

Legislative Council Actions Regarding Anchorage LIO Procurement

Pam – can you fill in historical timeline?

- 5/13/13: Legislative Council authorized Chairman Hawker to “to develop proposals for a lease extension for the Anchorage legislative office building with tenant improvements performed by the landlord to be presented for consideration at the next Legislative Council meeting and to concurrently issue an RFI for appropriate office space on a municipality-wide basis that would be available for move in by June 1, 2014.”
- 5/14/13: Legislative Affairs Agency Request for Information is posted; responses are due by 4:00pm on May 24, 2013. Two responses were received from Carr-Gottstein Properties and Three Cedars, LLC.
- 6/7/13: RFI Responses were presented to Legislative Council in Executive Session – neither was deemed appropriate. Mr. Pfeffer also presented the proposal from the landlord (716 West Fourth Avenue, LLC) to add additional square footage and upgrade the current building. Legislative Council adopted the following motions:
- MOTION – LEASE EXTENSION: I move that Legislative Council authorize the chairman to negotiate all the terms and conditions necessary to extend Lease 2004-024411-0 pursuant to AS 36.30.083(a).
- MOTION – AMEND PROCUREMENT PROCEDURE: I move that Legislative Council adopt proposed Amendment No. 12 to the Legislative Procurement Procedure 040 to provide a limited ability for the Legislative Affairs Agency, or a Legislative Committee, to materially modify an existing lease that was previously competitively procured.
- MOTION – AUTHORIZE MATERIAL AMENDMENTS TO LEASE: I move that Legislative Council authorize the chairman to negotiate amendments to lease 2004-024411-0 by mutual agreement with the Lessor to remove the limitation of amending a lease that amounts to a material modification in paragraph 42; and to include 712 West Fourth Avenue, with other terms and conditions necessary to accommodate renovations, not to exceed the estimated cost of a similarly sized, located and apportioned newly constructed building as determined by the Alaska Housing Finance Corporation.
- MOTION - ENGAGE AHFC AS LESSEE'S REPRESENTATIVE: I move that Legislative Council authorize the chairman to enter into a contract for payment not to exceed \$50,000, for AHFC to act as the Lessee's representative in negotiating an extension to Lease 2004-024411-0, as amended to include 712 West 4th Avenue, and to assist in managing the Lessor's compliance with the terms and conditions of the Lessor's improvements, as described in the lease extension.
- 8/23/13: Update on landlord proposal was presented in Executive Session. Legislative Council also authorized “the Chairman to research the possibility of a lease-purchase agreement with the landlord concurrently with the ongoing lease extension negotiations.”