

Alaska State Legislature

Legislative Affairs Agency




Office of the Executive Director

Terry Miller Legislative Office Building, Room 217

Mailing Address: State Capitol, Rm. 3 Juneau, Alaska 99801-1182 Phone (907) 465-3800 Fax (907) 465-3234

MEMORANDUM

TO: Representative Mike Hawker, Chairman
Legislative Council

FROM: Pam Varni, Executive Director 

DATE: May 31, 2013

SUBJECT: Request For Information (RFI) Anchorage Office Space

On May 14, 2013, Tina Strong our Procurement Officer issued a Request For Information (RFI) for Anchorage Office Space to serve as the Legislator's District Offices and the Legislative Agency Support Offices in the Anchorage area. Our existing Anchorage lease is set to expire May 31, 2014 with no renewal options remaining.

The RFI was published on the State's On-Line Public Notice System. The Executive Branch no longer keeps a list of vendors to mail notices and relies on the On-Line Public Notice System. Additionally, Ms. Strong had email addresses from a previous RFI for the following Anchorage office property vendors and sent a copy of our RFI to:

Neeser Inc.
ReMax
Bond, Stephens, & Johnson: Chris
Bond, Stephens, & Johnson: Aletha
909 W 9th, LLC
Anchor Realty
JL Properties
Hickel Construction

The RFI closed on May 24, 2013 and two responses to the RFI were received from Carr-Gottstein Properties and Three Cedars, L.L.C.

Attached are the two responses.

Enclosures



May 24, 2013

Tina Strong, Procurement Officer
Legislative Affairs Agency
State Capital, Room 3
Juneau, AK 99801-1182
PH: (907) 465-6705

VIA EMAIL: tina.strong@akleg.gov

RE: Response to RFI for professional office space in Anchorage

Dear Ms. Strong:

We are in receipt of your Request for Information (RFI) for professional office space to serve as Legislators' personal Anchorage offices and the Legislative Agency support offices in the greater Anchorage area. The Landlord can meet all the minimum requirements of the RFI, and responds with the following information:

Owner's name: Carr Gottstein Foods Office Building, LLC
Site Address: 6411 A Street, Anchorage, AK 99518
Tax assessors Plat #: Plat #84-350
Tax assessors Lot #:(legal desc.): Tract 5B, Carr Gottstein Warehouse Subd.
Tax I.D. #: 012-092-10-000

General Description / Site Amenities:

The State of Alaska Department of Legislative Affairs will be the sole occupant with exclusive use of this building campus and dedicated parking lot. The lot entry will be well marked to direct the clientele.

The building is adjacent to, and overlooks, municipal park land, and has a wrap around lawn at the lower level for outdoor enjoyment. It is on a sloped site, with its main entry at the parking lot grade level and has direct access and views of the park and the yard from the lower floor level.

The building is a three story concrete and steel structure, which utilizes an exoskeleton structural design which allows for larger areas uninhibited by structural columns. There are no columns within the perimeter offices with the exception of the corner offices. The minimal interior columns are spaced at a generous 28'-0" apart.

The building is fully sprinklered, with a building wide fire alarm system. It also features a refurbished elevator and a new rooftop A/C air ventilation unit.



The site is located in a Midtown/Southern Anchorage forested area, backing up to the Campbell Creek Greenbelt, within approximately 150 yards of bike paths/walking trail systems, and surrounded by mature trees. There are mountain and creek views from the property, landscaped grounds and an exclusive picnic area, providing tenants with a comfortable work environment. Attached is an aerial photo which highlights the parcel.

Building Design Information:

- This Class A building is 35,311 total rentable square feet, and consists of three floors.
Top Level: 12,051 RSF
Main Level: 11,800 RSF
Lower Level: 11,460 RSF
*Note: Because Tenant would have sole occupancy of the building, only rentable square footage information applies and is provided.
- This building complies with all planning and zoning ordinances and Municipal development plans for government facilities.
- Contiguous office space is available by way of ADA compliant elevator and stair access to all three floors of the building.
- See attached site plan indicating ample available parking for the building. The 137 parking spaces provided will be more than adequate to meet the needs of the tenant and public and will comply with all ADA and municipal ordinances.
- Full telecommunications exist in the building by way of hard wiring and fiber optic cabling.

Requirements of the RFI can be met by Landlord as follows:

- Two executive conference rooms suitable for general meetings (approx. 250 SF each)
- Four 3 room office suites (approx. 800 SF each)
- Twenty three 2 room office suites (approx. 500 SF each)
- Fifteen 1 room office suites (approx. 200 SF each)
- Each of the three levels of the building has at least one copier room.
- The lower two levels of the building have full kitchens with breakrooms and the upper level has a kitchenette / coffee bar with a sink and wash area.
- Storage Area – for boxes, supplies, equipment spares (approx. 1,100 SF)
- Information Services Staff Area & Maintenance Shop – suitable for three people and work bench for maintaining equipment (approx. 300 SF)
- One network room – equipped with cooling for 200 SF of computer and telecommunications equipment.
- Network Closets – one per floor with good ventilation (approx. 50 SF each) preferable in silo configuration.



- Contiguous ground floor space (minimum of 3,600 SF) for the Legislative Information Office consisting of:
 - Two small enclosed offices with additional open space for four support staff (approx. 950 SF)
 - One large hearing room – suitable for legislative hearings and teleconferencing (approx. 1,500 SF adjoined by a teleconference bridge room approx. 200 SF)
 - Two medium hearing rooms – suitable for legislative hearings and teleconferencing (approx. 250 SF)
 - One small hearing room – suitable for legislative hearings and teleconferencing (approx. 200 SF)
 - LIO Copier & Mailroom enclosed office – close proximity to LIO (approx. 250 SF)

Occupancy Date:

One Hundred Fifty (150) days after final award, approved floor plans and final approval of scope of Tenant Improvement Work.

Cost Information provided based upon a Ten (10) year lease term:

- Lease Rate is **\$2.42** per rentable square foot per month (\$85,452.62), Year 1, with annual Consumer Price Index increases and pass through of operating expense increases over Base Year 2014.
- Lease Type is Full Service.
- Tenant Improvement Allowance:
Twenty Dollars (\$20.00) per rentable square foot, for a total of \$706,220.00

If you have any additional questions please call. Thank you for the opportunity to provide this information.

Best regards,

Gail Bogle-Munson
Leasing Director, Broker
Carr Gottstein Properties
4000 W. Dimond Blvd. Suite 240, Anchorage, AK 99502
PH: (907) 564-2424
gail@carrgottstein.com

Enclosures:

- Building Photos
- Aerial Photo
- Site Plan Parking

4000 W Dimond Blvd, Ste 240
Anchorage, Alaska 99502

PHONE 907 564 2424

FAX 907 561 7860

www.CarrGottstein.com

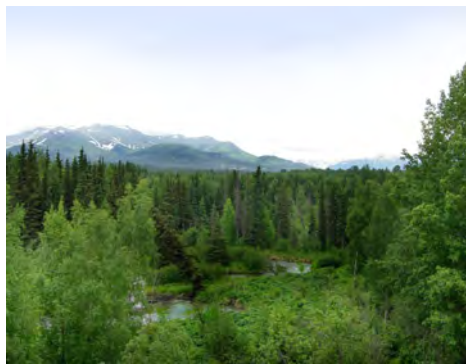
Carr Gottstein Properties

Owner: Carr Gottstein Foods Office Building, LLC

6411 A Street, Anchorage, Alaska, 99518

Shown are photos included in Response to Request for Information (RFI) for professional office space to serve as Legislators' personal Anchorage offices and the Legislative Agency support offices.

Exterior view and surrounding area —



Interior Lobby and Office areas



Carr Gottstein Properties

Owner: Carr Gottstein Foods Office Building, LLC

6411 A Street, Anchorage, Alaska, 99518

Shown is an aerial location photo included in Response to Request for Information (RFI) for professional office space to serve as Legislators' personal Anchorage offices and the Legislative Agency support offices.

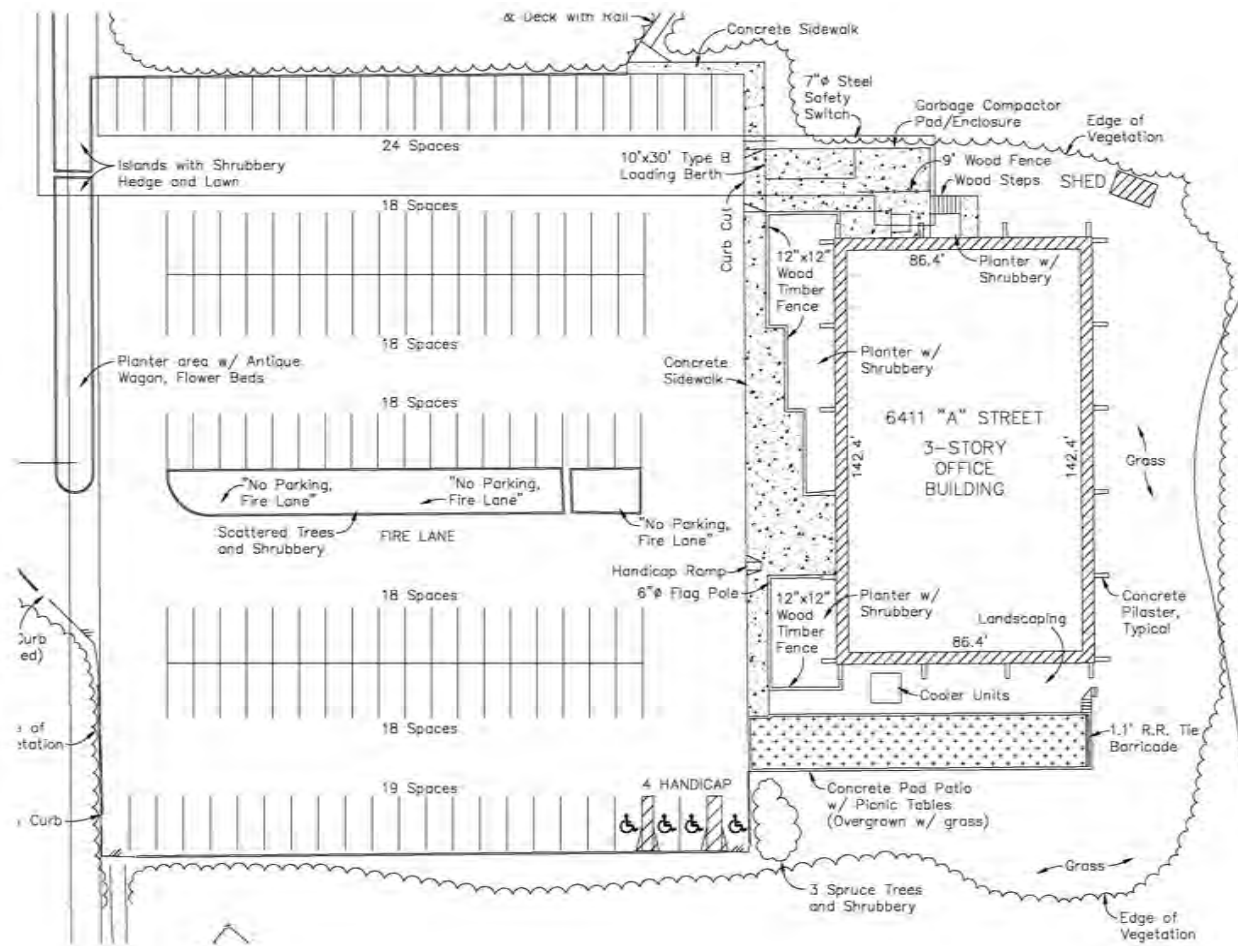


Carr Gottstein Properties

Owner: Carr Gottstein Foods Office Building, LLC

6411 A Street, Anchorage, Alaska, 99518

Shown is a parking site plan included in Response to Request for Information (RFI) for professional office space to serve as Legislators' personal Anchorage offices and the Legislative Agency support offices.



Three Cedars, L.L.C.
2525 Gambell Street, Suite 307
Anchorage, Alaska 99503

May 22, 2013

State of Alaska
Legislative Affairs Agency
State Capitol, Room 3
Juneau, AK 99801-1182

Attention: Tina Strong, Procurement Officer
Tina.Strong@akleg.gov

Re: RFI for Legislative Affairs Agency

Sent via e-mail

Dear Ms. Strong:

In response to the above-mentioned "Request for Information", we propose The Three Cedars Building.

This building is a newly constructed class A office building. We are able to meet all of the requirements of the RFI and be available on or before May 1, 2014. We are able to start tenant improvements immediately.

The owner's name is: Three Cedars, L.L.C.
Physical address is: 2701 Gambell Street
Anchorage, AK

We would propose the approximate cost information:

Net usable is 27,218 square feet and net rentable is 33,876 square feet.

We propose a full service lease.

We offer a tenant improvement allowance of \$30.00 per square foot below grid.

We offer the space at \$2.90 per rentable square foot and \$ 3.61 per usable square foot.

All of the required parking is paved, striped and landscaped and in addition there are thirty spaces in the first floor heated garage.

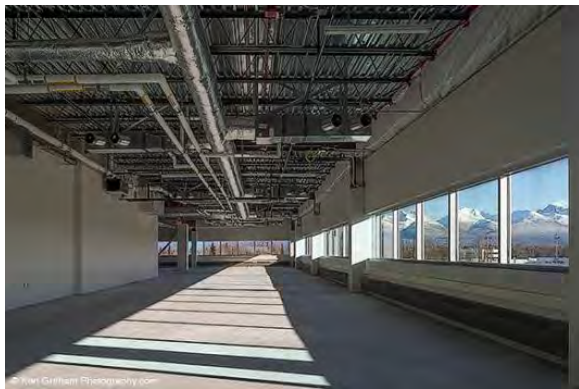
Also attached are pictures and additional information on the Three Cedars Building.

Please feel free to contact us at any time.

Thank you for your consideration.

Geraldine Estabrook
Three Cedars, L.L.C.
Manager
Office: (907) 277-6655
Fax: (907) 272-0614
Email: anchorrealty@acsalaska.net

Three Cedars - Photos



Summary of Important Facts for Three Cedars

Property: The Class A Office Building is located on the east side of Gambell Street between Northern Lights Boulevard and Fireweed Lane. The address is 2701 Gambell Street, Anchorage, Alaska.

Legal Description: Lot 25A, Block 4, Lampert Subdivision.

Site Data: 45,000 SF

Zoning: B-3 (General Business)

Utilities: All public utilities are available to the site.

Improvements: Steel frame and glass, four-level office complex containing a gross building area of 48,906 SF including the parking garage and mechanical penthouse.

Neighborhood Characteristics and Data

The Subject property is located approximately 3 miles south of the downtown core area. The area is locally known as the midtown business district.

The specific neighborhood boundaries are defined as Fireweed Lane to the north, 36th Avenue to the south, the New Seward Highway to the east and "C" Street to the west. These boundaries are selected based on zoning, access, and use characteristics.

Access to and through the neighborhood is considered very good with the New Seward Highway, Minnesota Drive, "A" Street and "C" Street, all major arterials, providing the main north/south access. The primary east/west access is provided by Benson Boulevard or Northern Lights Boulevard, both being one-way major arterials that bisect the neighborhood. Direct access to the specific site is provided by Gambell Street, a minor two-lane, two-way street that connects Northern Lights Boulevard and Fireweed Lane.

Also located within the immediate area is the Sears Mall, which is one of the city's most successful retail projects. A Wal-Mart, Barnes and Noble Bookstore, and Century Movie Theater are located two to six blocks southwest of the Subject. The neighborhood is also considered the financial center of the community with most of the city's financial institutions having a presence in the area. The neighborhood is also home to several hotels, the public library, and numerous eating establishments.

To summarize, the midtown neighborhood is considered to be the best location in the city for general business. The Subject is physically located in the northeast corner of the neighborhood. Overall, the midtown neighborhood is considered to be one of the best commercial districts in the city.

Improvement Description

The Subject is a four-story plus mechanical penthouse, Class A office building constructed in 2011 to 2012, containing a gross building area of approximately 48,906 SF including the mechanical penthouse and parking garage.

Three Cedars offers fabulous views of the Anchorage Bowl and Chugach Range.

The structure components are broken out as follows:

Ground Level Garage	11,700 SF
Above Ground Office	35,100 SF
Mechanical Penthouse	<u>2,106 SF</u>
Total Gross Building Area	48,906 SF

The structure is Class A steel frame and glass construction with a poured concrete parking garage. The complex is fully sprinklered, has two elevators and two internal stairwells. One elevator is oversized. The mechanical system is natural gas fired hot water HVAC.

The floor plates each contain a gross area of 11,700 SF with 14' wall heights. The building is designed with a center core common area and office space around three sides of the perimeter. The common core area on each floor consists of two public restrooms, two elevators, one

Improvement Description—Continued

lobby, two stairwells, utility rooms, data room, storage room, shower room and ventilation shafts. The gross building area of the office levels, excluding the penthouse, is 35,100 SF.

The main structure is steel frame. The floors are steel decking with poured concrete. The four-story structure has a parking garage on the ground level, three levels of commercial office space and a mechanical penthouse. The height of the building is 40.5', plus the 14' high penthouse. The exterior of the building is a combination of solar cool grey reflective insulated glass panels, Azurite solar cool reflective insulated glass panels and insulated metal panels. The building footprint is 90' X 130'.

The ground level main entry is on the west end of the structure. The entry is a glass store front into the elevator lobby. The access is available from the street or from the garage. The garage has four overhead doors, two on the north and two on the south sides. There is a small storage room and mechanical room in the garage area.

The roof is tapered with a 30" parapet. The roof is built up with a rubber membrane cover.

The mechanical system is located in the mechanical penthouse on top of the building. The full HVAC system contain two natural gas fired hot water boilers and four heat pumps to support a hydriodic heating system. The air exchange ventilation system has air separators, make-up air units and air handling units. There are gas fired hot water heaters. The plumbing consists of a three-fixture men's and three-fixture women's restroom on each floor. All are ADA compliant. Each floor has a janitorial closet with plumbing and each floor has a shower stall in the common core.

Improvement Description-Continued

The interior finish is Class A with tile floors in the lobby areas and restrooms. The common Core area has finished drywall, dropped ceilings with recessed lighting and carpeted floor. The Tenant build-out will be specific to the tenants' needs.

Parking

Thirty spaces are available in the first floor heated garage with the additional required parking provided on-site and in the immediate area. All parking is paved, striped and landscaped.