONTRACTORS	907-561-1966	HCI HARRISON CONTRACTING, INC.	904-583-4648
DARLA ENVIRONMENTAL, INC.	915-772-8181	*ARC COMPANY	907-488-6040
CONSOLIDATED ENTERPRISES, INC.	907-277-4669		

FORT RICHARDSON COMMUNICATIONS CENTER ADDITION
BID DATE: February 20, 1990 at 2:00 PM

157.00

AGC No: 9004054

CONSOLIDATED ENTERPRISES INC	907-277-4669	*ALCAN ELECTRICAL & ENGRG	907-563-3787
MARENCO INC	907-348-1346	COOGAN CONSTRUCTION CO	907-780-6000
PERMA-PIPE	312-966-2150	WATTERSON CONSTRUCTION CO	907-277-7664
*SWALLING CONST CO INC	907-273-3461	*GASTON & ASSOCIATES INC	907-344-1717
JOHNSON EXCAVATION & CONST	907-378-8826		

RIELSON AFB DINING HALL

BID DATE: February 13, 1990 at 3:00 PM

AGC No: 9003065

#78.00

WATTERSON CONST CO	907-277-7664	*DYNAMIC PAINTING OF FAIRBANKS	907-456-6809
PERFECTION MECHANICAL	907-456-8979	CREE CONSTRUCTION CO INC	308-778-0484
*DAVIS CONST & ENGRG INC	907-562-2336	*MACOMBER CORPORATION	907-462-6283
*R G & B CONTRACTORS INC	907-338-2667	*C R LEWIS CO INC	907-276-3624
WICK CONSTRUCTION CO	308-634-1850	CONSOLIDATED ENTERPRISES	907-277-4669
*WESTERN MECHANICAL	907-482-1831	*GASTON & ASSOCIATES INC	907-344-1717
*APPLIED EQUIPMENT CO	907-561-4417	GAMBLE CONST CO INC	907-349-7636
ALASKA PETROLEUM CONTRS	907-563-5333	H & H CONTRACTORS INC	907-479-2236
*SUN AIR SHEET METAL INC	907-456-8766	*GHEMM CO INC	907-452-5191
*A & A ROOFING CO INC	907-452-3633	*FAIRBANKS CERAMIC SPECIALTIES	907-474-9389
*HOLADAY-PARKS INC	907-452-7181	*ALPHA CONSTRUCTION & ENGRG	907-268-2423
*INTERIOR ELECTRIC	907-474-0192	*SAMSON ELECTRIC, INC.	907-488-9516
*SWALLING CONSTRUCTION	907-273-3461	*AURORA CONST SUPPLY INC	907-462-4463
DIMOND ELECTRIC COMPANY	907-562-4606	*WILBUR BROTHERS SHEET METAL	907-462-3838
FAIRBANKS MACHINE & STEEL	907-452-4722	TOM DAVIS ASSOCIATES	919-726-0966
*FAIRHILL CONSTRUCTION INC	907-474-9261	JOHNSON EXCAVATION	907-376-8826
*HND ELECTRIC INC	907-452-6286	*GUNDERSON PAINTING	907-456-8287
*QUALITY FABRICATION INC	907-344-4526	*GREAT NORTHWEST INC	907-479-3121
STRAND INC	907-276-7214	IRON INC	907-487-2256
*R G & B CONTRACTORS INC	907-338-2667	METRO ELECTRIC INC	907-277-1392
STEEL FABRICATORS	907-276-4303	GRASLE & ASSOCIATES INC	907-452-4416
MUSKEG ENTERPRISES INC	907-457-4696	G & S CONSTRUCTION	907-262-6223
KELLY-RYAN INC	308-322-3705	QUALITY FABRICATION INC	907-344-4526
*OSBORNE CONSTRUCTION	308-827-4221	SANDSTROM PLEG & BTG	907-474-9696
*BUSH PAINTING	907-452-8024	GBC INC	907-488-0364

ADAK NAS AIRCRAFT DIRECT REFUELING STATION

BID DATE: February 6, 1990 at 2:00 PM

AGC No: 9001049

ABHE & SVOBODA INC	612-447-8760	ADAMO CONSTRUCTION	619-461-0807
AK FIRE EXTINGUISHER	907-272-8678	*ALASKA MECHANICAL	907-349-8802
*ALEUTIAN CONSTRUCTORS	206-762-4218	AMERICAN ENGRG LAB	619-247-8448
ANDERSON-MAGRUDER CO	206-784-4600	AVIATION CONSTRUCTORS INC	404-431-0800
BARNES & SON INC	801-266-5249	BAY ASSOCIATES	804-422-0752
BECKMAN CONST COMPANY	817-731-4121	BLUE STAR CONST INC	701-224-9019
BOOTS & COOTS FIRE & PROT CO	415-482-5360	*BOUNDS ELECTRIC	907-698-0558
C A SABAH & CO INC	503-646-5781	CATHODIC PROTECTION SVCS	216-725-6800
CHANNEL CONSTRUCTION INC	907-780-4224	CITY ELECTRIC INC	907-272-4531
CITY ELECTRIC INC	206-722-0700	CLAVAL	714-458-2201
COASTAL COATINGS INC	206-363-7103	COFFMAN CONSTRUCTION	619-560-8131
COMMERCIAL GENERAL CONST	206-522-2689	CONCRETE TECHNOLOGY	206-383-3645
CONSTRUCTION & RIGGING	907-563-3422	SWANSON GENERAL CONTRS	907-344-0022
COOKE MECHANICAL	619-452-3001	COPENHAGAN INC	503-692-3350
CORROSION CONTROL SPEC	206-251-8078	*DAVIS CONST & ENGRG INC	907-562-2336
DLW INFOSYSTEMS	214-690-1954	E & G CONTRACTORS INC	208-238-0661
E R PAUL COMPANY	714-598-0054	EASTERN STATES CONSTRUCTION	609-924-3334
ENGINEERING-SCIENCE	216-486-9005	*ENGINEERS & CONTRACTORS INC	907-345-4044
ETEX	707-762-0843	FOLEY COMPANY	616-241-3335
FORWARD ASSOCIATES LTD	415-892-2180	GAMMON TECHNICAL PROD INC	201-223-4600
GARTRELL CONSTRUCTION	619-723-8568	GILBERT WESTERN CORP	801-264-8692
GILL WESTERN CORP	415-697-3802	GOERTZ CONSTRUCTION	907-243-4094
GRAYBOR ELECTRIC	503-249-1300	IHP INDUSTRIAL INC	816-364-1581
INDUSTRIAL CONTRACTORS	208-522-6745	INTERSTATE CONSTRUCTION	916-351-0622
INTERMOUNTAIN ELECTRIC INC	509-536-7522	JOHANSSON PLUMBING CO	907-243-4482
KELLY-RYAN INC	206-322-3708	KIMEL ARCHITECTURAL	415-924-5681
KK MECHANICAL	801-773-6910	KLEMP CORPORATION	801-225-9350
LEDCOR ELECTRIC INC	206-481-1222	LIBERTY EQUIP & SUPPLY CO	206-682-8700
M H LOE COMPANY	805-643-2000	MCTIGHE INDUSTRIES	608-996-1162
MIL-TECH	213-666-6416	*MKB CONSTRUCTORS	206-834-1700
MONTEREY MECHANICAL CO	415-632-5173	MOUNTAIN STATE STEEL	801-785-5085
NORTH AMERICAN CONST	512-692-8944	NOVA GROUP INC	707-267-3200
OLYMPIAN PRECAST INC	206-668-1922	ORBIT VALVE COMPANY	415-685-8638
*OSBORNE CONSTRUCTION	206-827-4221	OVERHEAD ELECTRIC COMPANY	916-992-0460
PACIFIC PIPE COMPANY	415-452-0122	PAN AMERICAN PIPE & ALLOY	918-595-1600
PIPE INC	206-475-8388	PIPING & CORROSION SPEC INC	301-544-3237
PROFESSIONAL CONST CO	904-265-1309	QUALITY CONSULTANTS	203-859-8992
QUALITY FABRICATION INC	907-344-4526	R H ALEXANDER	415-932-3948
R J LANTHIER	619-566-9640	RAINIER ELECTRIC	804-671-8473
RAINIER ELECTRIC	206-892-7183	RED SAMM CONST INC	206-827-2958
ROCKFORD CORPORATION	907-344-4551	ROCKY MOUNTAIN PETROLEUM	505-546-2976
SERVICE ELECTRICAL SYSTEMS	619-695-6348	THE HOLDEN COMPANY	207-797-5700
THE REINFORCED EARTH CO	703-821-1175	THE WELCH COMPANY	214-438-1877
THERMAL PIPE SYSTEMS INC	503-696-6835	U S POLYCON CORP	904-769-2250
UTILTY VAULT CO	206-539-3500	*VECO INC	907-561-1701
W R HENDERSON INC	208-358-0764	WALSKY CONSTRUCTION CO	907-274-8677
WASHINGTON MECHANICAL CONTRS	206-433-1600	WATTS/MUESCO	713-943-0638
*WESTERN ALASKA CONTRS	907-561-1968	WESTINGHOUSE ELECTRIC SUPPLY	206-292-4068
WILLAMETTE FENCE CO	503-285-2761	Z L GARDNER COMPANY	619-792-0996
ZEE ENTERPRISES	206-297-3630		

SWPCO, P.O. BOX 960, BRISTOL, RI 02809

PLANHOLDERS

ELMENDORF AFB BASE SIREN SYSTEM REPLACEMENT

BID DATE: January 26, 1990 at 2:00 PM

AGC No: 9001001

CONTRACTING VENTURES INC	907-376-4640	*BOUNDS ELECTRIC	907-696-0555
*MATRIX CONSTRUCTION	907-349-4942	T-L-C SYSTEMS	619-938-0370
ALERTING COMMUNICATORS	414-242-5748	KINETIC ENERGY SYSTEMS	907-344-2631
CONSOLIDATED CONTR & ENGRG	907-562-2966	WHELEN ENGINEERING CO	203-526-9504
INDUSTRIAL ELECTRONICS INC	907-276-0023	ACTION CONTRACTORS	208-265-4789
UNIVERSAL CONSTRUCTION INC	801-561-0152	ANALYTICS	703-246-9060

ELMENDORF AFB BASE SIREN SYSTEM REPLACEMENT

BID DATE: January 30, 1990 at 2:00 PM

AGC No: 9001001

Additional Bulletin Listings: 90/01

C A SABAH & CO INC	503-645-5761	ARLINGTON ELECT CONST CO INC	708-882-6666
NORTH AMERICAN CABLE	713-568-2000	DETECTION TECH CORP	907-452-8500
*AUDIO VIDEO INC	907-561-1911	*ALCAN ELECTRICAL & ENGRG	907-563-3787
*3-WAY ELECTRIC	907-277-1694	KHO CONSTRUCTION	907-563-3034
AURORA ELECTRIC INC	907-349-2100		

PRE-INVITATIONS

FORT RICHARDSON COMMUNICATIONS CENTER ADDITION

Project No: DAC85-90-B-0001 **BID DATE:** February 13, 1990 at 2:00 PM
Location: FORT RICHARDSON, AK
Owner: U.S. ARMY ENGINEERS
Description: Provide a Communications Support Facility by constructing an add. to Bldg #652 of approx. 14,000 s.f. to be connected w/access corridor. Incorporate secure areas with concrete floor & roof slabs enclosing CMU walls. The remaining bldg has concrete walls. Physical security barriers required around bldg. Scope: Between \$1 & \$5 million

Plans/Specs: U.S. ARMY ENGR DIST, AK, ATTN: GENPA-CT-CO-M **A.G.C. No:** P049002
PO BOX 898, ANCHORAGE, AK 99506-0898 **Planholders:**
OR BLDG 21-700 RM 58, ELMENDORF AFB, AK
(907) 753-2552
\$57.00 NO REFUND

ADAK NAS FLEET HOSPITAL SUPPORT FACILITY SERIAL 23

Project No: N62474-87-B-7900 **BID DATE:** February 21, 1990 at Time Unknown
Location: ADAK NAS, AK
Owner: U S NAVY
Description: Furnish labor, mat'l & equip. to construct a controlled environment warehouse w/attendant, temp. relocatable facility (TRF). Includes all sitework, utility work, concrete paving & incidental related work. Scope: Over \$10 million

Plans/Specs: NAVAL FACIL ENGRG COMMAND CONTRACTS **A.G.C. No:** P019002
OFFICER IN CHARGE NW AREA, PO BOX 2360 **Planholders:**
3508 NW ANDERSON HILL RD, SILVERDALE, WA 98383-2360
(206) 476-2600
NO CHARGE

DILLINGHAM SMALL BOAT HARBOR MAINTENANCE DREDGING

Project No: DACW85-90-B-0018 **BID DATE:** February 22, 1990 at 2:00 PM
Location: DILLINGHAM, AK
Owner: U.S. ARMY ENGINEERS
Description: Furnish labor, equip, tools, mat'l, supervision & other items & svcs for annual maintenance dredging of approx. 80,000 c.y. from Dillingham Harbor. This is 100% small business set-aside. Scope: Between \$500,000.00 & \$1,000,000.00

Plans/Specs: U.S. ARMY ENGR DIST, AK, ATTN: GENPA-CT-CO-M **A.G.C. No:** P079003
PO BOX 898, ANCHORAGE, AK 99506-0898 **Planholders:**
OR BLDG 21-700 RM 58, ELMENDORF AFB, AK
(907) 753-2552
Available: 1/22/90

ADAK NAS HARPOON MISSILE MAGAZINE & INERT STOREHOUSE

Project No: N62474-77-B-2394 **BID DATE:** March 6, 1990 at Time Unknown
Location: ADAK, AK
Owner: U S NAVY
Description: Furnish all labor, mat'l & equip. to accomplish earthwork; install gravel roads; pour cast-in-place concrete, install metal work, waterproofing, dampproofing, blast resistant doors; construct pre-engineered metal bldg; install electrical utilities & incidental related work. Scope: Between \$1,000,000 & \$5,000,000.

Plans/Specs: NAVAL FACIL ENGRG COMMAND CONTRACTS **A.G.C. No:** P069004
OFFICER IN CHARGE NW AREA, PO BOX 2360 **Planholders:**
3508 NW ANDERSON HILL RD, SILVERDALE, WA 98383-2360
(206) 476-2600
Available: Approx. 01/29/90

