

STATE OF ALASKA

THE LEGISLATURE

1990

Source

SCS CSHCR 52(SA)

Legislative
Resolve No.

128



Relating to the leasing of space by the state and establishing the State Lease Task Force.

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

WHEREAS the state leases office space in over 60 communities throughout the state, and the purpose of these offices is to provide services to the public; and

WHEREAS the state's presence in these offices affects the business environment in the communities, and the design of these offices affects employee efficiency and morale as well as the cost of the leases; and

WHEREAS the state should be a responsible citizen in the communities and not cause the construction of buildings that are below the prevailing standard for commercial structures in the communities; and

WHEREAS the competitive sealed proposal process makes it possible to consider several appropriate attributes in addition to the cost of a lease, including the total life-cycle costs for maintenance and operations, functionality, indoor air quality, public convenience, design, appearance, and location of the leased building; and

WHEREAS a comprehensive review is needed of the issues raised in this resolution relating to the leasing of space by the state in order to determine how the state may achieve the goals proposed by resolves one through four of this resolution;

BE IT RESOLVED that the Alaska State Legislature respectfully requests the governor to direct the Department of Administration to seek lease space that not only accommodates the state's mission but is also compatible with the communities' concerns, including planning, zoning, and design regulations where they

exist; and be it

FURTHER RESOLVED that the Alaska State Legislature encourages state agencies to avoid leasing practices that would cause the construction of substandard commercial structures, but nothing in this resolution shall be construed as encouraging new construction or favoring new construction over the leasing of existing space; and be it

FURTHER RESOLVED that the Alaska State Legislature encourages state agencies to utilize the competitive sealed proposal process for the acquisition of leased space when the lease exceeds 10,000 square feet or a term of five years; and be it

FURTHER RESOLVED that the competitive sealed proposal process used to lease office space for the state should consider the total life-cycle cost to the state of the building to be leased as calculated over the term of the lease using a discounted present value analysis, and including maintenance and operations, functionality, indoor air quality, public convenience, design, and appearance; and be it

FURTHER RESOLVED that a State Lease Task Force is established to study the issues raised by the goals set out in the previous resolves in order to determine the best methods for achieving these goals; and be it

FURTHER RESOLVED that the task force shall consist of nine persons appointed by the governor, two representatives appointed by the speaker of the state house of representatives, and two senators appointed by the president of the state senate; and be it

FURTHER RESOLVED that the members of the task force appointed by the governor shall include two engineers licensed under AS 08.48, two architects licensed under AS 08.48, two representatives of local government, one representative from the Department of Transportation and Public Facilities, one representative from the Department of Administration, and one representative from the University of Alaska; and be it

FURTHER RESOLVED that the terms of the task force members shall begin July 1, 1990, and that the task force shall terminate January 22, 1991; and be it

FURTHER RESOLVED that the task force shall submit a report of its findings and recommendations to the governor and the legislature by January 21, 1991; and be it

FURTHER RESOLVED that the administrative and legal services of the Legislative Affairs Agency shall be made available to the task force.

COPIES of this resolution shall be sent to the Honorable Frank Baxter, commissioner of administration; the Honorable Mark S. Hickey, commissioner of transportation and public facilities; to the Honorable Donald O'Dowd, President of the University of Alaska; and to Ray Price, Executive Director of the Alaska State Housing Authority.