
From: Doc Crouse
Sent: Friday, April 12, 2013 1:59 PM
To: Tanya Bratslavsky
Subject: Re: A couple of questions

Out of office in legislative session rest of the day. We have been on standby for hearings past three days on KABATA bill.

Sent from my iPhone

On Apr 12, 2013, at 1:54 PM, "Tanya Bratslavsky" <tanya@bce-ak.com> wrote:

Hello Doc,
I have a couple of questions and would like to give you a call.
When would be a good time for a call like this (about 10-15 min)?
Thank you very much.

Tanya Bratslavsky, P.E., A.V.S.

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Mike Buller
Sent: Tuesday, June 11, 2013 9:54 AM
To: Doc Crouse
Subject: Fwd: LIO

Here we go.

Sent from my iPad

Begin forwarded message:

From: Dan Fauske <dfauske@ahfc.us>
Date: June 11, 2013, 9:52:18 AM AKDT
To: Mike Buller <mbuller@ahfc.us>
Subject: FW: LIO

Mike we need to talk about this today. All is good but I just want to explain what Hawker said to me on the phone yesterday.

Dan

-----Original Message-----

From: Rep. Mike Hawker [<mailto:Rep.Mike.Hawker@akleg.gov>]
Sent: Monday, June 10, 2013 6:59 PM
To: Juli Lucky; Dan Fauske
Cc: Pamela Varni
Subject: LIO

Hi Dan and Juli,

Dan - per our recent phone calls, would you arrange to have your people coordinate through Juli, what ever needs to be done to establish AHFC as the legislature's tenant rep to provide project management and consulting services as the LIO renovation and modernization project gets underway.

I think the landlords want to have a scoping meeting as soon as possible.

I will be available on email or cell - (907) 250-6003, but please coordinate things through Juli Lucky as I will be out of town the next month. We want to keep Pam Varni in the communication loop as well.

Thanks all.

Mike

From: Stacy Schubert
Sent: Wednesday, June 12, 2013 11:33 AM
To: Mike Buller; Dan Fauske; Doc Crouse; Michael Strand
Cc: Cary Bolling
Subject: Mtg with Rep. Hawker's staff

Juli would like to meet with our project team to go over the LIO expansion. Can you meet this Friday at 10:30 am at our HQ? (If not, please suggest an alternate time)

Thanks,
Stacy

Sent from my iPhone

From: Doc Crouse
Sent: Wednesday, June 12, 2013 1:12 PM
To: Stacy Schubert
Subject: RE: Mtg with Rep. Hawker's staff

Tomorrow would be better for me, but I will manage anyway this goes.

-----Original Message-----

From: Stacy Schubert
Sent: Wednesday, June 12, 2013 11:33 AM
To: Mike Buller; Dan Fauske; Doc Crouse; Michael Strand
Cc: Cary Bolling
Subject: Mtg with Rep. Hawker's staff

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Stacy

Sent from my iPhone

From: Stacy Schubert
Sent: Wednesday, June 12, 2013 11:15 PM
To: Mike Buller; Dan Fauske; Doc Crouse; Michael Strand
Cc: Cary Bolling
Subject: Re: Mtg with Rep. Hawker's staff

Juli would now like to meet with Mark Pfeffer as well and attempt to do it tomorrow (Thursday) at the project site downtown at 4 pm.

Juli may want to meet with us in Rep. Hawker's office privately beforehand, likely at 3:30 pm.

Does this schedule work for you?

Sent from my iPhone

On Jun 12, 2013, at 11:32 AM, "Stacy Schubert" <sschubert@ahfc.us> wrote:

> Juli would like to meet with our project team to go over the LIO expansion. Can you meet this Friday at 10:30 am at our HQ? (If not, please suggest an alternate time)

>

> Thanks,

> Stacy

>

> Sent from my iPhone

From: Doc Crouse
Sent: Thursday, June 13, 2013 7:34 AM
To: Stacy Schubert
Subject: RE: Mtg with Rep. Hawker's staff

Perfect!

-----Original Message-----

From: Stacy Schubert
Sent: Wednesday, June 12, 2013 11:15 PM
To: Mike Buller; Dan Fauske; Doc Crouse; Michael Strand
Cc: Cary Bolling
Subject: Re: Mtg with Rep. Hawker's staff

Juli would now like to meet with Mark Pfeffer as well and attempt to do it tomorrow (Thursday) at the project site downtown at 4 pm.

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>

> Thanks,

> Stacy

>

> Sent from my iPhone

From: Doc Crouse
Sent: Thursday, June 13, 2013 10:06 AM
To: Mike Buller
Subject: LIO

Mike,

I left copies of the previous proposed cost break-downs for construction of a new building from last year in your office. I also still have a correspondence file and your copy of the original KPB proposal to the Legislative Council if you need it.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, June 13, 2013 10:58 AM
To: Juli Lucky (Juli.Lucky@akleg.gov); Stacy Schubert; Doc Crouse
Subject: Meeting this afternoon.

Juli,

Emailing Stacy and Doc at the same time.

My 3:00 meeting cancelled so I could move the suggested 4:00 time up to 3:00. So either time would work. What works for everyone else?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, June 13, 2013 11:08 AM
To: Mark Pfeffer
Cc: Stacy Schubert; Doc Crouse
Subject: Re: Meeting this afternoon.

Mark -

Sorry I didn't get back to you earlier - I am soccer-mom this morning and just got off the field. I have already confirmed with AHFC contacts for today. They will be coming to LIO to meet me and we'll head over to your office at 4.

Juli

Sent from Juli's iPhone, please forgive my two left thumbs and iAutoCorrect

On Jun 13, 2013, at 10:58 AM, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com> wrote:

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Emailing Stacy and Doc at the same time.

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425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, June 13, 2013 11:11 AM
To: Juli Lucky
Cc: Stacy Schubert; Doc Crouse
Subject: RE: Meeting this afternoon.

Ok sounds good

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Thursday, June 13, 2013 11:08 AM
To: Mark Pfeffer
Cc: Stacy Schubert (sschubert@ahfc.us); Doc Crouse
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Mark Pfeffer

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425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Stacy Schubert
Sent: Friday, June 14, 2013 2:00 PM
To: Doc Crouse; Mike Buller
Subject: FW: Weekly meeting

What works for you guys?

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Friday, June 14, 2013 12:54 PM
To: Stacy Schubert
Subject: Weekly meeting

Stacy,

Yesterday, someone had mentioned we should have a weekly standing meeting. I am pretty flexible with my schedule except for 9:30 – 11:30 most weekdays until August 8 (my daughter is taking tennis lessons). However, if that is the only time available, I can get my husband to take her one day per week. Let me know what works for you and your folks.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stacy Schubert
Sent: Monday, June 17, 2013 11:34 AM
To: Doc Crouse
Cc: Cary Bolling
Subject: FW: Anchorage LIO Lease Extension - additional information
Attachments: 6-5-13 BOV 716 W 4th Ave.pdf; AS 36.30.083.pdf; 2013 06 07 FINAL Agenda with motions.pdf; Procurement Code Amendment 12.pdf

-----Original Message-----

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Monday, June 17, 2013 9:24 AM
To: Mike Buller; Stacy Schubert; MPfeffer@PfefferDevelopment.com
Cc: Pamela Varni
Subject: Anchorage LIO Lease Extension - additional information

Hello all,

This should be the last pack of background information for the lease, unless there is something additional that you would like. Attached please find the Broker's Opinion of Value, AS 36.30.083(a), the motion sheet from the last Legislative Council meeting, and the amendment to the procurement code adopted at the meeting. I do not have a full copy of the procurement code, but if it would be beneficial, please let me know and I can get it to you.

~~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, June 20, 2013 1:21 PM
To: Mike Buller; Doc Crouse; Stacy Schubert; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Cc: BOneill@PfefferDevelopment.com; Pamela Varni; Rep. Mike Hawker
Subject: FW: Title 36 Lease Requirements for State Offices
Attachments: Lease Determination Letter PCOL 184.pdf

Hello all,

As we previously discussed, I was recently contacted by Kyle Stalder at Wage and Hour regarding Title 36. Attached is the information he provided to me. My assumption is that this is a concept that is very familiar with those of you involved in construction and that we have no problems anticipated with Title 36. Please let me know if this assumption is incorrect and I need to do any additional research on this issue.

Thank you.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stalder, Kyle E (DOL) [<mailto:kyle.stalder@alaska.gov>]
Sent: Tuesday, June 18, 2013 3:08 PM
To: Juli Lucky
Subject: FW: Title 36 Lease Requirements for State Offices

Juli,
Per our conversation here is some information for you to review for determination on state leased properties. The work on the building the Legislature leases falls under [AS 36](#), public construction¹. The letter I have included is a Public Contract Opinion Letter (PCOL 184) written back in 2002. The letter is relevant as it deals with many of the issues that the Legislature building project is going to encompass. I have also included a link to pamphlet 400 which contains all the statutes for Title 36:

<http://labor.alaska.gov/lss/forms/Pam400.pdf>

Some items to consider:

- If a successful bidder rehabilitates an existing building in order to satisfy the lease, all rehab work such as roof repairs, installing or repairing sprinkler heads, heating or cooling system, flooring, windows, or electrical and plumbing work necessary to bring the building up to the specifications of the State lease is subject to the Act.
- If a successful bidder remodels existing space and builds new space for the lease, all remodeling work on the existing space and the new construction is subject to the Act. This would include the new additions planned to the Legislature building.
- Once the lease has been awarded, any construction, alteration or repair done under the lease is subject to the Act.

- Moreover, after the lease has been awarded, the repair of all systems that are a normal part of the building, such as roofs, carpeting, false ceilings, sprinklers, windows, heating and cooling, and sheetrock is subject to the Act.

¹**AS 36.95.010 (3)** “public construction” or “public works” means the on-site field surveying, erection, rehabilitation, alteration, extension or repair, including painting or redecorating of buildings, highways or other improvements to real property under contract for the state, a political subdivision of the state, or a regional school board;

Please don't hesitate to contact the Department if you have any questions.

Sincerely,

Kyle Stalder
Wage and Hour Investigator I
Wage and Hour Administration
Phone: (907) 269-4909
Fax: (907) 269-4915
Kyle.stalder@alaska.gov

We provide FREE monthly Seminars: <http://labor.alaska.gov/lss/forms/seminar-anchorage.pdf>

I am not an attorney and I cannot provide legal advice. I work for the Alaska Department of Labor and Workforce Development, Labor Standards and Safety Division. I can only provide you with the current enforcement perspective of the Division based upon the specific facts provided. Statements and conclusions expressed herein may change depending upon the inclusion or exclusion of additional facts or background information. The enforcement perspective of the Division may also change over time.

From: Doc Crouse
Sent: Monday, June 24, 2013 10:35 AM
To: Juli Lucky
Cc: Mike Buller
Subject: RE: Title 36 Lease Requirements for State Offices
Attachments: Title 36 fee.pdf

Juli,

I checked the preliminary construction cost proposal from Criterion General for any notes regarding proposed wage rates. On page 2 of the estimate (see attached in yellow high-light) there is a line item #00620 for the DOL Labor Fee in the amount of \$5,000. This is the payroll compliance fee for Title 36 review, which would indicate they intend to comply with Title 36 (Alaska's "Little Davis Bacon" act).

Mr. Stalder has also previously contacted AHFC over this same issue, which seems a little unusual for wage and hour to be going to such lengths at this stage.

Let me know if you have any other questions. Otherwise we will see you this afternoon.

DeWayne "Doc" Crouse, Director
AHFC Construction Department
Public Housing Division
4300 Boniface Parkway
Anchorage AK 99504
P (907) 330-8136
F (907) 338-1679
C (907) 980-9779

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Thursday, June 20, 2013 1:21 PM
To: Mike Buller; Doc Crouse; Stacy Schubert; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Cc: BOneill@PfefferDevelopment.com; Pamela Varni; Rep. Mike Hawker
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Thank you.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501

From: Stalder, Kyle E (DOL) [<mailto:kyle.stalder@alaska.gov>]
Sent: Tuesday, June 18, 2013 3:08 PM
To: Juli Lucky
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Please don't hesitate to contact the Department if you have any questions.

Sincerely,

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Wage and Hour Investigator I
Wage and Hour Administration
Phone: (907) 269-4909
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From: Doc Crouse
Sent: Tuesday, June 25, 2013 8:37 AM
To: Stacy Schubert
Subject: LIO building

Stacy,

Juli attended the design/build team meeting yesterday along with Pam Varni and their IT person (Curtis) from Juneau. It was a productive meeting and worked well to have them there for that portion of the discussion, and it gave them (Curtis and Pam) a chance to look at the proposed interim space.

Immediately following the D/B team meeting, we (Juli, Pam & Curtis) met at Rep. Hawker's office with Mike Buller, the LIO IT person (another Mike), and Doug Gardner on the phone. Still waiting to receive a BOV from Pfeffer Development, and narrowing the focus on estimated construction cost. There seems to be a question over lease payments once the building is vacated if they do not use the interim space proposed by Pfeffer? And, how the tenant improvements are being financed if payment is not made until final completion/occupancy. Is there an expectation by Pfeffer that he will be reimbursed for carrying that portion of the financing?

No Reindeer dogs were injured or harmed in any way following the meeting!



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Stacy Schubert
Sent: Tuesday, June 25, 2013 8:41 AM
To: Doc Crouse
Subject: Re: LIO building

You're awesome. Thanks Doc!

Sent from my iPhone

On Jun 25, 2013, at 11:36 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Stacy,

Juli attended the design/build team meeting yesterday along with Pam Varni and their IT person (Curtis) from Juneau. It was a productive meeting and worked well to have them there for that portion of the discussion, and it gave them (Curtis and Pam) a chance to look at the proposed interim space.

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<[image001.png](#)>

DeWayne "Doc" Crouse
Director, Construction Department

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Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, July 01, 2013 10:45 AM
To: Doc Crouse; Stacy Schubert; Mike Buller
Subject: Meeting today?

Hello all,

Do we have a need to meet today? I'm available, of course, but don't want to waste anyone's time if there's nothing new to report. I still haven't had a chance to touch base with my boss on any items, so I don't have any updated info.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Monday, July 01, 2013 10:48 AM
To: Juli Lucky; Stacy Schubert; Mike Buller
Subject: RE: Meeting today?

I will be attending the design meeting at KPB

Doc

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Monday, July 01, 2013 10:45 AM
To: Doc Crouse; Stacy Schubert; Mike Buller
Subject: Meeting today?

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~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Monday, July 01, 2013 10:51 AM
To: Juli Lucky
Subject: RE: PD PROJECTS

Thanks! I would have been there all by myself.

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Monday, July 01, 2013 10:49 AM
To: Doc Crouse
Subject: FW: PD PROJECTS

Doc – I assumed today’s meeting was cancelled based on this e-mail.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Andrew J. Weiss [<mailto:AWeiss@KPBArchitects.com>]
Sent: Monday, July 01, 2013 9:42 AM
To: Dave DeRoberts; 'David Stanfield' (dstanfield@gmialaska.com); Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); Eric Cowling; 'Brian' (BrianSchmid@eiceng.com); David Stierwalt; kandersen@reidmiddleton.com; eddie.hakala@ebsc.us; luke@ebsc.us
Cc: Jeff Koonce; Juli Lucky; Bob O'Neill; Mark Pfeffer
Subject: PD PROJECTS

Good morning,

We will not be meeting today on the PD projects due to the fact that we all have a lot to do before Wednesdays deadline. I have uploaded the current REVIT file to our FTP site. I have also attached CAD & PDF file of some typical floor plans. Please keep in mind that these drawings are a work in progress. We have also included some typical plumbing fixture, lighting & diffuser cuts. Please call me with any questions you have regarding the project.

Thank you,

Andy

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501

v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, July 01, 2013 11:16 AM
To: Doc Crouse
Subject: RE: PD PROJECTS

That's why I thought we might want to cancel this afternoon. What do you think?

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [<mailto:dcrouse@ahfc.us>]
Sent: Monday, July 01, 2013 10:51 AM
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Subject: RE: PD PROJECTS

Thanks! I would have been there all by myself.

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Subject: FW: PD PROJECTS

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To: Dave DeRoberts; 'David Stanfield' (dstanfield@gmialaska.com); Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); Eric Cowling; 'Brian' (BrianSchmid@eiceng.com); David Stierwalt; kandersen@reidmiddleton.com; eddie.hakala@ebsc.us; luke@ebsc.us
Cc: Jeff Koonce; Juli Lucky; Bob O'Neill; Mark Pfeffer
Subject: PD PROJECTS

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Andrew J. Weiss

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From: Stacy Schubert
Sent: Monday, July 01, 2013 11:16 AM
To: 'Juli Lucky'; Doc Crouse; Mike Buller
Subject: RE: Meeting today?

Hi Juli:

Thanks for your email. I've talked with Mike and we agree that postponing until next week will work just fine. Have a great 4th of July and long weekend!

-S

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Monday, July 01, 2013 10:45 AM
To: Doc Crouse; Stacy Schubert; Mike Buller
Subject: Meeting today?

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Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stacy Schubert
Sent: Monday, July 01, 2013 3:40 PM
To: Mike Buller; Doc Crouse
Subject: RE: Title 36 Lease Requirements for State Offices

I see Juli's question was directed at us and Mark. Have either of you sent a reply or seen one?

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Thursday, June 20, 2013 1:21 PM
To: Mike Buller; Doc Crouse; Stacy Schubert; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Cc: BOneill@PfefferDevelopment.com; Pamela Varni; Rep. Mike Hawker
Subject: FW: Title 36 Lease Requirements for State Offices

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Thank you.

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Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stalder, Kyle E (DOL) [<mailto:kyle.stalder@alaska.gov>]
Sent: Tuesday, June 18, 2013 3:08 PM
To: Juli Lucky
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Sent: Monday, July 01, 2013 3:40 PM
To: Stacy Schubert
Subject: FW: Title 36 Lease Requirements for State Offices
Attachments: Title 36 fee.pdf

FYI -

From: Doc Crouse
Sent: Monday, June 24, 2013 10:35 AM
To: 'Juli Lucky'
Cc: Mike Buller
Subject: RE: Title 36 Lease Requirements for State Offices

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Mr. Stalder has also previously contacted AHFC over this same issue, which seems a little unusual for wage and hour to be going to such lengths at this stage.

Let me know if you have any other questions. Otherwise we will see you this afternoon.

DeWayne "Doc" Crouse, Director
AHFC Construction Department
Public Housing Division
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P (907) 330-8136
F (907) 338-1679
C (907) 980-9779

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To: Doc Crouse
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Thanks!

Did she reply? I'm interested in talking to you more later about your comment about Mr. Stalder...

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Cc: Doc Crouse
Subject: Re: Title 36 Lease Requirements for State Offices

We've already dealt with this. The developers are painfully aware of Title 36 and don't need to be lectured to by Mr. Stadler. This was discussed at our last meeting. It's really an issue for the owners of the building not us.

Sent from my iPad

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From: Stacy Schubert
Sent: Monday, July 01, 2013 3:51 PM
To: Doc Crouse
Subject: RE: Title 36 Lease Requirements for State Offices

Excellent.

From: Doc Crouse
Sent: Monday, July 01, 2013 3:44 PM
To: Stacy Schubert
Subject: RE: Title 36 Lease Requirements for State Offices

I also spoke with Mr. Stalder last week on another matter and confirmed with him that there is no other issue at play. He was simply reminding us based on issues with an unrelated state agency and contractor. When I told him that Criterion was the general for this project and had included the DOL compliance fee in their cost estimate, he was favorably impressed.

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From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
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To: Mike Buller; Doc Crouse; Stacy Schubert; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Cc: BOneill@PfefferDevelopment.com; Pamela Varni; Rep. Mike Hawker
Subject: FW: Title 36 Lease Requirements for State Offices

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Thank you.

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Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

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Sent: Monday, July 08, 2013 9:49 AM
To: Juli Lucky (Juli.Lucky@akleg.gov)
Cc: Doc Crouse; Mike Buller
Subject: Meeting today?

Hi Juli:

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Stacy Schubert, IOM, MBA
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P.O. Box 101020 | Anchorage, Alaska 99510
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Doc, will you reply to Juli in follow-up to our discussion earlier that the BOV is still necessary?

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Subject: FW: LIO

FYI – Design meeting at KPBA has been canceled for this afternoon.

From: Andrew J. Weiss [mailto:AWeiss@KPBArchitects.com]
Sent: Monday, July 15, 2013 9:48 AM
To: Dave DeRoberts; David Stierwalt; 'David Stanfield' (dstanfield@gmialaska.com); luke@ebsc.us; eddie.hakala@ebsc.us; Irhymer@redielectric.com; Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); Eric Cowling; kandersen@reidmiddleton.com
Cc: Doc Crouse; Juli.Lucky@akleg.gov; Bob O'Neill; Mark Pfeffer
Subject: LIO

We will not be meeting today. Depending on how the pricing goes we will re-start team meetings next week.
Thank you,
Andy

Please forward this on to anybody I left off

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501
v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, July 15, 2013 9:52 AM
To: Doc Crouse; Stacy Schubert; Mike Buller
Subject: FW: LIO

Should we cancel for today as well or would you still like to meet? I'm fine either way, but have nothing new to report. Rep. Hawker will be back in the office next Monday.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Andrew J. Weiss [mailto:AWeiss@KPBArchitects.com]
Sent: Monday, July 15, 2013 9:48 AM
To: Dave DeRoberts; David Stierwalt; 'David Stanfield' (dstanfield@gmialaska.com); luke@ebsc.us; eddie.hakala@ebsc.us; lrhymer@redielectric.com; Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); Eric Cowling; kandersen@reidmiddleton.com
Cc: Doc Crouse <dcrouse@ahfc.us> (dcrouse@ahfc.us); Juli Lucky; Bob O'Neill; Mark Pfeffer
Subject: LIO

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Andy

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From: Stacy Schubert
Sent: Monday, July 15, 2013 10:23 AM
To: 'Juli Lucky'; Doc Crouse; Mike Buller
Subject: RE: LIO

We agree about canceling for today, and we'll plan to see you next week.
-S

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Monday, July 15, 2013 9:52 AM
To: Doc Crouse; Stacy Schubert; Mike Buller
Subject: FW: LIO

Should we cancel for today as well or would you still like to meet? I'm fine either way, but have nothing new to report. Rep. Hawker will be back in the office next Monday.

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Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
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Sent: Monday, July 15, 2013 9:48 AM
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From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Tuesday, July 16, 2013 12:06 PM
To: Mark Pfeffer (MPfeffer@PfefferDevelopment.com); Stacy Schubert; Mike Buller; Doc Crouse
Subject: Meeting on Monday

Rep. Hawker will be back in town this weekend and would like to have a meeting on Monday, July 22nd to discuss the Anchorage LIO project status and identify and develop solutions to any remaining issues with the lease amendments and extension. I propose that we meet here at the LIO in the early afternoon – possibly 1:30pm. It is my understanding that we will not be needed at the Design Team meeting at 1:30pm, if there is one.

We will plan to have Pam Varni, Executive Director of LAA and Doug Gardner, Legal Counsel, here in person for the meeting along with Rep. Hawker and me.

Please let me know if this works for you or suggest an alternate time. Thank you.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Monday, July 22, 2013 11:07 AM
To: Mike Buller; Stacy Schubert
Subject: FW: LIO

FYI

From: Andrew J. Weiss [mailto:AWeiss@KPBArchitects.com]
Sent: Monday, July 22, 2013 11:04 AM
To: 'Dave DeRoberts'; 'David Stierwalt'; 'David Stanfield' (dstanfield@gmialaska.com); luke@ebsc.us; eddie.hakala@ebsc.us; Irhymer@redielectric.com; Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); Eric Cowling; kandersen@reidmiddleton.com
Cc: Doc Crouse; Juli.Lucky@akleg.gov; Bob O'Neill; Mark Pfeffer
Subject: RE: LIO

We will not be meeting today. Depending on how the pricing goes we will re-start team meetings next week.
Thank you,
Andy

Please forward this on to anybody I left off

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

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v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Andrew J. Weiss
Sent: Monday, July 15, 2013 9:48 AM
To: Dave DeRoberts; David Stierwalt; 'David Stanfield' (dstanfield@gmialaska.com); luke@ebsc.us; eddie.hakala@ebsc.us; 'Irhymer@redielectric.com'; Mack Bergstedt (mbergstedt@rsa-ak.com); Tyler Gray (tgray@rsa-ak.com); 'Eric Cowling'; kandersen@reidmiddleton.com
Cc: Doc Crouse <dcrouse@ahfc.us> (dcrouse@ahfc.us); Juli.Lucky@akleg.gov; Bob O'Neill; Mark Pfeffer
Subject: LIO

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Thank you,
Andy

Please forward this on to anybody I left off

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501
v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Stacy Schubert
Sent: Monday, July 22, 2013 11:12 AM
To: Juli Lucky (Juli.Lucky@akleg.gov)
Cc: Mike Buller; Doc Crouse
Subject: Meeting today?

Importance: High

Hi Juli:

Since the construction meeting is cancelled, are you still holding the meeting with Rep. Hawker today?



Stacy Schubert, IOM, MBA
Director, Governmental Relations & Public Affairs

P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8445 | Cell: 907-301-4556 | www.ahfc.us

From: Stacy Schubert
Sent: Monday, July 22, 2013 12:03 PM
To: Mike Buller; Doc Crouse
Subject: FW: Meeting today?

I'll be at the Lt. Governor's office for a 3 p.m. meeting but you are confirmed with Rep. Hawker about the LIO.

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Monday, July 22, 2013 12:02 PM
To: Stacy Schubert
Subject: RE: Meeting today?

Yes, this was in lieu of the construction meeting.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stacy Schubert [mailto:sschubert@ahfc.us]
Sent: Monday, July 22, 2013 11:12 AM
To: Juli Lucky
Cc: Mike Buller; Doc Crouse
Subject: Meeting today?
Importance: High

Hi Juli:

Since the construction meeting is cancelled, are you still holding the meeting with Rep. Hawker today?



Stacy Schubert, IOM, MBA
Director, Governmental Relations & Public Affairs

P.O. Box 101020 | Anchorage, Alaska 99510
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From: Mike Buller
Sent: Monday, July 22, 2013 12:14 PM
To: Juli.Lucky@akleg.gov
Cc: Doc Crouse
Subject: Today's meeting.

What time are we meeting?

Sent from my iPad

From: Stacy Schubert
Sent: Tuesday, July 23, 2013 8:57 AM
To: Mike Buller; Doc Crouse
Subject: Juli/LIO

Juli has requested a phone meeting today to brief us on yesterday's LIO meeting that she had with Mark. I'm not sure why the urgency but she doesn't want to wait until we're back and she initially requested an in-person meeting.

What is your availability? And Doc, will you be in Kodiak?

Sent from my iPhone

From: Doc Crouse
Sent: Tuesday, July 23, 2013 9:14 AM
To: Stacy Schubert; Mike Buller
Subject: RE: Juli/LIO

I am in Anchorage all day. I leave for Kodiak bright and early tomorrow morning. I have a meeting at ten this morning that is not critical.

-----Original Message-----

From: Stacy Schubert
Sent: Tuesday, July 23, 2013 8:57 AM
To: Mike Buller; Doc Crouse
Subject: Juli/LIO

Juli has requested a phone meeting today to brief us on yesterday's LIO meeting that she had with Mark. I'm not sure why the urgency but she doesn't want to wait until we're back and she initially requested an in-person meeting.

What is your availability? And Doc, will you be in Kodiak?

Sent from my iPhone

From: Stacy Schubert
Sent: Tuesday, July 23, 2013 9:15 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Re: Juli/LIO

Doc, lets shoot for 3 pm. Standby.

Sent from my iPhone

On Jul 23, 2013, at 9:14 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

> I am in Anchorage all day. I leave for Kodiak bright and early tomorrow morning. I have a meeting at ten this morning that in not critical.

>

> -----Original Message-----

> From: Stacy Schubert

> Sent: Tuesday, July 23, 2013 8:57 AM

> To: Mike Buller; Doc Crouse

> Subject: Juli/LIO

>

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>

> What is your availability? And Doc, will you be in Kodiak?

>

> Sent from my iPhone

From: Doc Crouse
Sent: Tuesday, July 23, 2013 9:16 AM
To: Stacy Schubert
Subject: Re: Juli/LIO

Works for me!

Sent from my iPhone

On Jul 23, 2013, at 9:15 AM, "Stacy Schubert" <sschubert@ahfc.us> wrote:

> Doc, lets shoot for 3 pm. Standby.

>

> Sent from my iPhone

>

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>

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>>

>> -----Original Message-----

>> From: Stacy Schubert

>> Sent: Tuesday, July 23, 2013 8:57 AM

>> To: Mike Buller; Doc Crouse

>> Subject: Juli/LIO

>>

>> Juli has requested a phone meeting today to brief us on yesterday's LIO meeting that she had with Mark. I'm not sure why the urgency but she doesn't want to wait until we're back and she initially requested an in-person meeting.

>>

>> What is your availability? And Doc, will you be in Kodiak?

>>

>> Sent from my iPhone

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Tuesday, July 23, 2013 12:19 PM
To: Stacy Schubert; Mike Buller; Doc Crouse
Subject: Meeting confusion

In order to avoid it in the future, I will create Outlook appointments and invite you. Sorry for any inconvenience.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Tuesday, July 23, 2013 3:28 PM
To: Mike Buller; Stacy Schubert
Subject: Ravenwood Real Estate | Commercial Real Estate | Anchorage, Eagle River, Mat-Su |
Leasing & Acquisition Experts

Link to broker that Pfeffer Development contacted regarding their BOV.

<http://ravenwoodrealestate.com/>

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Wednesday, July 24, 2013 11:20 AM
To: Mike Buller
Cc: Stacy Schubert; Doc Crouse
Subject: Meeting with Rep. Hawker

Mike,

Rep. Hawker would like to discuss the appraisal/broker issue with you and ensure that we are all on the same page. Is there any way you could make a meeting at our office at 10:00am tomorrow? If not, please let me know what is your earliest availability for this meeting. Rep. Hawker would like to have a few minutes to talk to you then include Mr. Pfeffer. I'm unsure if Doc and Stacy would need to be at this meeting, but I will leave it to you to determine and get back to me. Thank you.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Mike Buller
Sent: Wednesday, July 24, 2013 11:39 AM
To: Juli Lucky; Doc Crouse
Subject: Re: Meeting with Rep. Hawker

Yes we'll be there at 10:00.

Sent from my iPhone

On Jul 24, 2013, at 11:19 AM, "Juli Lucky" <Juli.Lucky@akleg.gov> wrote:

Mike,

Rep. Hawker would like to discuss the appraisal/broker issue with you and ensure that we are all on the same page. Is there any way you could make a meeting at our office at 10:00am tomorrow? If not, please let me know what is your earliest availability for this meeting. Rep. Hawker would like to have a few minutes to talk to you then include Mr. Pfeffer. I'm unsure if Doc and Stacy would need to be at this meeting, but I will leave it to you to determine and get back to me. Thank you.

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Juli Lucky

Office of Rep. Mike Hawker

716 W. 4th Ave., Ste. 610

Anchorage, Alaska 99501

(907) 269-0244; fax: 269-0248

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Wednesday, July 24, 2013 11:43 AM
To: Mike Buller; Doc Crouse
Subject: RE: Meeting with Rep. Hawker

Thank you - I will do an Outlook invite for clarity.

~~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

-----Original Message-----

From: Mike Buller [mailto:mbuller@ahfc.us]
Sent: Wednesday, July 24, 2013 11:39 AM
To: Juli Lucky; Doc Crouse
Subject: Re: Meeting with Rep. Hawker

Yes we'll be there at 10:00.

Sent from my iPhone

On Jul 24, 2013, at 11:19 AM, "Juli Lucky" <Juli.Lucky@akleg.gov<mailto:Juli.Lucky@akleg.gov>> wrote:

Mike,

Rep. Hawker would like to discuss the appraisal/broker issue with you and ensure that we are all on the same page. Is there any way you could make a meeting at our office at 10:00am tomorrow? If not, please let me know what is your earliest availability for this meeting. Rep. Hawker would like to have a few minutes to talk to you then include Mr. Pfeiffer. I'm unsure if Doc and Stacy would need to be at this meeting, but I will leave it to you to determine and get back to me. Thank you.

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Juli Lucky
Office of Rep. Mike Hawker
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Anchorage, Alaska 99501
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received this communication in error, please notify the sender immediately and delete the original message from your system.

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, July 26, 2013 3:40 PM
To: Doc Crouse; Juli Lucky (Juli.Lucky@akleg.gov); Mike Hawker (mhawker@gci.net)
Subject: 64048 SF 072613.docx
Attachments: 64048 SF 072613.docx

All,

After yesterday's meeting with LAA it was determined that \$5.0m was the preferred tenant contribution amount for TI's with the balance (\$2.7m) carried within the Landlord budget.

Therefore I modified my calculation of costs for the new construction comparable.

Of course you will need to do your own calculations but this is how I am currently looking at it.

Please note this version is dated 7/26 vs. yesterdays dated 7/25

thanks

From: Doc Crouse
Sent: Monday, July 29, 2013 12:32 PM
To: Michael Strand
Subject: FW: 64048 SF 072613.docx
Attachments: 64048 SF 072613.docx

fyi

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Friday, July 26, 2013 3:40 PM
To: Doc Crouse; Juli Lucky (Juli.Lucky@akleg.gov); Mike Hawker (mhawker@gci.net)
Subject: 64048 SF 072613.docx

All,

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Therefore I modified my calculation of costs for the new construction comparable.

Of course you will need to do your own calculations but this is how I am currently looking at it.

Please note this version is dated 7/26 vs. yesterdays dated 7/25

thanks

From: Doc Crouse
Sent: Monday, July 29, 2013 12:38 PM
To: Michael Strand
Subject: LIO
Attachments: 2013 06 07 FINAL Agenda with motions

From: Stacy Schubert
Sent: Monday, July 29, 2013 12:48 PM
To: Mike Buller; Doc Crouse
Subject: No meeting with Rep. Hawker today



Stacy Schubert, IOM, MBA
Director, Governmental Relations & Public Affairs

P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8445 | Cell: 907-301-4556 | www.ahfc.us

From: Stacy Schubert
Sent: Monday, July 29, 2013 7:19 PM
To: Mike Buller; Doc Crouse
Subject: Fwd: Monday meeting

?

Sent from my iPhone

Begin forwarded message:

From: Juli Lucky <Juli.Lucky@akleg.gov>
Date: July 29, 2013, 7:13:16 PM AKDT
To: Stacy Schubert <sschubert@ahfc.us>
Subject: Monday meeting

Stacy -

Mike is at a conference starting at 1pm on Monday. Could your folks make a late morning meeting - say 11:00am? If not, is there another time you could be there on Monday morning? Thanks!

--

Juli Lucky

Office of Rep. Mike Hawker

716 W. 4th Ave., Ste. 610

Anchorage, Alaska 99501

(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Monday, July 29, 2013 7:21 PM
To: Stacy Schubert
Cc: Mike Buller
Subject: Re: Monday meeting

I'm open at 11.

Doc

Sent from my iPhone

On Jul 29, 2013, at 7:19 PM, "Stacy Schubert" <sschubert@ahfc.us> wrote:

?

Sent from my iPhone

Begin forwarded message:

From: Juli Lucky <Juli.Lucky@akleg.gov>
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--

Juli Lucky

Office of Rep. Mike Hawker

716 W. 4th Ave., Ste. 610

Anchorage, Alaska 99501

(907) 269-0244; fax: 269-0248

From: Stacy Schubert
Sent: Tuesday, July 30, 2013 9:52 AM
To: 'Juli Lucky'
Cc: Doc Crouse; Mike Buller
Subject: RE: Monday meeting

Hi Juli:

We're available. See you Monday at 11 a.m.

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Monday, July 29, 2013 7:13 PM
To: Stacy Schubert
Subject: Monday meeting

Stacy -

Mike is at a conference starting at 1pm on Monday. Could your folks make a late morning meeting - say 11:00am? If not, is there another time you could be there on Monday morning? Thanks!

--

Juli Lucky

Office of Rep. Mike Hawker

716 W. 4th Ave., Ste. 610

Anchorage, Alaska 99501

(907) 269-0244; fax: 269-0248

From: Michael Strand
Sent: Tuesday, July 30, 2013 12:41 PM
To: Mike Buller; Doc Crouse
Subject: Building Bonds

Estimates for future comparison:

Bonds	\$38.0M	\$36.7M cost + \$1.0M COI + \$300K admin contingency
25 YR Annual Payment over 25 years is \$2.766M)		\$2.425M (Proposed lease rate based on 90% of the estimated ~lease costs~ financed
	Average Rate	4.132%
30 YR Annual Payment		\$2.258M
	Average Rate	4.376%



Mike Strand

CFO/Finance Director (Acting)

P.O. Box 101020 | Anchorage, Alaska 99510-1020

Direct: 907-330-8366 | Cell: 907-350-3438 | www.ahfc.us

From: Doc Crouse
Sent: Wednesday, July 31, 2013 4:23 PM
To: Mike Buller
Cc: Stacy Schubert
Subject: LIO

Mike,

Are you available to meet with Curt Nading, Commercial Realty tomorrow at 1:30 here at the AHFC office regarding the LIO?

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mike Buller
Sent: Wednesday, July 31, 2013 4:24 PM
To: Doc Crouse
Subject: Re: LIO

Yes. Thanks for setting this up.

Sent from my iPad

On Jul 31, 2013, at 4:22 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Mike,

Are you available to meet with Curt Nading, Commercial Realty tomorrow at 1:30 here at the AHFC office regarding the LIO?

Thanks.

<[image001.png](#)>

DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Thursday, August 01, 2013 9:26 AM
To: Mike Buller
Cc: Stacy Schubert
Subject: LIO/BOV discussion

Mike,

I just received a call from Curt Nading saying he cannot make today's meeting and asked if we can reschedule to tomorrow?



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mike Buller
Sent: Thursday, August 01, 2013 9:41 AM
To: Doc Crouse
Subject: Re: LIO/BOV discussion

Tomorrow morning works for me. I'm out of the office after 12:00.

Sent from my iPad

On Aug 1, 2013, at 9:26 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Mike,

I just received a call from Curt Nading saying he cannot make today's meeting and asked if we can reschedule to tomorrow?

<[image001.png](#)>

DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, August 05, 2013 1:32 PM
To: Pamela Varni; Mike Buller; Doc Crouse; Stacy Schubert
Cc: Rep. Mike Hawker; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Subject: Lease draft 2013.08.05
Attachments: ANC LIO Extension DRAFT 2013.08.15 MP.docx

Attached is the lease extension and amendment draft we discussed today – based on LAA Legal’s draft #2 with markup by Rep. Hawker and Mr. Pfeffer.

In order to keep version control, I have named the document with the current date and initials of the person who last edited the document – in this case, it would be Mr. Pfeffer. If you edit this version, please ensure the track changes function is turned on. While the date stamp should automatically change when you save, it would be helpful for version control if you would change the initials at the top of the document and also rename the document to reflect the current version before distributing. Thank you.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Monday, August 05, 2013 2:15 PM
To: Mike Buller
Cc: Stacy Schubert; Michael Strand
Subject: LIO BOV Discussion

I just spoke with Curt and he will let me know what his schedule is after speaking with his visiting client.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Monday, August 05, 2013 4:08 PM
To: Stacy Schubert
Subject: FW: LIO

FYI -

From: Andrew J. Weiss [mailto:AWeiss@KPBArchitects.com]
Sent: Monday, August 05, 2013 11:03 AM
To: Juli.Lucky@akleg.gov
Cc: Doc Crouse
Subject: LIO

Good morning,
There will be no team meeting today. The team as wondering if you could put together a program for the LIO. We are working out some issues on the first floor and would like to make sure we have their needs covered.
Thank you,
Andy

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501
v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, August 05, 2013 5:10 PM
To: Andrew J. Weiss
Cc: Doc Crouse
Subject: Re: LIO

I'm not sure what you mean by "program for the LIO" but I'd be happy to work with the Legislative Information Officer to get what you need if you can give me some specifics.

Sent from my iPad

On Aug 5, 2013, at 11:03 AM, "Andrew J. Weiss" <AWeiss@KPBArchitects.com> wrote:

Good morning,

There will be no team meeting today. The team is wondering if you could put together a program for the LIO. We are working out some issues on the first floor and would like to make sure we have their needs covered.

Thank you,

Andy

Andrew J. Weiss

kpb architects
architecture planning interior design design-build

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From: Doc Crouse
Sent: Monday, August 05, 2013 5:40 PM
To: Stacy Schubert
Subject: Fwd: LIO

FYI

Sent from my iPhone

Begin forwarded message:

From: Juli Lucky <Juli.Lucky@akleg.gov>
Date: August 5, 2013, 5:10:15 PM AKDT
To: "Andrew J. Weiss" <AWeiss@KPBArchitects.com>
Cc: Doc Crouse <dcrouse@ahfc.us>
Subject: Re: LIO

I'm not sure what you mean by "program for the LIO" but I'd be happy to work with the Legislative Information Officer to get what you need if you can give me some specifics.

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On Aug 5, 2013, at 11:03 AM, "Andrew J. Weiss" <AWeiss@KPBArchitects.com> wrote:

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From: Doc Crouse
Sent: Tuesday, August 06, 2013 8:45 AM
To: Mike Buller; Stacy Schubert
Subject: ANC LIO Extension DRAFT 2013 08 15 MP (2)
Attachments: ANC LIO Extension DRAFT 2013 08 15 MP (2).docx

First blush review. See comments in “salmon” color and some yellow high-lights.

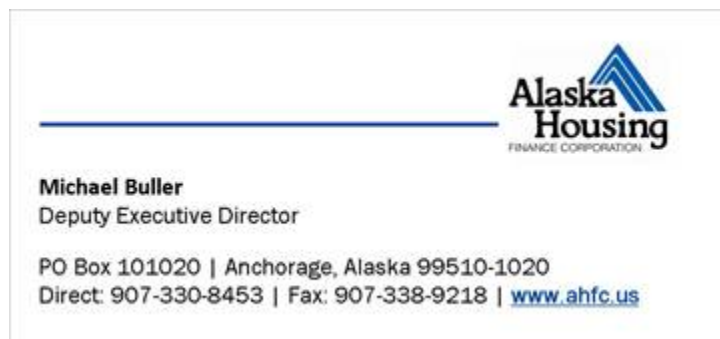
From: Doc Crouse
Sent: Tuesday, August 06, 2013 10:13 AM
To: Mike Buller
Subject: FW: Message from REALTY EXECUTIV (9075612220)
Attachments: VoiceMessage.wav

[Voice message from Curt Nading.](#)

From: Cisco Unity Connection Messaging System [mailto:unityconnection@ahfc.us]
Sent: Tuesday, August 06, 2013 9:54 AM
To: Doc Crouse
Subject: Message from REALTY EXECUTIV (9075612220)

From: Mike Buller
Sent: Tuesday, August 06, 2013 11:47 AM
To: Doc Crouse
Subject: FW: Lease draft 2013.08.05
Attachments: ANC LIO Extension DRAFT 2013.08.15 MP.docx; ATT00001.htm

Nola's revisions. Let me know what you think.



From: Nola Cedergreen
Sent: Tuesday, August 06, 2013 7:08 AM
To: Mike Buller
Subject: FW: Lease draft 2013.08.05

I can't seem to find where the LIO/LAA is exempt from the State procurement code. See below (it may be preferable to prepare a separate document summarizing and justifying the need for a sole-source agreement and then enter into a new/clean lease):

[Alaska Statutes.](#)

[Title 36.](#) Public Contracts

[Chapter 30.](#) State Procurement Code

Section 80. Leases.

previous: [Section 70.](#) Supply Management.

next: [Section 83.](#) Lease Extensions Authorized.

AS 36.30.080. Leases.

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

(b) [Repealed, Sec. 11 ch 75 SLA 1994].

(c) If the department, the Board of Regents of the University of Alaska, the legislative council, or the supreme court intends to enter into or renew a lease of real property with an annual rent to the department, University of Alaska, legislative council, or supreme court that is anticipated to exceed \$500,000, or with total lease payments that exceed \$2,500,000 for the full term of the lease, including any renewal options that are defined in the lease, the department, the Board of Regents, the legislative council, or supreme court shall provide notice to the legislature. The notice must include the anticipated annual lease obligation amount and the total lease payments for the full term of the lease. The department, the Board of Regents, the legislative council, and the supreme court may not enter into or renew a lease of real property

- (1) requiring notice under this subsection unless the proposed lease or renewal of a lease has been approved by the legislature by law; an appropriation for the rent payable during the initial period of the lease or the initial period of lease renewal constitutes approval of the proposed lease or renewal of a lease for purposes of this paragraph;
- (2) under this subsection if the total of all optional renewal periods provided for in the lease exceeds the original term of the lease exclusive of the total period of all renewal options.
- (d) When the department is evaluating proposals for a lease of space, the department shall consider, in addition to lease costs, the life cycle costs, function, indoor environment, public convenience, planning, design, appearance, and location of the proposed building.
- (e) When the department is considering leasing space, the department should consider whether leasing is likely to be the least costly means to provide the space.
- (f) When the department is acquiring leased space of 3,000 square feet or less, the department may procure the leased space using the procedures for small procurements under AS [36.30.320](#) , providing public notice is given to prospective offerors in the market area.

From: Mike Buller
Sent: Monday, August 05, 2013 10:43 PM
To: Nola Cedergreen
Subject: Fwd: Lease draft 2013.08.05

Please give me a call tomorrow so we can discuss this. Thanks.

Sent from my iPad

Begin forwarded message:

From: Stacy Schubert <sschubert@ahfc.us>
Date: August 5, 2013, 6:40:32 PM AKDT
To: Nola Cedergreen <ncedegr@ahfc.us>
Cc: Mike Buller <mbuller@ahfc.us>
Subject: FW: Lease draft 2013.08.05

Hi Nola:

I hope you're well.

I hear Mike is keeping you busy with our projects and here is another...Can you review the attached lease? (Mike may provide more direction). We also have a MOU that we expect to receive fairly soon and we'll shoot that over as well.

Hope you're having an excellent summer!

Stacy

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Monday, August 05, 2013 1:32 PM
To: Pamela Varni; Mike Buller; Doc Crouse; Stacy Schubert
Cc: Rep. Mike Hawker; Mark Pfeffer (MPfeffer@PfefferDevelopment.com)
Subject: Lease draft 2013.08.05

Attached is the lease extension and amendment draft we discussed today – based on LAA Legal's draft #2 with markup by Rep. Hawker and Mr. Pfeffer.

In order to keep version control, I have named the document with the current date and initials of the person who last edited the document – in this case, it would be Mr. Pfeffer. If you edit this version, please ensure the track changes function is turned on. While the date stamp should automatically change when you save, it would be helpful for version control if you would change

the initials at the top of the document and also rename the document to reflect the current version before distributing. Thank you.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Nola Cedergreen
Sent: Tuesday, August 06, 2013 2:15 PM
To: Doc Crouse
Subject: RE: ANC LIO Extension DRAFT 2013 08 15 MP (2)

Hi, Doc.

It's not my draft ... I've given it a quick read and sent an e-mail to Mike re: some of the primary problems. There are some issues associated with extending a 10 year contract which will now exceed 30 years; increasing the value of the contract by several hundred percent, etc. And, other issues re: the Lessee taking complete responsibility for a building they do not own or control; and where there may be hidden construction defects or other defects that the building owner should be responsible for.

I've been playing telephone tag with Mike. When we have some of the basic issues answered (i.e. is the LIO/LAA subject to the State's procurement regs), we will be able to work with this agreement or a different agreement.

In order to help, I need to know what they are trying to accomplish, which regulations their activities are subject to, and what drivers there may be re: schedule/timeline. Do you know anything more?

Thanks.

Nola

From: Doc Crouse
Sent: Tuesday, August 06, 2013 12:22 PM
To: Nola Cedergreen
Subject: ANC LIO Extension DRAFT 2013 08 15 MP (2)

Nola,

Mike forwarded a copy of the draft from you, but it did not have any comments on it? I have attached a copy of my mark-up with questions and comments. It looked to me like the original document was a mess to begin with and I finally gave up on the typo's, spacing, etc.

Please let me know if you have any questions regarding any of my comments or high-lights.

Doc

From: Nola Cedergreen
Sent: Tuesday, August 06, 2013 3:23 PM
To: Doc Crouse
Subject: FW: ANC LIO Extension DRAFT 2013 08 15 MP (2)
Attachments: Procurement Code Amendment 12.pdf; 6-5-13 BOV 716 W 4th Ave.pdf; 2013 06 07 FINAL Agenda with motions.pdf

You and I are on the same page...

From: Doc Crouse
Sent: Tuesday, August 06, 2013 2:37 PM
To: Nola Cedergreen
Subject: RE: ANC LIO Extension DRAFT 2013 08 15 MP (2)

Hi Nola,

Mike forwarded a draft revision of the lease agreement to me saying you had made some comments or re-writes? The copy he sent was just the first edits by Mark Pffefer that Rep. Hawker's office had sent earlier, and had no other remarks, changes or comments from you on it. I have attached a copy of the motion from the Legislative Council, a BOV and Procurement Code Amendment, which are about the only things we have to go on for now. An MOU is also being drafted by their counsel to delineate AHFC's role in this, but we have not seen a copy of it as yet. I have been concentrating mostly on the construction/comparative cost end, but saw some pretty glaring issues with the draft lease that need to be fixed, added or deleted. The reference in the lease agreement naming AHFC as their representative in particular does not seem appropriate to be in that document.

Doc

From: Nola Cedergreen
Sent: Tuesday, August 06, 2013 2:15 PM
To: Doc Crouse
Subject: RE: ANC LIO Extension DRAFT 2013 08 15 MP (2)

Hi, Doc.

It's not my draft ... I've given it a quick read and sent an e-mail to Mike re: some of the primary problems. There are some issues associated with extending a 10 year contract which will now exceed 30 years; increasing the value of the contract by several hundred percent, etc. And, other issues re: the Lessee taking complete responsibility for a building they do not own or control; and where there may be hidden construction defects or other defects that the building owner should be responsible for.

I've been playing telephone tag with Mike. When we have some of the basic issues answered (i.e. is the LIO/LAA subject to the State's procurement regs), we will be able to work with this agreement or a different agreement.

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Thanks.

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Sent: Tuesday, August 06, 2013 12:22 PM
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Subject: ANC LIO Extension DRAFT 2013 08 15 MP (2)

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Please let me know if you have any questions regarding any of my comments or high-lights.

Doc

From: Doc Crouse
Sent: Wednesday, August 07, 2013 8:24 AM
To: Mike Buller
Cc: Stacy Schubert; Michael Strand
Subject: LIO/Broker discussion

I just heard from Curt and he is available tomorrow morning 10:30am. Does that work for you?



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Stacy Schubert
Sent: Wednesday, August 07, 2013 8:25 AM
To: Doc Crouse
Subject: Re: LIO/Broker discussion

I'm available.

Sent from my iPhone

On Aug 7, 2013, at 8:24 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

I just heard from Curt and he is available tomorrow morning 10:30am. Does that work for you?

<[image001.png](#)>

DeWayne "Doc" Crouse
Director, Construction Department

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Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Michael Strand
Sent: Wednesday, August 07, 2013 8:32 AM
To: Doc Crouse
Subject: RE: LIO/Broker discussion

I could be there

From: Doc Crouse
Sent: Wednesday, August 07, 2013 8:24 AM
To: Mike Buller
Cc: Stacy Schubert; Michael Strand
Subject: LIO/Broker discussion

I just heard from Curt and he is available tomorrow morning 10:30am. Does that work for you?



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From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 11:02 AM
To: Mike Buller
Cc: Doc Crouse
Subject: FW: ANC LIO Extension DRAFT 2013 08 15 MP (2)
Attachments: ANC LIO Extension DRAFT 2013 08 15 MP (2).docx; ATT00001.htm

Can you get a copy of the lease? It's hard to read this extension as it contains many references to the original lease (and previous extensions).

From: Mike Buller
Sent: Tuesday, August 06, 2013 3:09 PM
To: Nola Cedergreen
Subject: Fwd: ANC LIO Extension DRAFT 2013 08 15 MP (2)

Doc's review.

Sent from my iPad

Begin forwarded message:

From: Doc Crouse <dcrouse@ahfc.us>
Date: August 6, 2013, 8:44:49 AM AKDT
To: Mike Buller <mbuller@ahfc.us>, Stacy Schubert <sschubert@ahfc.us>
Subject: ANC LIO Extension DRAFT 2013 08 15 MP (2)

First blush review. See comments in "salmon" color and some yellow high-lights.

From: Doc Crouse
Sent: Wednesday, August 07, 2013 1:04 PM
To: Stacy Schubert; Michael Strand
Subject: LIO meeting with Curt

Tomorrow's meeting has been canceled.



DeWayne "Doc" Crouse
Director, Construction Department

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Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Stacy Schubert
Sent: Wednesday, August 07, 2013 2:05 PM
To: Mike Buller; Doc Crouse; Michael Strand
Subject: FW: AHFC MOU Draft mchv1.docx
Attachments: AHFC MOU Draft mchv1.docx; ATT00001.txt

Please forward to whomever else needs this.

-----Original Message-----

From: Juli Lucky [mailto:jlucky22@gmail.com]
Sent: Wednesday, August 07, 2013 12:04 PM
To: Stacy Schubert
Subject: AHFC MOU Draft mchv1.docx

From: Doc Crouse
Sent: Wednesday, August 07, 2013 3:08 PM
To: Mike Buller
Subject: FRICS designation

FRICS (Fellow) designation. Much like the [MAI](#) or [CFA](#) or [CPA](#) designations, the RICS qualifications demonstrate the highest standards of education, professional training and ethical conduct.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
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Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 5:27 PM
To: Mike Buller; Doc Crouse
Subject: LIO Draft MOU
Attachments: AHFC MOU Draft NC Comments 08072013.docx

My comments ... AHFC is not able to act as the legislature's representative or agent in a real property transaction ... that requires a real estate license. We do not have an ownership interest in the lease, but can assist them with the review of renovation plans, renovation contract documents, renovation progress, etc. ... we cannot enforce the agreement or act as an agent.

From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 5:33 PM
To: Doc Crouse
Subject: RE: AHFC MOU Draft mchv1.docx

Thanks, Doc.

From: Doc Crouse
Sent: Wednesday, August 07, 2013 2:05 PM
To: Nola Cedergreen
Subject: FW: AHFC MOU Draft mchv1.docx

FYI -

-----Original Message-----

From: Stacy Schubert
Sent: Wednesday, August 07, 2013 2:05 PM
To: Mike Buller; Doc Crouse; Michael Strand
Subject: FW: AHFC MOU Draft mchv1.docx

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Sent: Wednesday, August 07, 2013 12:04 PM
To: Stacy Schubert
Subject: AHFC MOU Draft mchv1.docx

From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 6:30 PM
To: Mike Buller; Doc Crouse
Subject: LIO Lease

FYI ... I sent the following information to the Assistant AG representing the LIO about a year ago when there were some other issues with the sale of the former Union Oil building.

AS 08.88.161. License Required.

Unless licensed as a real estate broker, associate real estate broker, or real estate salesperson in this state, a person may not, except as otherwise provided in this chapter,

- (1) sell, exchange, rent, lease, auction, or purchase real estate;
- (2) list real estate for sale, exchange, rent, lease, auction, or purchase;
- (3) collect rent for the use of real estate or collect fees for property management;
- (4) practice, or negotiate for a contract to practice, property management;
- (5) collect fees for community association management;
- (6) practice, or negotiate for a contract to practice, community association management;
- (7) as a business, buy, sell, or deal in
 - (A) options in real estate; or
 - (B) options in improvements to real estate;
- (8) assist in or direct the procuring of prospective buyers and sellers of real estate, communicate with prospective buyers and sellers of real estate, or assist in the negotiation of a transaction that results or is calculated to result in the sale, exchange, rent, lease, auction, or purchase of real estate;
- (9) accept or pay a fee for the performance of any of the activities listed in this section except as otherwise specifically provided in this chapter;
- (10) hold out to the public as being engaged in the business of doing any of the things listed in this section; or
- (11) attempt or offer to do any of the things listed in this section.

From: Doc Crouse
Sent: Thursday, August 08, 2013 7:57 AM
To: Stacy Schubert
Subject: FW: LIO Draft MOU
Attachments: AHFC MOU Draft NC Comments 08072013.docx

From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 5:27 PM
To: Mike Buller; Doc Crouse
Subject: LIO Draft MOU

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From: Doc Crouse
Sent: Thursday, August 08, 2013 7:57 AM
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FYI

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From: Nola Cedergreen
Sent: Thursday, August 08, 2013 8:12 AM
To: Mike Buller; Doc Crouse
Subject: LIO Lease Amendment

I've read through the original lease and the proposed amendment and will be able to provide some line item comments, but there are some significant issues with the proposed lease amendment.

First, the responsibility that has been transferred from the Lessor to Lessee is unprecedented and perhaps legally unenforceable. The Lessee cannot reasonably be responsible for the entire building and its components from the date of occupancy forward, including code compliance issues. There are many conflicting paragraphs within the lease amendment, but it appears that the only thing the Lessor is responsible for is the building shell and roof.

These are older buildings and it is only expected that there will be issues with the plumbing, HVAC, elevators, fire alarm systems, etc. Look at what AHFC is doing right now; what work is required is being accomplished to bring 4300 Boniface up to speed given the age of the building...millions of dollars in maintenance costs. Given the provisions of this lease amendment, there is absolutely no way that anyone could honestly opine that there is a 10% savings over current market rents, or any savings at all. To the contrary, if the lease amendment is agreed and executed, the lease costs and associated maintenance costs/risks will mean the actual lease costs are exponentially higher than market lease rents for the downtown area.

How can the LIO possibly budget for the potential millions of dollars that might be required to take care of extraordinary maintenance costs?

Finally, including AHFC as a named agent/representative in the lease amendment creates the legal questions I have shared with you and it may also create some liability for AHFC should there be problems, disputes, claims, etc. of any kind down the road. We don't want to be drawn into a lawsuit or to incur expenses related to any claims. Plus, AHFC doesn't want to be "blamed" at some point in the future ... to suffer any reputational damage.

I'm sure that Dan only meant to offer AHFC's assistance exactly as we helped out with the convention center, parking garage, Palmer state building, etc. And, it is likely that the person drafting the resolution, lease amendment, and MOU did not understand the law of agency and just added AHFC to those documents. Perhaps we need a teleconference with Dan and Bryan to work through the best way to handle this sensitive issue.

From: Nola Cedergreen
Sent: Wednesday, August 07, 2013 6:30 PM
To: Mike Buller; Doc Crouse
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From: Doc Crouse
Sent: Thursday, August 08, 2013 8:13 AM
To: Stacy Schubert
Subject: FW: LIO Lease Amendment

From: Nola Cedergreen
Sent: Thursday, August 08, 2013 8:12 AM
To: Mike Buller; Doc Crouse
Subject: LIO Lease Amendment

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- (11) attempt or offer to do any of the things listed in this section.

From: Nola Cedergreen
Sent: Friday, August 09, 2013 12:12 PM
To: Mike Buller; Doc Crouse
Subject: Proposed Revisions to LIO MOA
Attachments: AHFC MOU Draft ahfc proposed edits 08092013.docx

Suggested revisions are attached. I will send my suggestions re: the lease amendments later today.

From: Nola Cedergreen
Sent: Friday, August 09, 2013 6:42 PM
To: Mike Buller; Doc Crouse
Subject: LIO Lease Amendment with Comments
Attachments: ANC LIO Extension DRAFT ahfc revisions 08092013.docx

Ugh!

Here it is for your review. I left everything in the same format - would have included much different language if we had been preparing a lease agreement from scratch.

Doc, I tried to incorporate your comments. Hope I didn't miss too much.

From: Stacy Schubert
Sent: Monday, August 12, 2013 12:36 PM
To: Doc Crouse; Mike Buller
Subject: No LIO meeting today - per Juli (EOM)

Importance: High



Stacy Schubert, IOM, MBA
Director, Governmental Relations & Public Affairs

P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8445 | Cell: 907-301-4556 | www.ahfc.us

From: Nola Cedergreen
Sent: Tuesday, August 13, 2013 12:45 PM
To: Mike Buller; Doc Crouse; Greg Rochon
Subject: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy
Attachments: ANC LIO Extension DRAFT ahfc revisions 08132013.docx; ANC LIO Extension CLEAN DRAFT2 ahfc revisions 08132013.docx

Ready to send to [REDACTED] and others you might want to review the documents.

The original document is a bit of a mess given all of the cut-and-paste changes, comments, etc. I was not able to do a simple "accept changes" and created the "clean copy" manually. So, any changes we want to make after review, should be made to the "clean copy".

Let me know when you plan to set up meetings with the appropriate parties.

From: Doc Crouse
Sent: Tuesday, August 13, 2013 1:16 PM
To: Juli Lucky
Subject: Draft lease

Juli,

The draft lease agreement lists only 90 parking spaces. The proposal from Pfeffer listed 103 spaces. Was there a change in the count or is the 103 still correct?

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Nola Cedergreen
Sent: Tuesday, August 13, 2013 7:47 PM
To: Doc Crouse
Cc: Mike Buller; Greg Rochon
Subject: RE: ANC LIO Extension DRAFT ahfc revisions 08142013 (latest versions)
Attachments: ANC LIO Extension CLEAN DRAFT2 ahfc revisions 08142013.docx; ANC LIO Extension DRAFT ahfc revisions 08142013.docx

Thanks, Doc.

Everyone:

I renamed both files using the date of 8/14 to help us keep the versions straight. Ready for [REDACTED] and others.

From: Doc Crouse
Sent: Tuesday, August 13, 2013 2:15 PM
To: Nola Cedergreen
Subject: ANC LIO Extension DRAFT ahfc revisions 08132013 (3)

Nola,

See changes listed under DC24-27 and DC42. I added Title II language in proposed Section 3 ADA. The other addition I made (DC42) is in Section 5 proposed substitution clarifying when the \$5mil in Tenant Improvements bill is to be paid. The parking space count discrepancy was due to a discussion between the developer and LIO staff without AHFC present. Everything else looks good to go.

Doc

From: Mike Buller
Sent: Wednesday, August 14, 2013 11:59 AM
To: Nola Cedergreen; Doc Crouse; Greg Rochon
Subject: Fwd: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

Rep. Hawker is impressed. Good work everyone.

Sent from my iPad

Begin forwarded message:

From: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>
Date: August 14, 2013, 11:01:18 AM AKDT
To: Mike Buller <mbuller@ahfc.us>
Cc: Juli Lucky <Juli.Lucky@akleg.gov>
Subject: Re: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

Mike,

I'm 16 pages into the 40 of the blue line. My Lord, it is refreshing to finally read a well conceived, constructed, and structured professional LEASE document!!!!

Other than a couple nits so far, this is looking perfect. Will keep at it and get back to you.

We still have to deal with Varni's inaccurate and misleading so-called research paper. That's later, however.

Mike

On Aug 13, 2013, at 2:04 PM, "Mike Buller" <mbuller@ahfc.us> wrote:

Please let me know when you would like to meeting and discuss the changes. Thanks.

<image001.jpg>

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The information transmitted in this email and any attachments is intended only for the personal and confidential use of the intended recipients. This message may be or may contain privileged and confidential communications. If you as the reader are not the intended recipient, you are hereby notified that you have received this communication in error and that any retention, review, use, dissemination, distribution or copying of this communication or the information contained is strictly prohibited. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this communication in error, please notify the sender immediately and delete the original message from your system.

<ANC LIO Extension DRAFT ahfc revisions 08132013.docx>

<ANC LIO Extension CLEAN DRAFT2 ahfc revisions 08132013.docx>

From: Mike Buller
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To: Nola Cedergreen; Doc Crouse; Greg Rochon
Cc: Dan Fauske; Bryan Butcher
Subject: Fwd: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy
Attachments: image001.jpg; ATT00001.htm; Juli comments on 8-13 lease.docx; ATT00002.htm

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Cc: Dan Fauske; Bryan Butcher

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To: Nola Cedergreen
Cc: Doc Crouse; Greg Rochon; Dan Fauske; Bryan Butcher
Subject: Re: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

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Cc: Doc Crouse; Greg Rochon; Dan Fauske; Bryan Butcher
Subject: LIO v 08152013
Attachments: ANC LIO Extension AHFC Revisions v 08152013.docx

Here you go ... name changed to v 08152013.

If it works for you, I will eliminate the yellow highlighting.

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Sent: Friday, August 16, 2013 10:24 AM
To: Mark Pfeffer
Subject: Fwd: LIO v 08152013
Attachments: ANC LIO Extension AHFC Revisions v 08152013.docx; ATT00001.htm

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Exhibits - I have no idea what exhibits the person preparing the draft we received was referring to. All I added was Exhibit A and Exhibit B which are comprised of the renovation agreement, specifications, and drawings. We can make changes and limit the exhibits to A, B, C (with C being the procurement determination). This can easily be worked out.

Spell check - the parking parking and other double entries should have been cleaned up when I finalized the 8/14 version. Will do a double-check.

Page 3 - Do not recommend changing this reference to the "Interim Space" specifically. The Lessee may have to move more than once ... remember how things went when we moved into Boniface. Several departments moved within the building 2 or 3 times before renovations were complete. If we limit this reference to/from the Interim Space, then the Lessor might be faced with some moving costs before it's all over.

Page 3 - Payment method. Easy fix.

Page 4 - Easy to clean up any typos and the exhibit count.

Page 5 - It's the call of the Lessee whether they want to limit the per sf cost of the TIs. A word of caution - the cost of the TIs will be directly related to the Lessee's choice of materials ... might be better to leave it at \$5 million which establishes the budget the Lessee will need to work within.

Page 8 & 9 - Easy fix.

Page 10 Easy fix re: reference to the exhibits.

Section 21 - Yes, it is stating that the Lessee may not place signs without the Lessor's consent. Standard for a commercial lease. In addition to causing cosmetic or structural damage, there is a sign ordinance in Anchorage.

Section 36 Easy fix re: reference to the exhibits.

I can create a clean copy of a version dated 8/15 if you would like. Let me know.

Nola

From: Mike Buller

Sent: Thursday, August 15, 2013 11:41 AM

To: Nola Cedergreen; Doc Crouse; Greg Rochon

Cc: Dan Fauske; Bryan Butcher

Subject: Fwd: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

It looks like they are happy with our approach. My only concern is the fixed 3% annual increase. That seems high to me. Please read Rep. Hawker's and Juli's recommended changes and lets talk.

Sent from my iPad

Begin forwarded message:

From: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>
Date: August 14, 2013, 7:19:48 PM AKDT
To: Mike Buller <mbuller@ahfc.us>
Cc: Juli Lucky <Juli.Lucky@akleg.gov>
Subject: RE: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

Hi Mike,

I really like the form and structure improvements being suggested here, in addition to the substantive additions. I believe this is getting us to a great place to have the respective lawyers go at it. Pfeffer will have comments on the N3 delineations, but I like where we are with the latest draft and think it really gets to the heart of our "modified" N3 concept.

I also agree where there are suggestions to delete unenforceable or redundant language.

I particularly like the structural improvement of moving the technical details to exhibits and out of the lease document. It is a breath of fresh air to read a document structured professionally and appropriately.

I concur with the observations submitted by Juli in the attached memo. Especially on cleaning up the exhibit numbering etc.

My two nits:

Page 7 of 39 on the mark-up draft. Section 1.1 on monthly lease rates etc.

- sub para d. Monthly Rental Adjustments: the proposed substitution states "The adjustment may not exceed 3% etc....." What is the proposed bases for limiting the adjustment? As I understand Pfeffer's financial structure, the escalating lease clause provides him a 9% (?) return on his equity investment over the life of the lease. He will want to stick with the fixed 3%. If we are proposing something else, we will need to have a serious discussion with him.

- sub para e. Monthly Lease Payments: "Payments may be made by wire transfer or as otherwise directed by the Lessor." "Wire transfer" twizzles up Legislative Affairs like you cannot believe, and it is overly prescriptive. How about "...made electronically or as otherwise mutually agreed between Lessor and Lessee."?

That's about it from my end for now. I suggest incorporating, as you deem appropriate, Juli's comments, and get a blue line document to Pfeffer for his review. If this can be done tomorrow it would be appreciated. As both Juli and I are out of town and not readily available, I think we can move forward without further meeting on our end, if you are comfortable with that approach.

I will be on the slope in an area where I do not know if I have cell coverage, but back tomorrow evening.

Looking forward to hearing from you.

Mike

From: Mike Buller [mbuller@ahfc.us]

Sent: Tuesday, August 13, 2013 2:04 PM

To: Rep. Mike Hawker

Subject: FW: Draft LIO with AHFC comments in yellow; Draft LIO AHFC Clean Copy

Please let me know when you would like to meeting and discuss the changes. Thanks.

From: Doc Crouse
Sent: Friday, August 16, 2013 1:22 PM
To: Stacy Schubert
Subject: Fwd: 8/15 draft LIO lease extension

Sent from my iPhone

Begin forwarded message:

From: Nola Cedergreen <ncedergr@ahfc.us>
Date: August 16, 2013, 1:15:18 PM AKDT
To: [REDACTED] Mike Buller
<mbuller@ahfc.us>, Doc Crouse <dcrouse@ahfc.us>, Greg Rochon <grochon@ahfc.us>
Cc: Dan Fauske <dfauske@agdc.us>, Bryan Butcher <bbutcher@ahfc.us>
Subject: RE: 8/15 draft LIO lease extension

I have taken [REDACTED] version and am adding some information/making the minor revisions we discussed today to that version. Will have something for you by late today or early tomorrow so we will be able to regroup on Monday.

Will know more about Dad's prognosis within 24 hours. He has been admitted to the hospital for a minimum of three days and has been diagnosed with low blood volume, pneumonia and an enlarged spleen. More tests tomorrow morning.

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Nola Cedergreen [<mailto:ncedergr@ahfc.us>]
Sent: Thursday, August 15, 2013 2:17 PM
To: Mike Buller; Doc Crouse; Greg Rochon; [REDACTED]
Cc: Dan Fauske; Bryan Butcher
Subject: 8/15 draft LIO lease extension

Here you go ...

The information transmitted in this email and any attachments is intended only for the personal and confidential use of the intended recipients. This message may be or may contain privileged and confidential communications. If you as the reader are not the intended recipient, you are hereby notified that you have received this communication in error and that any retention, review, use, dissemination, distribution or copying of this communication or the information contained is strictly prohibited. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this communication in error, please notify the sender immediately and delete the original message from your system.

From: Doc Crouse
Sent: Friday, August 16, 2013 2:40 PM
To: Mike Buller
Cc: Nola Cedergreen; Stacy Schubert
Subject: LIO
Attachments: Public Inquiry Property Detail.htm

Copy of Assessor record for this property. Maps show Lot 3A Block 40 include the current parking area corner of 4th & H Street.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Friday, August 16, 2013 2:50 PM
To: Mike Buller
Cc: Nola Cedergreen; Stacy Schubert
Subject: LIO Map
Attachments: Map

See subject in yellow highlight

From: Doc Crouse
Sent: Friday, August 16, 2013 3:03 PM
To: Stacy Schubert
Subject: FW: 712 W. 4th Tax detail
Attachments: Public Inquiry Property Detail.htm; Tax page.htm

FYI

From: Doc Crouse
Sent: Friday, August 16, 2013 3:03 PM
To: Nola Cedergreen
Subject: 712 W. 4th Tax detail

Shows legal description for the Anchor Pub Lot.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Monday, August 19, 2013 10:59 AM
To: Mike Buller; Stacy Schubert
Subject: FW: LIO

FYI

From: Andrew J. Weiss [mailto:AWeiss@KPBArchitects.com]
Sent: Monday, August 19, 2013 10:56 AM
To: Doc Crouse; Juli.Lucky@akleg.gov
Subject: LIO

Good morning,
There is no team meeting today. Please call with any questions.
Andy

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501

v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, August 19, 2013 11:13 AM
To: Stacy Schubert; Doc Crouse; Mike Buller
Subject: Standing meeting today

Rep. Hawker and I think we've all been in enough contact this past week that we don't need a standing meeting today. Unless you object, the standing meeting this afternoon is cancelled.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Mike Buller
Sent: Monday, August 19, 2013 11:14 AM
To: Juli Lucky
Cc: Stacy Schubert; Doc Crouse
Subject: Re: Standing meeting today

I agree. I don't see a reason to meet.

Sent from my iPad

On Aug 19, 2013, at 11:12 AM, "Juli Lucky" <Juli.Lucky@akleg.gov> wrote:

Rep. Hawker and I think we've all been in enough contact this past week that we don't need a standing meeting today. Unless you object, the standing meeting this afternoon is cancelled.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Stacy Schubert
Sent: Monday, August 19, 2013 11:25 AM
To: Mike Buller
Cc: Juli Lucky; Doc Crouse
Subject: Re: Standing meeting today

Sounds good. Thanks all!

Sent from my iPhone

On Aug 19, 2013, at 11:13 AM, "Mike Buller" <mbuller@ahfc.us> wrote:

I agree. I don't see a reason to meet.

Sent from my iPad

On Aug 19, 2013, at 11:12 AM, "Juli Lucky" <Juli.Lucky@akleg.gov> wrote:

Rep. Hawker and I think we've all been in enough contact this past week that we don't need a standing meeting today. Unless you object, the standing meeting this afternoon is cancelled.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Tuesday, August 20, 2013 4:10 PM
To: LAA.legal@akleg.gov
Subject: Anchorage LIO
Attachments: 64048 SF 072613.docx; Construction Cost Estimate1.pdf

Mr. Doug Gardner,

I have attached the latest proposed cost information AHFC has available for the Anchorage LIO. Page 2 of the Construction Cost Estimate is a summary of preliminary hard construction costs. Please call if you have any questions or require additional information.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Tuesday, August 20, 2013 4:11 PM
To: Mike Buller
Cc: Stacy Schubert
Subject: FW: Anchorage LIO
Attachments: 64048 SF 072613.docx; Construction Cost Estimate1.pdf

FYI

From: Doc Crouse
Sent: Tuesday, August 20, 2013 4:10 PM
To: 'LAA.legal@akleg.gov'
Subject: Anchorage LIO

Mr. Doug Gardner,

I have attached the latest proposed cost information AHFC has available for the Anchorage LIO. Page 2 of the Construction Cost Estimate is a summary of preliminary hard construction costs. Please call if you have any questions or require additional information.



DeWayne "Doc" Crouse
Director, Construction Department

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Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, August 22, 2013 9:16 AM
To: Doc Crouse
Subject: Please give me a call. 317-5030. want to walk you thru the approval plans info/status

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, August 22, 2013 12:01 PM
To: Doc Crouse
Subject: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx
Attachments: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

FYI. Our narrative re: comparable' s between subject project and NANA

From: Doc Crouse
Sent: Thursday, August 22, 2013 12:06 PM
To: Mark Pfeffer
Cc: Bob O'Neill
Subject: RE: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

Mark,

Thanks. We received the previous email and attachments and will start going through them.

Doc

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Thursday, August 22, 2013 12:01 PM
To: Doc Crouse
Subject: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

FYI. Our narrative re: comparable' s between subject project and NANA

From: Doc Crouse
Sent: Thursday, August 22, 2013 12:11 PM
To: Bob O'Neill (boneill@pfefferdevelopment.com)
Subject: FW: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

FYI – first response bounced back due to an old email address for you.

From: Doc Crouse
Sent: Thursday, August 22, 2013 12:06 PM
To: 'Mark Pfeffer'
Cc: Bob O'Neill
Subject: RE: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

Mark,

Thanks. We received the previous email and attachments and will start going through them.

Doc

From: Mark Pfeffer [<mailto:MPfeffer@PfefferDevelopment.com>]
Sent: Thursday, August 22, 2013 12:01 PM
To: Doc Crouse
Subject: NANA Comparable DRAFT LIST 8 Update 8-21-13.docx

FYI. Our narrative re: comparable' s between subject project and NANA

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, August 23, 2013 2:15 PM
To: Mike Buller; Doc Crouse
Cc: Bob O'Neill; Donald W. McClintock
Subject: Exhibit A & B of the lease and schedule to close

Mike and Doc

We will have Exhibits A & B of the lease done by close of business Tuesday the 27th

As mentioned previously our deadline to close on the Anchor Pub is technically tomorrow August 24th but since it falls on a weekend it pushes to Monday the 26th. We have a one-time right to extend the closing for 30 days and we have exercised it. The final closing date is now September 23rd. We met with the seller two days ago and he says (and we more or less believe him) that he has a backup buyer. So I think we need to treat 9-23 as a hard deadline.

We'll need time in front of that to complete financing and acquisition closing issues.

So if possible I am suggesting the following schedule. Note that I have not vetted this proposed schedule with anyone on my side and I know you'll have steps that I have not included so this is all for discussion purposes and subject to change

Tue 8-27	Exhibit A & B Submitted to AHFC	
Thu 8-29	Deal term discussion	
	Modified NNN	Define Lessor/Lessee responsibilities
	TI Allowance / Costs	Define amortization/one-time payment balance
	Reimbursement clause	In or Out?
	Final Base Rent TBD	Based on the above cost split
		Starting Rate?
		Escalation rate ____%?
		Validated by appraisal
		Effective dates
		Interim space rates and relocation dates
	Add Parking Deck	Yes or No
	Option to Purchase?	I have some ideas about how we approach this which I will send under separate cover.
Tue 9-3/4	Appraiser Meetings	
Thu 9-5	Finalize deal terms	Subject to appraisal meetings
Thu 9-12	Final number from Appraiser	Final Report to follow (don't know if this is possible)
Thu 9-19	Final report from Appraiser	(don't know if this is possible)
Fri 9-20	***Execute Amendment***	
Mon 9-23	Close on Anchor Pub acquisition	

For reference purposes I have attached today's presentation. Keep in mind these images are still part of a confidential negotiation and so are not public yet. I believe Rep. Hawker and aide Juli lucky have a plan for roll-out after the lease is signed.

Thanks for all of the hard work to date on this and for entrusting Pfeffer Development with this project.

We are looking forward to working with you both again.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

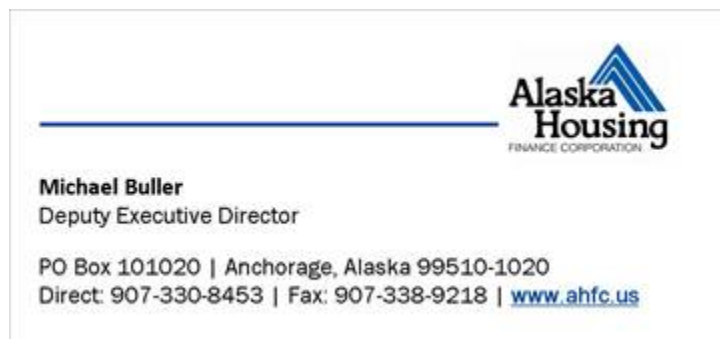
907 317 5030

From: Mike Buller
Sent: Monday, August 26, 2013 2:09 PM
To: Rep. Mike Hawker; Juli.Lucky@akleg.gov; laa.legal@akleg.gov; Doc Crouse
Subject: FW: Waronzof Rental Value Appraisal - Legislative Council Office Building

Below is a request for information from Mr. Lowe. He needs this information to complete the appraisal on the LIO. If you have any of the following items, please email them to me as soon as possible. We are working on a very tight time schedule.

Mr. Lowe will be in Anchorage on September 3rd and 4th. He has requested a meeting with Rep. Hawker on Wednesday morning, September 4th. He will also make himself available to meet with any other member of our team.

Please call me if you have any questions.



From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Tuesday, August 20, 2013 4:32 PM
To: Mike Buller
Cc: Steven Kantor; Brian Gross (bgross@waronzof.com)
Subject: Waronzof Rental Value Appraisal - Legislative Council Office Building

Mike:

Below is a list of items/documents/etc. I'd like to receive or see in conjunction with my analysis. Long list, but all relevant based on what I know now about your requirements, this deal and this assignment.

I'd like to speak to you by phone tomorrow, to give you a bit of an update on my thinking, based on information that the developer has provided me. Please suggest time(s) that are convenient for you. I believe you have a status meeting later this week, and some of my thoughts may influence your presentations and/or remarks. I am available after 10 am tomorrow morning PDT.

You indicated that you'd like to have a meeting to involve Steve Kantor, Pfeffer and Rep. Hawker next week. My schedule next week is complicated, and I wonder if that meeting could be held on Tuesday Sept 3 or Wed Sept 4. If possible, I'd like to travel to Anchorage on Monday eve (Labor day) and be available in Anchorage Tue and Wed. I understand that Steve Kantor cannot be in Anchorage that week, but perhaps he can participate by phone. If Steve's participation (live) is critical, then I'll be available in Anchorage as you need. Please let me know.

Thanks very much,

1. Applicable Statutes
2. Applicable Regulations to the Lease Procurement
3. Legislative Council actions related to this procurement
4. Draft Lease Agreement and/or Letter of Intent; related correspondence
5. Draft Lease Construction Workletter/Specification
6. AHFC Cost Estimates for Subject or Alternative Building for Legislative Council; related third party consultant reports (i.e. cost estimator; architect, etc.)
7. Copies of RFP/RFI (and responses) related to Legislative Council efforts to locate alternative space.
8. Copies of correspondence between landlord and Legislative Council related to lease amendment, extension, etc.
9. Existing lease agreement between landlord and Legislative Council, including amendments; office building and parking structure
10. Information, if any, related to planned direct cost reimbursement of Tenant Improvements by Legislative Council
11. Building plans, for proposed building
12. Building plans for existing parking structure to be incorporated into new procurement.
13. Contact for access to existing Legislative Council building.
14. AHFC documents/information related to similar state government procurements for office space (large transactions, Anchorage/Fbks/Juneau)
15. Third party studies/analyses related to long-term leasing for state and municipal facilities such as the subject property (i.e. costs of capital, procurement recommendations, developer fees and returns, length of tenure, methods of analysis)
16. Reference/referral to any state life cycle cost standards, similar to OMB Circular A-94
17. Any available articles, papers or studies on Anchorage office market leasing conditions, including rent surveys, surveys of typical occupancy costs, lease terms and conditions, etc.
18. Any facility or condition surveys completed by the Legislative Council or any state agency related to the existing building and occupancy
19. Any space planning/space needs assessment completed by any party for the Anchorage Legislative Council office(s)
20. Relevant correspondence between AHFC as owner's representative and the Legislative Council regarding this procurement and this and other negotiations

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Monday, August 26, 2013 2:11 PM
To: Mike Buller
Cc: Juli Lucky; LAA Legal; Doc Crouse
Subject: Re: Waronzof Rental Value Appraisal - Legislative Council Office Building

Juli. Please schedule. Thx. M

On Aug 26, 2013, at 2:09 PM, "Mike Buller" <mbuller@ahfc.us> wrote:

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<image002.jpg>

From: Timothy Lowe [<mailto:tlowe@waronzof.com>]
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From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Monday, August 26, 2013 2:13 PM
To: Mike Buller
Cc: Doc Crouse
Subject: RE: Waronzof Rental Value Appraisal - Legislative Council Office Building

Rep. Hawker is clear all morning – should I schedule through you guys or call Mr. Lowe directly?

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Rep. Mike Hawker
Sent: Monday, August 26, 2013 2:11 PM
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Tim Lowe

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20. Relevant correspondence between AHFC as owner's representative and the Legislative Council regarding this procurement and this and other negotiations

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

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From: Doc Crouse
Sent: Monday, August 26, 2013 3:18 PM
To: Stacy Schubert
Subject: Fwd: Waranzof Rental Value Appraisal - Legislative Council Office Building

Sent from my iPhone

Begin forwarded message:

From: Juli Lucky <Juli.Lucky@akleg.gov>
Date: August 26, 2013, 2:13:15 PM AKDT
To: Mike Buller <mbuller@ahfc.us>
Cc: Doc Crouse <dcrouse@ahfc.us>
Subject: **RE: Waranzof Rental Value Appraisal - Legislative Council Office Building**

Rep. Hawker is clear all morning – should I schedule through you guys or call Mr. Lowe directly?

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Rep. Mike Hawker
Sent: Monday, August 26, 2013 2:11 PM
To: Mike Buller
Cc: Juli Lucky; LAA Legal; Doc Crouse
Subject: Re: Waranzof Rental Value Appraisal - Legislative Council Office Building

Juli. Please schedule. Thx. M

On Aug 26, 2013, at 2:09 PM, "Mike Buller" <mbuller@ahfc.us> wrote:

Below is a request for information from Mr. Lowe. He needs this information to complete the appraisal on the LIO. If you have any of the following items, please email them to me as soon as possible. We are working on a very tight time schedule.

Mr. Lowe will be in Anchorage on September 3rd and 4th. He has requested a meeting with Rep. Hawker on Wednesday morning, September 4th. He will also make himself available to meet with any other member of our team.

Please call me if you have any questions.

<image002.jpg>

From: Timothy Lowe [<mailto:tlowe@waronzof.com>]
Sent: Tuesday, August 20, 2013 4:32 PM
To: Mike Buller
Cc: Steven Kantor; Brian Gross (bgross@waronzof.com)
Subject: Waronzof Rental Value Appraisal - Legislative Council Office Building

Mike:

Below is a list of items/documents/etc. I'd like to receive or see in conjunction with my analysis. Long list, but all relevant based on what I know now about your requirements, this deal and this assignment.

I'd like to speak to you by phone tomorrow, to give you a bit of an update on my thinking, based on information that the developer has provided me. Please suggest time(s) that are convenient for you. I believe you have a status meeting later this week, and some of my thoughts may influence your presentations and/or remarks. I am available after 10 am tomorrow morning PDT.

You indicated that you'd like to have a meeting to involve Steve Kantor, Pfeffer and Rep. Hawker next week. My schedule next week is complicated, and I wonder if that meeting could be held on Tuesday Sept 3 or Wed Sept 4. If possible, I'd like to travel to Anchorage on Monday eve (Labor day) and be available in Anchorage Tue and Wed. I understand that Steve Kantor cannot be in Anchorage that week, but perhaps he can participate by phone. If Steve's participation (live) is critical, then I'll be available in Anchorage as you need. Please let me know.

Thanks very much,

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From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Tuesday, August 27, 2013 6:35 AM
To: Mike Buller
Cc: Juli Lucky; Doc Crouse
Subject: Re: Waronzof Rental Value Appraisal - Legislative Council Office Building

Among other things, I want to include in our responses the city ordinance about locating government buildings in the cbd and the state statute about compliance.

Mike

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<image002.jpg>

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Thanks very much,

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From: Mike Buller
Sent: Tuesday, August 27, 2013 11:23 AM
To: Rep. Mike Hawker
Cc: Juli Lucky; Doc Crouse
Subject: Re: Waronzof Rental Value Appraisal - Legislative Council Office Building

We will make sure that information is include in Mr. Lowe's report.

Sent from my iPad

On Aug 27, 2013, at 6:34 AM, "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov> wrote:

Among other things, I want to include in our responses the city ordinance about locating government buildings in the cbd and the state statute about compliance.

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From: Doc Crouse
Sent: Wednesday, August 28, 2013 9:39 AM
To: mpfeffer@pfefferdevelopment.com
Cc: Bob O'Neill (boneill@pfefferdevelopment.com); Mike Buller
Subject: Exhibits

Mark,

I received two emails with attachments from you yesterday afternoon and I am able to open everything you sent. Also received your voice message from Dead Horse. In the process of going through each attachment. I have another meeting at 10:30 this morning, but can duck out if you need to talk through the information you sent so far.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, August 28, 2013 11:07 AM
To: Doc Crouse; Elise L. Sonray
Subject: Exhibits

Doc,

My assistant Elise will be sending you a consolidated Exhibit A sometime this morning.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, August 28, 2013 11:08 AM
To: Mike Buller
Subject: Fwd: Exhibits

FYI

Sent from my iPhone

Begin forwarded message:

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Date: August 28, 2013, 11:06:47 AM AKDT
To: Doc Crouse <dcrouse@ahfc.us>, "Elise L. Sonray" <ESonray@PfefferDevelopment.com>
Subject: Exhibits

Doc,

My assistant Elise will be sending you a consolidated Exhibit A sometime this morning.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, August 28, 2013 11:23 AM
To: Doc Crouse
Subject: Exhibit B

Doc, this is the same as what was sent yesterday just renamed to reflect "Exhibit B" status.

Elise will be sending the consolidated Exhibit A soon. Note that Structural documents will be added to what was sent yesterday.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, August 28, 2013 12:05 PM
To: Elise L. Sonray
Cc: Mike Buller
Subject: RE: revised Exhibit A- LIO Approval Plans

Thanks Elise, the revised copy of Exhibit A came through in good order. I never got a chance to open the first set anyway.

From: Elise L. Sonray [mailto:ESonray@PfefferDevelopment.com]
Sent: Wednesday, August 28, 2013 12:02 PM
To: Doc Crouse
Cc: Mark Pfeffer
Subject: revised Exhibit A- LIO Approval Plans

Doc,
Please use this revised version with corrected cover pages. Please excuse the inconvenience.

Thanks and have a great day,

Elise Sonray
Office Assistant

PFEFFER DEVELOPMENT, LLC

Commercial Real Estate Developers

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907.646.4644 | f 907.646.4655

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, August 28, 2013 1:42 PM
To: Doc Crouse
Subject: Development Budget
Attachments: Summary Budget 64048 v 1 08-28-13 (2).pdf

Doc, this is the full development budget.

Note that this is inclusive of all Tenant Improvements calculated as $64,048 \times \$120 = \$7,685,760$ which number is in the \$29,751,108 construction number. That figure is NOT grossed up for contingency/finance/fees etc.

Yesterday I sent you the construction budget which roll's up into the above development budget.

A potential area of savings in the total budget would be for the LAA to "pay-as-we-go" on the TI costs. I could then reduce the construction interest costs.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, August 28, 2013 1:56 PM
To: Mike Buller
Subject: LIO Building
Attachments: Construction Cost Estimate1.pdf; Summary Budget 64048 v 1 08-28-13 (2).pdf

Mike,

I have attached the latest construction cost estimate and budget summary that can be forwarded to Mr. Lowe for review. Note that according to Mark, this is inclusive of all Tenant Improvements calculated as $64,048 \times \$120 = \$7,685,760$ which number is in the \$29,751,108 construction number. As discussed previously, there would be an interest cost savings if the Legislative Council pays for the tenant improvements upon completion.

Doc



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, August 28, 2013 2:57 PM
To: Doc Crouse
Subject: Budget is all inclusive with TI's

Sent from my iPhone

From: Doc Crouse
Sent: Wednesday, August 28, 2013 3:53 PM
To: Mike Buller
Subject: FW: Budget is all inclusive with TI's

The Construction budget include Tenant Improvements according to Mark.

-----Original Message-----

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, August 28, 2013 2:57 PM
To: Doc Crouse
Subject: Budget is all inclusive with TI's

Sent from my iPhone

From: Doc Crouse
Sent: Wednesday, August 28, 2013 3:53 PM
To: Mark Pfeffer
Subject: RE: Budget is all inclusive with TI's

Thanks

-----Original Message-----

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, August 28, 2013 2:57 PM
To: Doc Crouse
Subject: Budget is all inclusive with TI's

Sent from my iPhone

From: Doc Crouse
Sent: Thursday, August 29, 2013 12:31 PM
To: Juli Lucky
Subject: ANC LIO Extension AHFC Revisions v 08192013 (nc)
Attachments: ANC LIO Extension AHFC Revisions v 08192013 (nc).docx

Juli,

Original 8/19/13 draft from Nola. Let me know if the date changes when you open, I can try another method of sending to you.

Doc

From: Doc Crouse
Sent: Thursday, August 29, 2013 12:33 PM
To: mpfeffer@pfefferdevelopment.com
Subject: Nola's email

Nola Cedergreen <ncedergr@ahfc.us>



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Director, Construction Department

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, August 29, 2013 1:00 PM
To: Doc Crouse
Cc: Donald W. McClintock
Subject: RE: Nola's email

Don see attached email for nola

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501
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Cell Phone
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From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, August 29, 2013 1:00 PM
To: Doc Crouse
Subject: RE: ANC LIO Extension AHFC Revisions v 08192013 (nc)

Thanks! For some reason, this version worked and didn't change the date stamp when I downloaded it.

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, August 29, 2013 12:31 PM
To: Juli Lucky
Subject: ANC LIO Extension AHFC Revisions v 08192013 (nc)

Juli,

Original 8/19/13 draft from Nola. Let me know if the date changes when you open, I can try another method of sending to you.

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From: Doc Crouse
Sent: Thursday, August 29, 2013 1:03 PM
To: Mark Pfeffer
Subject: RE: Nola's email

See below. I just sent here email address for you and Don: Nola Cedergreen <ncedergr@ahfc.us>

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Thursday, August 29, 2013 1:00 PM
To: Doc Crouse
Cc: Donald W. McClintock
Subject: RE: Nola's email

Don see attached email for nola

Mark Pfeffer

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From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, August 29, 2013 2:02 PM
To: Rep. Mike Hawker; Pamela Varni; LAA Legal; Mark Pfeffer (MPfeffer@PfefferDevelopment.com); Donald McClintock III (DWM@Anchorlaw.com); Doc Crouse; Mike Buller; Stacy Schubert; Nola Cedergreen; Greg Rochon
Subject: Meeting Recap

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Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

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Sent: Thursday, August 29, 2013 2:27 PM
To: 'Juli Lucky'; Rep. Mike Hawker; Pamela Varni; LAA Legal; Mark Pfeffer (MPfeffer@PfefferDevelopment.com); Doc Crouse; Mike Buller; Stacy Schubert; Nola Cedergreen; Greg Rochon
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(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Friday, August 30, 2013 1:45 PM
To: LAA.legal@akleg.gov; Pamela Varni
Subject: LIO Exhibit B Schedule
Attachments: LIO Schedule 8_27_13.pdf

Doug Gardner,

Attached is the draft development schedule summary as requested.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mike Buller
Sent: Friday, August 30, 2013 5:15 PM
To: Timothy Lowe
Cc: Doc Crouse
Subject: Re: Meeting at AHFC

9:00am Tuesday?

Sent from my iPad

On Aug 30, 2013, at 4:23 PM, "Timothy Lowe" <tlowe@waronzof.com> wrote:

Mike:

How about as early Tuesday morning as works for you and your team.

Tim Lowe

On Aug 30, 2013, at 3:48 PM, Mike Buller wrote:

If you have time we would like to meet with you at our offices. We're located in the old Teamster building at to corner of Boniface and Tudor. Please let me know what time works for you. Thanks.

Sent from my iPad

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Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933

tlowe@waronzof.com
www.waronzof.com

From: Pamela Varni <Pamela.Varni@akleg.gov>
Sent: Monday, September 02, 2013 1:17 PM
To: Doc Crouse
Subject: RE: Anchorage LIO Construction Cost Update

Thanks Doc. So would you say Exhibit A drawings are at about 35% complete? Pam

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, August 30, 2013 7:46 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

This time Exhibit A is actually attached!

Thanks.

From: Doc Crouse
Sent: Friday, August 30, 2013 7:44 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

Pam,

Attached is the draft Exhibit A for the LIO renovation/reconstruction for your review. Also attached is the Construction Cost estimate. See the note below regarding the tenant improvements.

Please let me know if you have any questions or comments regarding the information.

Thanks.

From: Doc Crouse
Sent: Thursday, August 29, 2013 4:35 PM

To: LAA.legal@akleg.gov

Subject: Anchorage LIO Construction Cost Update

Doug Gardner,

Attached is the final Construction Cost Estimate from Criterion General, Inc., for the Pfeffer Development proposed renovation/reconstruction of the current LIO property located at 716 W. 4th Avenue in Anchorage, and the adjoining 712 W. 4th Avenue property. Please note that according to Mark Pfeffer, the total construction cost listed on Page 2 of the summary includes approximately \$7,686,000 for tenant improvements. Payment of the tenant improvements separately/prior to occupancy of the new facility reduces the construction cost used to calculate the final rent structure to approximately \$22,065,108.

Please let me know if you have any questions regarding this information.



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Subject: RE: Meeting Recap

I hope to have another draft to share with everyone by end of day...the "maybe next to last draft"

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Sec. 33 (DG) – Remedies on default (DG) was concerned that these were watered down from original language suggested by LAA and thinks “but not limited to” should be left in. DG and DM to work on compromise language.

Sec. 33 (NC) – “reasonable time” should be more defined. DM and NC to work on appropriate language.

Sec. 35 (MP) – Should be clarified that property casualty insurance will be reimbursed by lessee, consistent with section 4 [Lessee] n.

Sec. 36 (DG) – What specifically constitutes delays, duties and remedies should be spelled out - as was provided in LAA's draft. There was discussion that this language was more appropriate for inclusion in an exhibit as this was not really applicable to the entire lease – it was applicable to the proposed renovation. Subsequent exhibits could then be crafted to fit any subsequent renovation(s). This section will stay as is for now, until Exhibit B is produced.

Sec. 37 (MP) – Holdover language will be changed to specify a particular timeframe with a specific, adequate notice requirement. DM and DG to work on acceptable language.

Sec. 43 (DG) – remove the word “covenant” and clarify that the ED's duty is to include the amount in the agency's request as the ED will not have control over the budget process. DM and DG to work on acceptable language.

Sec. 47 – delete in entirety.

~~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Monday, September 02, 2013 10:37 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Re: Meeting at AHFC

Confirming 9 am at your office.

My cell is 310-600-2933. I'm arriving late on the plane Monday night.

Tim

On Aug 30, 2013, at 6:14 PM, Mike Buller wrote:

9:00am Tuesday?

Sent from my iPad

On Aug 30, 2013, at 4:23 PM, "Timothy Lowe" <tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>>> wrote:

Mike:

How about as early Tuesday morning as works for you and your team.

Tim Lowe

On Aug 30, 2013, at 3:48 PM, Mike Buller wrote:

If you have time we would like to meet with you at our offices. We're located in the old Teamster building at to corner of Boniface and Tudor. Please let me know what time works for you. Thanks.

Sent from my iPad

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Timothy Lowe

Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>
www.waronzof.com<<http://www.waronzof.com>>

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Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Tuesday, September 03, 2013 7:25 AM
To: Mike Buller
Cc: Stacy Schubert
Subject: FW: Anchorage LIO Construction Cost Update

FYI

From: Pamela Varni [mailto:Pamela.Varni@akleg.gov]
Sent: Monday, September 02, 2013 1:17 PM
To: Doc Crouse
Subject: RE: Anchorage LIO Construction Cost Update

Thanks Doc. So would you say Exhibit A drawings are at about 35% complete? Pam

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, August 30, 2013 7:46 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

This time Exhibit A is actually attached!

Thanks.

From: Doc Crouse
Sent: Friday, August 30, 2013 7:44 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

Pam,

Attached is the draft Exhibit A for the LIO renovation/reconstruction for your review. Also attached is the Construction Cost estimate. See the note below regarding the tenant improvements.

Please let me know if you have any questions or comments regarding the information.

Thanks.

From: Doc Crouse
Sent: Thursday, August 29, 2013 4:35 PM
To: LAA.legal@akleg.gov
Subject: Anchorage LIO Construction Cost Update

Doug Gardner,

Attached is the final Construction Cost Estimate from Criterion General, Inc., for the Pfeffer Development proposed renovation/reconstruction of the current LIO property located at 716 W. 4th Avenue in Anchorage, and the adjoining 712 W. 4th Avenue property. Please note that according to Mark Pfeffer, the total construction cost listed on Page 2 of the summary includes approximately \$7,686,000 for tenant improvements. Payment of the tenant improvements separately/prior to occupancy of the new facility reduces the construction cost used to calculate the final rent structure to approximately \$22,065,108.

Please let me know if you have any questions regarding this information.



DeWayne "Doc" Crouse

Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Doc Crouse
Sent: Tuesday, September 03, 2013 8:31 AM
To: Pamela Varni
Subject: RE: Anchorage LIO Construction Cost Update

Pam,

I am still reviewing Exhibit A, but so far the drawings appear appropriate for pricing a design/build project of this nature.

Doc

From: Pamela Varni [mailto:Pamela.Varni@akleg.gov]
Sent: Monday, September 02, 2013 1:17 PM
To: Doc Crouse
Subject: RE: Anchorage LIO Construction Cost Update

Thanks Doc. So would you say Exhibit A drawings are at about 35% complete? Pam

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, August 30, 2013 7:46 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

This time Exhibit A is actually attached!

Thanks.

From: Doc Crouse
Sent: Friday, August 30, 2013 7:44 AM
To: Pamela Varni
Subject: FW: Anchorage LIO Construction Cost Update

Pam,

Attached is the draft Exhibit A for the LIO renovation/reconstruction for your review. Also attached is the Construction Cost estimate. See the note below regarding the tenant improvements.

Please let me know if you have any questions or comments regarding the information.

Thanks.

From: Doc Crouse
Sent: Thursday, August 29, 2013 4:35 PM
To: LAA.legal@akleg.gov
Subject: Anchorage LIO Construction Cost Update

Doug Gardner,

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contained in, or transmitted with, this e-mail. If you have received this communication in error, please notify the sender immediately and delete the original message from your system.

From: MaryEllen Duffy <MaryEllen.Duffy@akleg.gov>
Sent: Tuesday, September 03, 2013 12:39 PM
To: 'Donald W. McClintock'
Cc: Rep. Mike Hawker; Pamela Varni; Nola Cedergreen; Doc Crouse; Mike Buller
Subject: Section-by-section response to 8/30/13 draft lease
Attachments: response to Aug 30 draft lease.pdf

Please see attached.

MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct
907-465-2029 fax
MaryEllen.Duffy@akleg.gov

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From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Tuesday, September 03, 2013 1:20 PM
To: 'MaryEllen Duffy'
Cc: Rep. Mike Hawker; Pamela Varni; Nola Cedergreen; Doc Crouse; Mike Buller; Heidi A. Wyckoff
Subject: RE: Section-by-section response to 8/30/13 draft lease

Doug,

Thank-you for the prompt response. Just one quick question while I review the comments with my clients. You made the comment to page 3, 1.1b that the 10 year extension of May 31, 2024 exceeds the authority under AS 36.30.083. Because the current term end date is May 31, 2014, what is the end date that you envision?

Also you have asked for a return of certain language to Draft 3 at p.18 section 36. Due to the multiple versions and originators of the drafts it is not entirely clear to me which rendition of the lease you are referencing. Could you send back a copy of the language you ask to insert or a copy of the lease you have referenced?

Thanks
Don

Donald W. McClintock
Ashburn & Mason, P.C.
1227 W. 9th Ave. Ste. 200
Anchorage, AK 99501
(907) 276-4331 (voice)
(907) 277-8235 (fax)
www.anchorlaw.com

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Sent: Tuesday, September 03, 2013 12:39 PM
To: Donald W. McClintock
Cc: Rep. Mike Hawker; Pamela Varni; 'ncedergr@ahfc.us'; 'dcrouse@ahfc.us'; 'Mike Buller'
Subject: Section-by-section response to 8/30/13 draft lease

Please see attached.

MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct
907-465-2029 fax
MaryEllen.Duffy@akleg.gov

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From: Nola Cedergreen
Sent: Tuesday, September 03, 2013 1:58 PM
To: Donald W. McClintock; 'MaryEllen Duffy'
Cc: Rep. Mike Hawker; Pamela Varni; Doc Crouse; Mike Buller; Heidi A. Wyckoff
Subject: RE: Section-by-section response to 8/30/13 draft lease

Thanks, Don.

I will sit tight with another draft until these questions are resolved.

From: Donald W. McClintock [dwm@anchorlaw.com]
Sent: Tuesday, September 03, 2013 1:19 PM
To: 'MaryEllen Duffy'
Cc: Rep. Mike Hawker; Pamela Varni; Nola Cedergreen; Doc Crouse; Mike Buller; Heidi A. Wyckoff
Subject: RE: Section-by-section response to 8/30/13 draft lease

Doug,

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Please see attached.

MaryEllen Duffy
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From: LAA Legal <LAA.Legal@akleg.gov>
Sent: Tuesday, September 03, 2013 4:44 PM
To: 'Donald W. McClintock'
Cc: Rep. Mike Hawker; Pamela Varni; Nola Cedergreen; Doc Crouse; Mike Buller; Heidi A. Wyckoff
Subject: RE: section 36 language to insert
Attachments: Legis Leg Svs_Draft 3_no.13-171med.doc

Don,
Please find attached the version of section 36 contained in Legislative Legal Services Draft 3, page 14. Please use the language in this section 36.
Doug

Sent by:
MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct
907-465-2029 fax
MaryEllen.Duffy@akleg.gov

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Don

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Sent: Tuesday, September 03, 2013 12:39 PM

To: Donald W. McClintock

Cc: Rep. Mike Hawker; Pamela Varni; 'ncedergr@ahfc.us'; 'dcrouse@ahfc.us'; 'Mike Buller'

Subject: Section-by-section response to 8/30/13 draft lease

Please see attached.

MaryEllen Duffy

Special Assistant

LAA Legal Services

907-465-6651 direct

907-465-2029 fax

MaryEllen.Duffy@akleg.gov

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From: Doc Crouse
Sent: Wednesday, September 04, 2013 8:45 AM
To: Mike Buller
Subject: RecommendationsMemo1
Attachments: RecommendationsMemo1.doc

Attached are my recommendations for Exhibits A & B. All elements of Mr. Gardner's concerns are already included in my analysis.

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 04, 2013 11:16 AM
To: Nola Cedergreen; Mike Buller; Doc Crouse
Cc: Shea C. Simasko; Bob O'Neill
Subject: Lessor reserves for costs.

Mike/Doc/Nola

Attached is our first pass at a 10 year budget for landlord required reserves for the modified NNN concept.

Specifically the yellow highlighted cells require more input from various subcontractors.

But I want to get this out to you so that you could start to get a sense of where this is headed.

This would also be very relevant to the appraiser.

Question or Comments on format or content?

Please standby for an update to follow

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 04, 2013 11:29 AM
To: Mike Buller; Nola Cedergreen; Doc Crouse
Subject: Two new deal points on the lease amendment

Mike, (Nola,Doc)

I meant to talk to you about this earlier today but forgot.

We would like to get a provision added into the amendment regarding tenants obligation to consent to providing Subordination and Non Disturbance Agreement and an Estoppel Agreement to our lenders upon their request.

Don McClintock has obtained these documents relative to other state leases and I would expect that AHFC as a lender understands the purpose of these documents relative to a financing. But I also suspect that Leg. Legal is going to be unfamiliar with the concept and wary of providing such provisions.

These are pretty benign documents from the tenants perspective. Basically, in the case of an estoppel, acknowledgment that at the time of the financing the lease is in effect. And in the case of the SNDA that the lenders interests are in first position relative to the tenants leasehold interests BUT without diminishing any of the tenants interest under the lease as long as the tenant is not in default.

I think we are going to need assistance introducing these provisions to the lease and Leg. Legal and am hoping that you can do so.

I will get exact language that we are looking for and forward under separate email.

Thank You for considering this request.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 04, 2013 12:22 PM
To: Doc Crouse; Mike Buller; Nola Cedergreen
Subject: Exhibit B Insert
Attachments: Insert to Exhibit B (00147533).docx

I believe I sent this previously but it might have slipped thru the cracks.

Doc, does this solve the delay in completion issue adequately?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Nola Cedergreen
Sent: Wednesday, September 04, 2013 2:47 PM
To: MPfeffer@PfefferDevelopment.com; Mike Buller; Doc Crouse
Subject: RE: Two new deal points on the lease amendment

Will do. The most obvious example is when AHFC signed the same documents as Lessee when Tatitlek purchased 4300 Boniface from the Teamsters.

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Date: 09/04/2013 12:29 PM (GMT-08:00)
To: Mike Buller <mbuller@ahfc.us>, Nola Cedergreen <ncedergr@ahfc.us>, Doc Crouse <dcrouse@ahfc.us>
Subject: Two new deal points on the lease amendment

Mike, (Nola,Doc)

I meant to talk to you about this earlier today but forgot.

We would like to get a provision added into the amendment regarding tenants obligation to consent to providing Subordination and Non Disturbance Agreement and an Estoppel Agreement to our lenders upon their request.

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Thank You for considering this request.

Mark Pfeffer

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Cell Phone
907 317 5030

From: Doc Crouse
Sent: Wednesday, September 04, 2013 2:50 PM
To: Mike Buller
Cc: Juli Lucky; Pamela Varni; mpfeffer@pfefferdevelopment.com; Stacy Schubert; Nola Cedergreen; LAA.legal@akleg.gov
Subject: Proposed LIO Redevelopment Exhibit A & B review
Attachments: RecommendationsMemo1.pdf

Attached are AHFC recommendations for Exhibits A & B to the lease extension.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Wednesday, September 04, 2013 3:00 PM
To: Juli Lucky
Subject: Insert to Exhibit B (00147533)
Attachments: Insert to Exhibit B (00147533).docx

FYI – Proposed Attachment to Exhibit B regarding project delivery.

From: Nola Cedergreen
Sent: Wednesday, September 04, 2013 3:23 PM
To: Mark Pfeffer; Mike Buller; Doc Crouse
Cc: Shea C. Simasko; Bob O'Neill
Subject: RE: Lessor reserves for costs.

Whoops. No attachment.

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, September 04, 2013 11:16 AM
To: Nola Cedergreen; Mike Buller; Doc Crouse
Cc: Shea C. Simasko; Bob O'Neill
Subject: Lessor reserves for costs.

Mike/Doc/Nola

Attached is our first pass at a 10 year budget for landlord required reserves for the modified NNN concept.

Specifically the yellow highlighted cells require more input from various subcontractors.

But I want to get this out to you so that you could start to get a sense of where this is headed.

This would also be very relevant to the appraiser.

Question or Comments on format or content?

Please standby for an update to follow

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Nola Cedergreen
Sent: Wednesday, September 04, 2013 3:25 PM
To: Mark Pfeffer; Doc Crouse; Mike Buller
Subject: RE: Exhibit B Insert

Looks good as it relates to the provisions of the lease agreement. Doc needs to weigh in with respect to the renovation process.

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, September 04, 2013 12:22 PM
To: Doc Crouse; Mike Buller; Nola Cedergreen
Subject: Exhibit B Insert

I believe I sent this previously but it might have slipped thru the cracks.

Doc, does this solve the delay in completion issue adequately?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 04, 2013 3:26 PM
To: Nola Cedergreen; Mike Buller; Doc Crouse
Cc: Shea C. Simasko; Bob O'Neill
Subject: RE: Lessor reserves for costs.
Attachments: Copy of LIO reserve draft (2).pdf

Thanks Nola

Here you go.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501 p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Wednesday, September 04, 2013 3:23 PM
To: Mark Pfeffer; Mike Buller; Doc Crouse
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Cell Phone
907 317 5030

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From: Doc Crouse
Sent: Thursday, September 05, 2013 1:54 PM
To: Bob O'Neill (boneill@pfefferdevelopment.com); aweiss@kpbarchitects.com
Subject: LIO Lease

Partition criteria from the first draft lease document.

ACOUSTICAL REQUIREMENTS: The Lessor shall equip all offices and similar type space with acoustical ceiling tiles, panels, or other sound absorption material. The Lessor shall provide a **Preferred Noise Criteria (PNC) level of 35 to 45**, including noise infiltration through opened windows, if windows that open are provided. Acoustical control must be sufficient to permit conferences, waiting room noise and office work to progress simultaneously. It is the Lessor's responsibility to ascertain the proper combination of sound absorption material on ceilings, walls, and floors to achieve the specified preferred noise criteria level.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 05, 2013 2:59 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Confirmation of Monday Call

Mike:

I believe we agreed on a call at 11 on Monday morning, but with this email, I want to reconfirm the time. This would be a call between you and Doc and myself, to discuss when the rent analysis is coming in (at that point in time). If 11 ADT works, great; if not, please suggest an alternative time later in the day that is convenient for both of you.

Thank you,

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Mike Buller
Sent: Thursday, September 05, 2013 3:31 PM
To: Timothy Lowe
Cc: Doc Crouse
Subject: Re: Confirmation of Monday Call

11:00 works for me.

Sent from my iPad

On Sep 5, 2013, at 2:58 PM, "Timothy Lowe" <tlowe@waronzof.com> wrote:

Mike:

I believe we agreed on a call at 11 on Monday morning, but with this email, I want to reconfirm the time. This would be a call between you and Doc and myself, to discuss when the rent analysis is coming in (at that point in time). If 11 ADT works, great; if not, please suggest an alternative time later in the day that is convenient for both of you.

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Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 05, 2013 3:48 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Re: Confirmation of Monday Call

Thanks, Mike; I'm going to pencil in 11 am ADT and assume (unless I hear different) that Doc will also be available.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
310.322.7744 T
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From: Doc Crouse
Sent: Thursday, September 05, 2013 3:50 PM
To: Timothy Lowe; Mike Buller
Subject: RE: Confirmation of Monday Call

I will be there.

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Thursday, September 05, 2013 3:48 PM
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Cc: Doc Crouse
Subject: Re: Confirmation of Monday Call

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From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Friday, September 06, 2013 2:24 PM
To: Doc Crouse
Subject: Downtown Development

Hello Doc,
Thank you very much for meeting with me today to discuss the project.
When would you be able to send us the current estimate and the narrative?
It would really help us in estimating our efforts. Thank you so much in advance.

Have a great weekend (Let's hope it will stop raining for a while).

Tanya Bratslavsky, P.E., A.V.S

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse
Sent: Friday, September 06, 2013 2:47 PM
To: Tanya Bratslavsky
Subject: RE: Downtown Development

Tanya,

Thanks you for taking the time to visit the site and review the preliminary documents. I would prefer waiting until the narratives have been finalized, which will hopefully be early next week, unless you feel that having that information is necessary to prepare a fee proposal at this time?

Doc

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Tanya Bratslavsky, P.E., FVCS

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse
Sent: Friday, September 06, 2013 3:49 PM
To: Mike Buller
Subject: New Meeting time 10:30

I will be there.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 06, 2013 5:23 PM
To: Andrew J. Weiss
Cc: Nola Cedergreen; Bob O'Neill; Doc Crouse
Subject: Re: LIO Exhibit A Documents

Nola,

That covers "A".

Do we use the insert language I send earlier for B?

Sent from my iPhone

On Sep 6, 2013, at 5:19 PM, "Andrew J. Weiss" <AWeiss@KPBArchitects.com> wrote:

Nola,

Please see the attached LIO Exhibit A Documents. Please let me know if you have any questions or comments.

Thank you.

Andy

Andrew J. Weiss

kpb architects

architecture planning interior design design-build

425 G Street, Suite 800 | Anchorage, Alaska 99501
v 907.274.7443 | f 907.274.7407 | www.kpbarchitects.com

<EXHIBIT A LIO Approval plans.pdf>

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Sunday, September 08, 2013 2:39 PM
To: Doc Crouse
Subject: RE: Downtown Development

It would help, but I guess we can wait.
We'll work on the proposal.

Tanya Bratslavsky, P.E., A.V.S

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, September 06, 2013 2:47 PM
To: Tanya Bratslavsky
Subject: RE: Downtown Development

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Have a great weekend (Let's hope it will stop raining for a while).

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From: Nola Cedergreen
Sent: Sunday, September 08, 2013 7:26 PM
To: Pamela Varni; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents
Attachments: ANC LIO Extension Version 09062013 AM NC and PV edits.docx

Thanks for the thorough read, Pam. I cannot tell you how many times this document has gone through spell-check ... you are a much better proof-reader than Microsoft!

I've attached a new version that includes all of Pam's edits with the exception of the one "whereas preamble" that references 64,000 sf ... let me know if you believe that should be a generic reference as written or a specific reference to the exact square footage available in the building offered by the Lessor.

From: Pamela Varni [Pamela.Varni@akleg.gov]
Sent: Sunday, September 08, 2013 5:09 PM
To: Nola Cedergreen; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Hi Nola and all - Thank you Nola and others for all the documents and all your work. I have reviewed everything and attached are a few minor formatting changes, fax number, etc. for the latest version of the lease. My changes or questions are in orange. I will let Doug Gardner send in his comments tomorrow.

Thank you.

Pam

Pam Varni, Executive Director
Legislative Affairs Agency
State Capitol, Room 3
Juneau, AK 99801-1182
Main line (907) 465-3800
Direct line (907) 465-6622
Cell phone (907) 209-1942

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Saturday, September 07, 2013 1:24 PM
To: Rep. Mike Hawker; LAA Legal; Pamela Varni
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 6 Draft Documents

Everyone:

We have a good deal of information for your review and comment. Items 1, 2, 3, 4, and 6 are attached to this e-mail; Items 5, 7, and 8 are not yet finalized.

1. "ANC LIO Extension AM Revisions v09052013" Mr. McClintock's edits to the 9/4 draft.
2. "ANC LIO Extension Version 0906213 AM and NC" incorporating Mr. McClintock's edits; the subordination and attornment language recommended by the Lessor, and other minor housekeeping. This version includes yellow highlights in sections that require additional information.
3. "Compare LIO Extension 0904 to 0906" Comparison of the 9/6 draft and 9/4 draft.
4. Exhibit "A" - "LIO Approval Plans" (plans, drawings, technical specifications).
5. (Not included). Exhibit "B" - Terms and conditions of Renovation project process, deliverables, and schedule.
6. "LIO Lease 09062013 Attach to Exh B" Attachment to Exhibit "B" - Delay provisions (this can either be incorporated into the body of Exhibit "B" or referenced as an attachment).
7. (Not included). Exhibit "C" - to be provided by Mr. Gardner - Written determination by the Legislative Affairs Agency regarding the procurement process leading to Lease Extension and Amendment No. 3.
8. (Not included). Exhibit "D" - to be provided by Mr. Gardner - Executive Director's Cost Saving Calculation and Report to Auditor.

Please let me know if you agree that all Exhibits have been correctly referenced/named/described (see Section 50). Section 36 may be rewritten in its entirety depending upon agreement between legal counsel for the parties; Section 1.1.b. requires discussion as well.

I understand that we may have some preliminary information from the appraiser as early as the first part of next week. Thanks for your help.

Nola

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From: Doc Crouse
Sent: Monday, September 09, 2013 7:56 AM
To: 'tanya@bce-ak.com'
Subject: Anchorage LIO Construction Cost Review
Attachments: EXHIBIT A LIO Approval plansFinal.pdf; ScopeJobCost.docx

Tanya,

Thanks for taking the time to review the site with me last week. I have attached a Scope of Services and the latest copy of the pricing documents used to develop the design/build GMP, for you to use in preparing a fee proposal to complete this work. As discussed we have only a short time to perform this task, so please let me know at your earliest convenience if this can be accomplished as discussed. Please use your best discretion in the distribution of these documents to protect any proprietary information they may contain.

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Monday, September 09, 2013 9:18 AM
To: Nola Cedergreen; Doc Crouse
Cc: Mark Pfeffer
Subject: LIO Temp Space Schedule - Exhibit B
Attachments: img-909082647-0001.pdf

Doc and Nola,

Attached please find a schedule for the temporary spaces for LIO. After discussion with Juli and Mike Hawker, I have also included some as yet determined office space for legislators that must be available by approximately April 2. We had a good go last week on programming existing spaces available in 733 W. 4th building across the street from existing LIO and some space on 7th floor of 425 G Street (Legislative Ethics Office would go to 425 G Street, 7th floor). I also included IT time to relocate facilities currently located in existing LIO office as well as final clean-out of existing FF&E in existing building.

Let me know if you have any questions.

Thanks,
bob

From: Nola Cedergreen
Sent: Monday, September 09, 2013 10:00 AM
To: Doc Crouse
Subject: FW: LIO Temp Space Schedule - Exhibit B
Attachments: img-909082647-0001.pdf

Hi, Doc:

Ready for me to share with everyone? Is there another portion to Exhibit "B"? I have an e-mail message from Mark Pfeffer referencing a master schedule ...

From: Bob O'Neill [BOneill@PfefferDevelopment.com]
Sent: Monday, September 09, 2013 9:18 AM
To: Nola Cedergreen; Doc Crouse
Cc: Mark Pfeffer
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Let me know if you have any questions.

Thanks,
bob

From: Doc Crouse
Sent: Monday, September 09, 2013 10:17 AM
To: Nola Cedergreen
Subject: RE: LIO Temp Space Schedule - Exhibit B
Attachments: LIO Schedule 8_27_13.pdf; Insert to Exhibit B (00147533).docx

Nola,

The temporary space schedule should be ready to share. The latest development schedule that I have is attached, and the proposed verbiage from Don McClintock regarding completion and occupancy. There is no other additional material that is intended for this section.

Doc

-----Original Message-----

From: Nola Cedergreen
Sent: Monday, September 09, 2013 10:00 AM
To: Doc Crouse
Subject: FW: LIO Temp Space Schedule - Exhibit B

Hi, Doc:

Ready for me to share with everyone? Is there another portion to Exhibit "B"? I have an e-mail message from Mark Pfeffer referencing a master schedule ...

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Let me know if you have any questions.

Thanks,
bob

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Monday, September 09, 2013 10:45 AM
To: Nola Cedergreen; Pamela Varni; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Juli Lucky
Subject: RE: September 6 Draft Documents

All,

Following are my comments on the 9/6/2013 DWM;NC;PV lease draft:

Note, that I have not yet reviewed the fifty plus pages of Exhibit A, and Exhibit B is not yet final. I will relying extensively on AHFC counsel to approve Exhibits A and B.

The lessee has documents to complete as well, notably:

Exhibits C and D - Mr. Lowe will provide the basis for Exhibit D. There was an earlier draft of Exhibit C that needs to be dusted off and completed this week.

I want to prepare a notice of intent to sign lease documents, and have it delivered in advance to the Presiding Officers and Rules Chairs. While this may not be mandatory, I want to give formal notice as a matter of good practice and courtesy.

Completely on the lessee side of the table: LAA should begin drafting an RFP, or whatever, for property management services, based on the modified triple net division in the draft lease extension. I'd like to get this underway quite early, but I do not intend to release the request until after we have completed lease extension negotiations and signing. To the draft lease extension document:

1. Yes, there are a couple blanks to fill in, such as the first year lease amount. This is expected as we continue to tighten this up and nail down the final provisions.
2. Whereas - Pfeffer to provide legal description for parking "garage." Do we want to call this a "parking garage" through out the lease, or is it a "parking facility?" Garage works for me, as long as it does not imply something that it is not.
3. P2 Sec 1.1a - "Parking Garage" terminology?
4. P2 Sec 1.1a - Regardless of terminology for the parking garage, and in order to be consistent with the remainder of this sub paragraph, should we not include the separate physical address (720 W 4th) and its legal description in the description of leased premises?
5. P3 Sec 1.1b - The discussion of the lease term is getting ridiculous and silly. May 31, 2024 is the common sense date for extending a lease that terminates May 31, 2014. We go with May 31, 2014.
6. P3 Sec 1.1c - The sub paragraphs all still need to be paragraphically formatted with appropriate indentations.
7. P4 Sec 1.1d - escalator clause. To be finalized in conference with Tim Lowe. I personally am quite interested in a calculation that gives us a fixed monthly rate for ten years, or at least fixed payments that are adjusted as few times as possible over the life of the lease.
8. P4 Sec 1.2 - I do not have a statute book at my home office where I am doing this review, so I may be uninformed here. The first paragraph sates a "Executive Director's Cost Saving Calculation and Report to Auditor _____ AS

36.30.083(b)." Do we need to reference the Auditor at all? If we do, can we not simply call it ..."to the Legislative Auditor?"

9. P4 Sec 1.2 - It should be easy to fill in Mr. Lowe's firm name.

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245

10. P5 Sec 3 - Tenant improvement provision in third paragraph. Subject to concurrence with Pam Varni, may I propose a pay-as-you-go approach something like the following? 'The lessee shall pay up to \$7,500,000 for tenant improvements as invoiced, with documentation, by the lessor and approved by the project director. Payment shall be made within thirty days of receipt of a documented invoice. The cost of tenant improvements in excess of \$7,500,000 shall be included in lessor's renovation costs and amortized over the term of the lease.'

11. P7 Sec 4 through out the remainder of the document - Everywhere the exhibits are referenced, both Exhibit A and B are referenced. Is this appropriate? All of these dual references are being applied to technical specifications of the renovation project. Exhibit A is the project plan, but Exhibit B is really only the schedule and timing of meeting the project plan. I can go with leaving both referenced if AHFC and Mr. Pfeffer agree.

12. P16 Sec 36 - I go with the approach proposed by AHFC. Let's just get this one done and finished with.

13. P18 Sec 47 - May 31, 2024

14. P20 Sec 50 - Regarding the Exhibit "D" paragraphy see item 8 above. Same discussion applies to referencing the Legislative Auditor.

Thank you,

Mike

From: Nola Cedergreen [ncedergr@ahfc.us]
Sent: Sunday, September 08, 2013 7:26 PM
To: Pamela Varni; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Thanks for the thorough read, Pam. I cannot tell you how many times this document has gone through spell-check ... you are a much better proof-reader than Microsoft!

I've attached a new version that includes all of Pam's edits with the exception of the one "whereas preamble" that references 64,000 sf ... let me know if you believe that should be a generic reference as written or a specific reference to the exact square footage available in the building offered by the Lessor.

From: Pamela Varni [Pamela.Varni@akleg.gov]
Sent: Sunday, September 08, 2013 5:09 PM
To: Nola Cedergreen; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

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Thank you.

Pam

Pam Varni, Executive Director
Legislative Affairs Agency
State Capitol, Room 3
Juneau, AK 99801-1182
Main line (907) 465-3800
Direct line (907) 465-6622
Cell phone (907) 209-1942

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3. "Compare LIO Extension 0904 to 0906" Comparison of the 9/6 draft and 9/4 draft.
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6. "LIO Lease 09062013 Attach to Exh B" Attachment to Exhibit "B" - Delay provisions (this can either be incorporated into the body of Exhibit "B" or referenced as an attachment).
7. (Not included). Exhibit "C" - to be provided by Mr. Gardner - Written determination by the Legislative Affairs Agency regarding the procurement process leading to Lease Extension and Amendment No. 3.
8. (Not included). Exhibit "D" - to be provided by Mr. Gardner - Executive Director's Cost Saving Calculation and Report to Auditor.

Please let me know if you agree that all Exhibits have been correctly referenced/named/described (see Section 50). Section 36 may be rewritten in its entirety depending upon agreement between legal counsel for the parties; Section 1.1.b. requires discussion as well.

I understand that we may have some preliminary information from the appraiser as early as the first part of next week. Thanks for your help.

Nola

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the intended recipients. This message may be or may contain privileged and confidential communications. If you as the reader are not the intended recipient, you are hereby notified that you have received this communication in error and that any retention, review, use, dissemination, distribution or copying of this communication or the information contained is strictly prohibited. The sender does not accept any responsibility for any loss, disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this communication in error, please notify the sender immediately and delete the original message from your system.

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From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Monday, September 09, 2013 11:22 AM
To: Doc Crouse
Subject: RE: Anchorage LIO Construction Cost Review

Thank you very much, Doc. This will help us.
And we will use the required discretion for this project.
Regards,

Tanya Bratslavsky, P.E., A.V.S.

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Monday, September 09, 2013 7:56 AM
To: 'tanya@bce-ak.com'
Subject: Anchorage LIO Construction Cost Review

Tanya,

Thanks for taking the time to review the site with me last week. I have attached a Scope of Services and the latest copy of the pricing documents used to develop the design/build GMP, for you to use in preparing a fee proposal to complete this work. As discussed we have only a short time to perform this task, so please let me know at your earliest convenience if this can be accomplished as discussed. Please use your best discretion in the distribution of these documents to protect any proprietary information they may contain.

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Mike Buller
Sent: Monday, September 09, 2013 12:07 PM
To: Doc Crouse; Greg Rochon
Subject: Fwd: Waronzof Rent Analysis - Preliminary
Attachments: SECOND PASS 090913.xlsx; ATT00001.htm

FYI

Sent from my iPad

Begin forwarded message:

From: Timothy Lowe <tlowe@waronzof.com>
Date: September 9, 2013, 11:18:03 AM AKDT
To: Mike Buller <mbuller@ahfc.us>
Cc: Steven Kantor <steven.kantor@firstsw.com>
Subject: Waronzof Rent Analysis - Preliminary

Mike -

Per our discussion of earlier today.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

From: Nola Cedergreen
Sent: Monday, September 09, 2013 12:11 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: FW: LIO Temp Space Schedule - Exhibit B
Attachments: img-909082647-0001.pdf; LIO Exhibit B Schedule 09092013.pdf

Everyone ... I've renamed the document Bob provided this morning as LIO Exhibit B 09092103 and have attached a copy reflecting that name.

It is my understanding that this document, when combined with the previous attachment to Exhibit B that I sent your way, comprises Exhibit B in its entirety.

From: Bob O'Neill [BOneill@PfefferDevelopment.com]
Sent: Monday, September 09, 2013 9:18 AM
To: Nola Cedergreen; Doc Crouse
Cc: Mark Pfeffer
Subject: LIO Temp Space Schedule - Exhibit B

Doc and Nola,

Attached please find a schedule for the temporary spaces for LIO. After discussion with Juli and Mike Hawker, I have also included some as yet determined office space for legislators that must be available by approximately April 2. We had a good go last week on programming existing spaces available in 733 W. 4th building across the street from existing LIO and some space on 7th floor of 425 G Street (Legislative Ethics Office would go to 425 G Street, 7th floor). I also included IT time to relocate facilities currently located in existing LIO office as well as final clean-out of existing FF&E in existing building.

Let me know if you have any questions.

Thanks,
bob

From: Doc Crouse
Sent: Monday, September 09, 2013 4:17 PM
To: Michael Strand
Subject: FW: Waronzof Rent Analysis - Preliminary
Attachments: SECOND PASS 090913.xlsx; ATT00001.htm

Not sure if you saw these yet. Still preliminary work up on LIO. Not for publication just yet.

From: Michael Strand
Sent: Tuesday, September 10, 2013 6:26 AM
To: Doc Crouse
Subject: Re: Waranzof Rent Analysis - Preliminary

Thanks doc

Mike Strand

On Sep 9, 2013, at 4:16 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Not sure if you saw these yet. Still preliminary work up on LIO. Not for publication just yet.

<SECOND PASS 090913.xlsx>

From: Doc Crouse
Sent: Tuesday, September 10, 2013 7:32 AM
To: Bob O'Neill (boneill@pfefferdevelopment.com); aweiss@kpbarchitects.com
Subject: Mechanical Kick-off

Do you prefer that I be present for this or not?



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Tuesday, September 10, 2013 8:03 AM
To: Doc Crouse; Andrew J. Weiss
Subject: RE: Mechanical Kick-off

Your call Doc. This is really just a kick-off to get the M/E going on design for permits. I think the engineers did a great job getting us basis of design narratives for pricing, so there aren't any surprises just getting subcontractors and engineers in the same room to start the design process smoothly.

On another note, we have invited Juli over at about 10:30 this morning to go over our first pass at the temp space layout at 733 W. 4th. That is a really hot item to pin down so we can quickly get TI permit drawings done.

bob

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Tuesday, September 10, 2013 7:32 AM
To: Bob O'Neill; Andrew J. Weiss
Subject: **Spam Suspect**Mechanical Kick-off

Do you prefer that I be present for this or not?



DeWayne "Doc" Crouse
Director, Construction Department

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From: Doc Crouse
Sent: Tuesday, September 10, 2013 8:10 AM
To: Bob O'Neill
Subject: RE: Mechanical Kick-off

Thanks Bob,

I doubt if I would have anything to add to either meeting, but thanks for the heads-up. We are meeting later this afternoon with Rep. Hawker to go over the latest drafts. The Exhibit A narratives you provided looked great and have heard no others questions or comments at this time.

Doc

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From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Tuesday, September 10, 2013 8:11 AM
To: Doc Crouse
Subject: RE: Mechanical Kick-off

Sounds good, just let me know if you need anything.

From: Doc Crouse [mailto:dcrouse@ahfc.us]
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Thanks Bob,

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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, September 10, 2013 8:56 AM
To: Doc Crouse
Cc: Mark Pfeffer; Mike Buller
Subject: Request for Actual Cost Info - 909 9th

Doc:

With this email, I'm requesting - from Pfeffer Development, through AHFC, actual cost information for the 909 building, which I can then compare with information from the HMS cost estimate completed in 2010 for the Legislative Affairs Agency, in conjunction with their "look" at the building as an LIO alternative. I've included Mark Pfeffer in this email chain because Mark may feel that the information on the 909/Nana project is or should be treated as confidential, and not held in your files as part of this project. I'd be happy to receive the information directly from Pfeffer Development, but want to make sure that AHFC is in the loop of this communication.

Thanks very much; contact me with any comments or questions.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 10, 2013 9:24 AM
To: Timothy Lowe; Doc Crouse
Cc: Mike Buller
Subject: RE: Request for Actual Cost Info - 909 9th

Doc/Mike

If it works for you I'd like to give the info direct to Tim to keep it out of the public realm. No problem with you looking at it and seeing he numbers id just rather not have it a public document. Does that work for you guys?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

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That works for AHFC. Mark please work directly with Tim.

Sent from my iPad

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Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Stacy Schubert
Sent: Tuesday, September 10, 2013 9:42 AM
To: Bryan Butcher; Mike Buller; Doc Crouse; Nola Cedergreen
Subject: Fwd: Anchorage LIO

Sent from my iPhone

Begin forwarded message:

From: Juli Lucky <Juli.Lucky@akleg.gov>
Date: September 10, 2013, 9:37:10 AM AKDT
To: Stacy Schubert <sschubert@ahfc.us>
Subject: RE: Anchorage LIO

Stacy,

Rep. Hawker would like to have a meeting about the last outstanding issues on the lease. Would your folks (Mr. Buller, Mr. Crouse, Ms. Cedergreen and you) be available to meet from 2:30 – 3:30 today? Rep. Hawker thinks that the meeting wouldn't take too long, so I think an hour would be sufficient.

I'm going to kpb at 10:30 today, but feel free to text or call me 351-5108. Thanks!

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

-----Original Appointment-----

From: Juli Lucky **On Behalf Of** Stacy Schubert
Sent: Monday, September 09, 2013 10:27 AM
To: Rep. Mike Hawker
Subject: FW: Anchorage LIO
When: Tuesday, September 10, 2013 1:30 PM-2:30 PM (UTC-09:00) Alaska.
Where: Rep. Hawker's office

-----Original Appointment-----

From: Stacy Schubert [<mailto:sschubert@ahfc.us>]
Sent: Monday, September 09, 2013 10:26 AM
To: Stacy Schubert; Mike Buller; Doc Crouse; Bryan Butcher; Juli Lucky
Subject: Anchorage LIO

When: Tuesday, September 10, 2013 1:30 PM-2:30 PM (UTC-09:00) Alaska.

Where: Rep. Hawker's office

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From: Stacy Schubert
Sent: Tuesday, September 10, 2013 9:46 AM
To: Mike Buller; Bryan Butcher; Doc Crouse; Nola Cedergreen
Subject: Fwd: Anchorage LIO

Are you available for an extended meeting today? (See below).

Sent from my iPhone

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Subject: Re: Request for Actual Cost Info - 909 9th

Thank you, Mike.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
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From: Doc Crouse
Sent: Tuesday, September 10, 2013 10:00 AM
To: Stacy Schubert
Subject: Re: Anchorage LIO

Yes

Sent from my iPhone

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When: Tuesday, September 10, 2013 1:30 PM-2:30 PM (UTC-09:00) Alaska.

Where: Rep. Hawker's office

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 10, 2013 11:05 AM
To: Timothy Lowe; Mike Buller
Cc: Doc Crouse
Subject: RE: Request for Actual Cost Info - 909 9th

sent

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Timothy Lowe [<mailto:tlowe@waronzof.com>]
Sent: Tuesday, September 10, 2013 9:56 AM
To: Mike Buller
Cc: Mark Pfeffer; Doc Crouse
Subject: Re: Request for Actual Cost Info - 909 9th

Thank you, Mike.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard
Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

On Sep 10, 2013, at 10:26 AM, Mike Buller wrote:

That works for AHFC. Mark please work directly with Tim.

Sent from my iPad

On Sep 10, 2013, at 9:24 AM, "Mark Pfeffer"

<MPfeffer@PfefferDevelopment.com<<mailto:MPfeffer@PfefferDevelopment.com>>> wrote:

Doc/Mike

If it works for you I'd like to give the info direct to Tim to keep it out of the public realm. No problem with you looking at it and seeing he numbers id just rather not have it a public document. Does that work for you guys?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Timothy Lowe [<mailto:tlowe@waranzof.com>]
Sent: Tuesday, September 10, 2013 8:56 AM
To: Doc Crouse
Cc: Mark Pfeffer; Mike Buller
Subject: Request for Actual Cost Info - 909 9th

Doc:

With this email, I'm requesting - from Pfeffer Development, through AHFC, actual cost information for the 909 building, which I can then compare with information from the HMS cost estimate completed in 2010 for the Legislative Affairs Agency, in conjunction with their "look" at the building as an LIO alternative. I've included Mark Pfeffer in this email chain because Mark may feel that the information on the 909/Nana project is or should be treated as confidential, and not held in your files as part of this project. I'd be happy to receive the information directly from Pfeffer Development, but want to make sure that AHFC is in the loop of this communication.

Thanks very much; contact me with any comments or questions.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waranzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waranzof.com<<mailto:tlowe@waranzof.com>>
www.waranzof.com<<http://www.waranzof.com>>

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From: Nola Cedergreen
Sent: Tuesday, September 10, 2013 1:05 PM
To: Pamela Varni; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Got em!

Thanks, Pam.

From: Pamela Varni [Pamela.Varni@akleg.gov]
Sent: Monday, September 09, 2013 4:47 PM
To: Nola Cedergreen; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Thank you Nola for the latest draft. When I sent the scan yesterday a couple of things did not register orange on the scan. I apologize for that. They are minor and please wait for the next update to fix. There was a "her" instead of "him" in our boiler plate on the notary page for Rep. Hawker. I asked Tina to fix that so it won't appear on our other leases from our boiler plate lease document. Please see attached scan with the three minor changes.

Best regards.

Pam

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Sunday, September 08, 2013 7:26 PM
To: Pamela Varni; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Thanks for the thorough read, Pam. I cannot tell you how many times this document has gone through spell-check ... you are a much better proof-reader than Microsoft!

I've attached a new version that includes all of Pam's edits with the exception of the one "whereas preamble" that references 64,000 sf ... let me know if you believe that should be a generic reference as written or a specific reference to the exact square footage available in the building offered by the Lessor.

From: Pamela Varni [Pamela.Varni@akleg.gov]
Sent: Sunday, September 08, 2013 5:09 PM
To: Nola Cedergreen; Rep. Mike Hawker; LAA Legal
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 6 Draft Documents

Hi Nola and all - Thank you Nola and others for all the documents and all your work. I have reviewed everything and attached are a few minor formatting changes, fax number, etc. for the latest version of the lease. My changes or questions are in orange. I will let Doug Gardner send in his comments tomorrow.

Thank you.

Pam

Pam Varni, Executive Director
Legislative Affairs Agency
State Capitol, Room 3
Juneau, AK 99801-1182
Main line (907) 465-3800
Direct line (907) 465-6622
Cell phone (907) 209-1942

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Saturday, September 07, 2013 1:24 PM
To: Rep. Mike Hawker; LAA Legal; Pamela Varni
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 6 Draft Documents

Everyone:

We have a good deal of information for your review and comment. Items 1, 2, 3, 4, and 6 are attached to this e-mail; Items 5, 7, and 8 are not yet finalized.

1. "ANC LIO Extension AM Revisions v09052013" Mr. McClintock's edits to the 9/4 draft.
2. "ANC LIO Extension Version 0906213 AM and NC" incorporating Mr. McClintock's edits; the subordination and attornment language recommended by the Lessor, and other minor housekeeping. This version includes yellow highlights in sections that require additional information.
3. "Compare LIO Extension 0904 to 0906" Comparison of the 9/6 draft and 9/4 draft.
4. Exhibit "A" - "LIO Approval Plans" (plans, drawings, technical specifications).
5. (Not included). Exhibit "B" - Terms and conditions of Renovation project process, deliverables, and schedule.
6. "LIO Lease 09062013 Attach to Exh B" Attachment to Exhibit "B" - Delay provisions (this can either be incorporated into the body of Exhibit "B" or referenced as an attachment).
7. (Not included). Exhibit "C" - to be provided by Mr. Gardner - Written determination by the Legislative Affairs Agency regarding the procurement process leading to Lease Extension and Amendment No. 3.
8. (Not included). Exhibit "D" - to be provided by Mr. Gardner - Executive Director's Cost Saving Calculation and Report to Auditor.

Please let me know if you agree that all Exhibits have been correctly referenced/named/described (see Section 50). Section 36 may be rewritten in its entirety depending upon agreement between legal counsel for the parties; Section 1.1.b. requires discussion as well.

I understand that we may have some preliminary information from the appraiser as early as the first part of next week. Thanks for your help.

Nola

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From: Doc Crouse
Sent: Tuesday, September 10, 2013 4:36 PM
To: Mike Buller
Cc: Tim Lowe (tlowe@waronzof.com)
Subject: LIO Proposal
Attachments: 64048 SF 072613.docx

Last work sheet from PD regarding proposed rental rate \$230,500. Assumes \$2.7 million tenant improvement (footnote #2) in construction hard cost. Also assumes \$43,000 per parking space.

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, September 10, 2013 7:19 PM
To: Doc Crouse
Cc: Mike Buller
Subject: Re: LIO Proposal

Thank you, Doc.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

On Sep 10, 2013, at 5:36 PM, Doc Crouse wrote:

Last work sheet from PD regarding proposed rental rate \$230,500. Assumes \$2.7 million tenant improvement (footnote #2) in construction hard cost. Also assumes \$43,000 per parking space.

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<64048 SF 072613.docx>

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 11, 2013 12:04 AM
To: Mike Buller
Cc: Doc Crouse
Subject: LIO Building - Latest Version of Analysis
Attachments: Fourth Pass 091013.xlsx

Mike/Doc:

See the attached model; this reflects much of what we talked about today on the phone, including the addition of annual service obligations of the landlord (estimated here at about \$86k/year) and updating the market costs a bit (garage and an adjustment to the building cost for the structural frame cost), as well as calculating a level annual equivalent rent (at market and at 90% of market) for the ten year duration of the lease.

I'm going to be out of touch in meetings in the morning, but available in the afternoon, should you want to discuss this version.

Thank you,

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Wednesday, September 11, 2013 10:02 AM
To: Doc Crouse
Cc: 'Anastasia Kharitonova'
Subject: BCE Proposal for the Cost Estimate
Attachments: Proposal Letter.pdf

Importance: High

Good day Doc,
Please find BCE's proposal attached.
While we need time to complete the work, we understand that you need the information by September 20th.
BCE will try to work with this deadline.
In order to speed up the process, we would appreciate if you could give us an indication if the proposal appears acceptable and provided us with the remaining information to be reviewed.
We may be able to speed up the process, and will likely work over weekends. Thank you.
Best regards,

Tanya Bratslavsky, P.E., A.V.S
President
Bratslavsky Consulting Engineers, Inc.
Tel (907) 272-5264
Tanya@bce-ak.com
www.bce-ak.com

From: Doc Crouse
Sent: Wednesday, September 11, 2013 10:31 AM
To: Nola Cedergreen
Subject: FW: LIO Building - Latest Version of Analysis
Attachments: Fourth Pass 091013.xlsx

FYI – Spreadsheets for discussion

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Wednesday, September 11, 2013 12:04 AM
To: Mike Buller
Cc: Doc Crouse
Subject: LIO Building - Latest Version of Analysis

Mike/Doc:

See the attached model; this reflects much of what we talked about today on the phone, including the addition of annual service obligations of the landlord (estimated here at about \$86k/year) and updating the market costs a bit (garage and an adjustment to the building cost for the structural frame cost), as well as calculating a level annual equivalent rent (at market and at 90% of market) for the ten year duration of the lease.

I'm going to be out of touch in meetings in the morning, but available in the afternoon, should you want to discuss this version.

Thank you,

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Wednesday, September 11, 2013 11:16 AM
To: Juli Lucky
Subject: Fourth Pass 091013.xlsx
Attachments: Fourth Pass 091013.xlsx

For this afternoon's discussion.

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Wednesday, September 11, 2013 11:40 AM
To: Doc Crouse
Subject: Teleconference for today

Doc –

Do you know how many folks will be in the meeting and how many on telephone? If we have too many bodies, I will reserve the conference room next door.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Wednesday, September 11, 2013 11:43 AM
To: Juli Lucky
Subject: RE: Teleconference for today

Juli,

So far you, me, Rep. Hawker, Mike Buller, Mark Pfeffer, Greg Rochon in person. Hopefully Tim Lowe by Telephone and possibly Nola Cedergreen by phone.

Thanks!

Doc

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Wednesday, September 11, 2013 11:40 AM
To: Doc Crouse
Subject: Teleconference for today

Doc –

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~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse
Sent: Wednesday, September 11, 2013 11:45 AM
To: Timothy Lowe
Subject: RE: LIO Building market rent/value Analysis

Correct. Does that work for you?

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Wednesday, September 11, 2013 11:44 AM
To: Doc Crouse
Subject: Re: LIO Building market rent/value Analysis

Doc:

I understand your invite to be 2:30 ADT/3:30 PDT. Please let me know if I've misunderstood.

Tim

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

On Sep 11, 2013, at 11:22 AM, Doc Crouse wrote:

Review updated information from Waronzof Associates

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<Mail Attachment.ics>

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 11, 2013 11:44 AM
To: Doc Crouse
Subject: Re: LIO Building market rent/value Analysis

Doc:

I understand your invite to be 2:30 ADT/3:30 PDT. Please let me know if I've misunderstood.

Tim

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
310.322.7744 T
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tlowe@waronzof.com
www.waronzof.com

On Sep 11, 2013, at 11:22 AM, Doc Crouse wrote:

Review updated information from Waronzof Associates

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<Mail Attachment.ics>

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Wednesday, September 11, 2013 11:49 AM
To: Doc Crouse
Subject: RE: Teleconference for today

Ok – we'll all fit into Mike's office then so I won't worry about a conference room. Thanks!!

~
Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Wednesday, September 11, 2013 11:43 AM
To: Juli Lucky
Subject: RE: Teleconference for today

Juli,

So far you, me, Rep. Hawker, Mike Buller, Mark Pfeffer, Greg Rochon in person. Hopefully Tim Lowe by Telephone and possibly Nola Cedergreen by phone.

Thanks!

Doc

From: Juli Lucky [<mailto:Juli.Lucky@akleg.gov>]
Sent: Wednesday, September 11, 2013 11:40 AM
To: Doc Crouse
Subject: Teleconference for today

Doc –

Do you know how many folks will be in the meeting and how many on telephone? If we have too many bodies, I will reserve the conference room next door.

~~

Juli Lucky

Office of Rep. Mike Hawker

716 W. 4th Ave., Ste. 610

Anchorage, Alaska 99501

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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 11, 2013 12:53 PM
To: Doc Crouse
Cc: mark pfeffer
Subject: Request for information on landlord services costs

Doc:

I suspect that Mark Pfeffer has more reliable information than I about the annual maintenance agreement costs for maintenance of HVAC, fire suppression and elevator systems. With this information, I'd like to request that Pfeffer Development forward any bids or quotes (or actual experience on similar buildings) for the maintenance agreements for such systems. I would also welcome any other estimates that Pfeffer has for the other areas of landlord responsibility, which as I recall, include exterior and interior lighting, plumbing, and maintenance of paint, carpeting and casework.

Thank you,

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 11, 2013 12:55 PM
To: Timothy Lowe
Cc: Doc Crouse
Subject: Re: Request for information on landlord services costs

Copying Shea Simasko from my office. Shea, please forward you estimate and any back up to Tim and Doc as soon as possible. Thx

Sent from my iPhone

On Sep 11, 2013, at 12:53 PM, "Timothy Lowe" <tlowe@waronzof.com> wrote:

Doc:

I suspect that Mark Pfeffer has more reliable information than I about the annual maintenance agreement costs for maintenance of HVAC, fire suppression and elevator systems. With this information, I'd like to request that Pfeffer Development forward any bids or quotes (or actual experience on similar buildings) for the maintenance agreements for such systems. I would also welcome any other estimates that Pfeffer has for the other areas of landlord responsibility, which as I recall, include exterior and interior lighting, plumbing, and maintenance of paint, carpeting and casework.

Thank you,

Tim Lowe

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310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Wednesday, September 11, 2013 1:13 PM
To: Mike Buller
Subject: FW: Request for information on landlord services costs

FYI -

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Wednesday, September 11, 2013 12:53 PM
To: Doc Crouse
Cc: mark pfeffer
Subject: Request for information on landlord services costs

Doc:

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El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

From: Nola Cedergreen
Sent: Wednesday, September 11, 2013 1:29 PM
To: Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov; laa.legal@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse
Subject: Updated Exhibit B
Attachments: Exhibit B 09112013.pdf

I have updated the lease agreement to reflect the information/edits forwarded by Representative Hawker and Pam this morning and will be sending another draft (hopefully the final draft) your way as soon as we have resolved some issues that Mr. McClintock and Mr. Gardner are working with.

Thank-you for your continued review/careful reads of the draft documents. Re: the formatting ... each time we pass a draft version back and forth the formatting "blows up" a bit ... different folks work with the document using different versions of Word. When we get to the "real final" I will change the document to a .pdf for signature.

From: Doc Crouse
Sent: Wednesday, September 11, 2013 1:30 PM
To: Juli Lucky
Subject: FW: Updated Exhibit B
Attachments: Exhibit B 09112013.pdf

FYI -

From: Nola Cedergreen
Sent: Wednesday, September 11, 2013 1:29 PM
To: Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov; laa.legal@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse
Subject: Updated Exhibit B

I have updated the lease agreement to reflect the information/edits forwarded by Representative Hawker and Pam this morning and will be sending another draft (hopefully the final draft) your way as soon as we have resolved some issues that Mr. McClintock and Mr. Gardner are working with.

Thank-you for your continued review/careful reads of the draft documents. Re: the formatting ... each time we pass a draft version back and forth the formatting "blows up" a bit ... different folks work with the document using different versions of Word. When we get to the "real final" I will change the document to a .pdf for signature.

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 11, 2013 2:25 PM
To: Doc Crouse
Subject: Call in a few minutes

Doc:

I'm assuming you are calling me? I do not have a call-in number.

Thank you,

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 11, 2013 3:49 PM
To: Doc Crouse; Timothy Lowe
Subject: my latest calculations
Attachments: Summary Budget 64048 v 1 08-28-13 (2).pdf; Summary Lease Costs 64048 v 1 08-28-13 (2).pdf

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, September 11, 2013 3:50 PM
To: Juli Lucky
Subject: Fwd: my latest calculations
Attachments: Summary Budget 64048 v 1 08-28-13 (2).pdf; ATT00001.htm; Summary Lease Costs 64048 v 1 08-28-13 (2).pdf; ATT00002.htm

Updated lease calculation.

Sent from my iPhone

Begin forwarded message:

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Date: September 11, 2013, 3:48:32 PM AKDT
To: Doc Crouse <dcrouse@ahfc.us>, Timothy Lowe <tlowe@waronzof.com>
Subject: my latest calculations

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, September 11, 2013 3:51 PM
To: Mike Buller
Subject: Fwd: my latest calculations
Attachments: Summary Budget 64048 v 1 08-28-13 (2).pdf; ATT00001.htm; Summary Lease Costs 64048 v 1 08-28-13 (2).pdf; ATT00002.htm

Sent from my iPhone

Begin forwarded message:

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Date: September 11, 2013, 3:48:32 PM AKDT
To: Doc Crouse <dcrouse@ahfc.us>, Timothy Lowe <tlowe@waronzof.com>
Subject: my latest calculations

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 11, 2013 6:50 PM
To: Rep. Mike Hawker; Mike Buller; Doc Crouse
Subject: FYI.

Anchor extension not likely. Seller try to hold us up for an extra \$275k for a 30 day extension. (Had offered 25)

So..... Our deadline is pretty darn real.

Sent from my iPhone

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Wednesday, September 11, 2013 8:17 PM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: Re: FYI.

So let's get it done. Can we get our valuation guys to give us a priority? You MUST be a really good client. M

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From: Doc Crouse
Sent: Thursday, September 12, 2013 8:04 AM
To: Tanya Bratslavsky
Subject: RE: BCE Proposal for the Cost Estimate

Tanya,

I have attached a listing of the mechanical systems equipment count. Please call me at your earliest convenience.

Thanks.

Doc

Equipment figured into estimate:

One RTU unit with 30 - 4 inch filter
Three Boilers
Two circulation pumps
Six Expansion Tanks
One Air Separator
Three Duplex pumps
One 132 gallon booster pkg
Two water heater
Two water heater pumps
One Lift station
Three axiom glycol refill stations
Three Crac units
Two Dry Coolers
Baseboard on floors 1 to 6
Thirty four Radiant floor areas
Two Unit heaters
Eleven CUH units
Four Sump Pumps
Seven Snow melt pumps

From: Tanya Bratslavsky [mailto:tanya@bce-ak.com]
Sent: Wednesday, September 11, 2013 10:02 AM
To: Doc Crouse
Cc: 'Anastasia Kharitonova'
Subject: BCE Proposal for the Cost Estimate
Importance: High

Good day Doc,

Please find BCE's proposal attached.

While we need time to complete the work, we understand that you need the information by September 20th. BCE will try to work with this deadline.

In order to speed up the process, we would appreciate if you could give us an indication if the proposal appears acceptable and provided us with the remaining information to be reviewed.

We may be able to speed up the process, and will likely work over weekends. Thank you.

Best regards,

Tanya Bratslavsky, P.E., A.V.S

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse
Sent: Thursday, September 12, 2013 9:47 AM
To: 'tanya@bce-ak.com'
Subject: LIO redevelopment
Attachments: LIO 4th Ave Budget 8-27-13.pdf; Public Inquiry Property Detail.htm

Tanya,

We have received authorization to approve the first phase task of your fee proposal in the amount of \$19,600. Attached is a copy of the current construction cost estimate for review. This estimate includes demolition, renovation, reconstruction, environmental mitigation, through tenant improvements estimated at approximately \$2, 686,000 for a finish similar to the Nana Building at 909 W. 9th Avenue in Anchorage.

Time is of the essence and we would appreciate your best effort to complete as early as possible next week. Please keep me posted regarding progress and let me know if there is additional information that would help expedite this process.

I will have an amendment to your Indefinite Services Contract processed and sent to you for signature.

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Thursday, September 12, 2013 10:40 AM
To: Doc Crouse
Subject: RE: LIO redevelopment

Got it. Thank you, Doc.

Tanya Bratslavsky, P.E., FVCS

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

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To: 'tanya@bce-ak.com'
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From: Doc Crouse
Sent: Thursday, September 12, 2013 11:00 AM
To: Rep. Mike Hawker
Cc: Mike Buller; Tim Lowe (tlowe@waronzof.com)
Subject: RE: FYI.

Rep. Hawker,

They are off and running. I have asked that they expedite a draft for review as early as possible next week. I will let you know as soon as possible.

Doc

-----Original Message-----

From: Rep. Mike Hawker [mailto:Rep.Mike.Hawker@akleg.gov]
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>
> Sent from my iPhone

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 12, 2013 11:03 AM
To: Doc Crouse
Cc: Rep. Mike Hawker; Mike Buller
Subject: Re: FYI.

Thank you, Doc.

Tim

On Sep 12, 2013, at 12:00 PM, Doc Crouse wrote:

Rep. Hawker,

They are off and running. I have asked that they expedite a draft for review as early as possible next week. I will let you know as soon as possible.

Doc

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From: Rep. Mike Hawker [mailto:Rep.Mike.Hawker@akleg.gov]
Sent: Wednesday, September 11, 2013 8:17 PM
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Subject: Re: FYI.

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Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 12, 2013 11:54 AM
To: jhemsath@aidea.org
Cc: Mike Buller
Subject: Camp Denali Readiness Center

Jim:

Thank you so much for your time on the phone today to discuss the Camp Denali Readiness Center investment by AIDEA. With this email, I'd like to ask & remind you to gather cost information that will allow me to understand how much of the \$15 mm investment will be spent on the building portion of the project, versus the amount spent on related improvements, to include the relocation of an antenna array, completion of a spur road, a parking lot and construction or completion of a utility corridor.

Please pass this information along to me by email. To the extent that it is possible, I'd like to receive the information as quickly as possible, as I will be completing my work for AHFC early next week.

Thanks again for your help!!

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Thursday, September 12, 2013 12:23 PM
To: Doc Crouse
Cc: Mike Buller; Tim Lowe (tlowe@waronzof.com)
Subject: RE: FYI.

Thanks

Mike

-----Original Message-----

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 12, 2013 11:00 AM
To: Rep. Mike Hawker
Cc: Mike Buller; Tim Lowe (tlowe@waronzof.com)
Subject: RE: FYI.

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From: Nola Cedergreen
Sent: Thursday, September 12, 2013 2:34 PM
To: Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov; laa.legal@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Almost final LIO lease ...
Attachments: ANC LIO Lease Version 09122013 Final Form A&M LAA.docx

Here you go ... the body of the lease amendment and extension is nearly final and only lacks a bit of financial information.

We are down to 21 pages in length; the "widows and orphans" and pagination will be cleaned up when the last information is ready to finalize (I've been trying to clean up the formatting and organize the sections with each draft and have decided to stop that no-value-added exercise).

Thanks to everyone who worked together to edit and improve this document.

Nola

From: Doc Crouse
Sent: Thursday, September 12, 2013 2:41 PM
To: Juli Lucky
Subject: FW: Almost final LIO lease ...
Attachments: ANC LIO Lease Version 09122013 Final Form A&M LAA.docx

FYI -

From: Nola Cedergreen
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To: Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov; laa.legal@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
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Nola

From: LAA Legal <LAA.Legal@akleg.gov>
Sent: Thursday, September 12, 2013 3:57 PM
To: Nola Cedergreen; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: Almost final LIO lease ...

Nola,
I have the following final comments:

p. 1; The language indented that describes the premises as set out in the current lease does not reference "and exclusive use of all parking within the adjacent parking facility."

What the lease currently provides following State of Alaska, is "and eighty-six (86) reserved off-street parking places."

p. 1; Please insert the following in Whereas #2, following "chairman":
to negotiate all the terms and conditions necessary to extend Lease 2004-024411-0 pursuant to AS 36.30.083(a),
and,

p. 5, sec. 3, third paragraph; Should read: "Invoices, unless disapproved, shall be . . . "

p. 5, sec. 3; "acquisition" is misspelled.

p. 16, sec. 39; There is a missing quotation mark after the ellipses.

p. 19, sec. 51; replace "This" at the beginning of the section with "The Lease,"
Correct punctuation and other language accordingly.

Nola - please delete the document identifier 13-065.plm on the last page, as it is no longer relevant.

Thank you,
Doug Gardner
LAA Legal Services

Sent by:
MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct
907-465-2029 fax
MaryEllen.Duffy@akleg.gov

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-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]

Sent: Thursday, September 12, 2013 2:34 PM

To: Rep. Mike Hawker; Pamela Varni; LAA Legal

Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon

Subject: Almost final LIO lease ...

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From: Nola Cedergreen
Sent: Thursday, September 12, 2013 4:08 PM
To: LAA Legal; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: Almost final LIO lease ...

Got it. After these changes I will mark the lease portion as final w/the exception of the financial information and will delete all of my previous versions of the document.

From: LAA Legal [LAA.Legal@akleg.gov]
Sent: Thursday, September 12, 2013 3:56 PM
To: Nola Cedergreen; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: Almost final LIO lease ...

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Correct punctuation and other language accordingly.

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Thank you,
Doug Gardner
LAA Legal Services

Sent by:
MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct

907-465-2029 fax
MaryEllen.Duffy@akleg.gov

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From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Thursday, September 12, 2013 2:34 PM
To: Rep. Mike Hawker; Pamela Varni; LAA Legal
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
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From: Doc Crouse
Sent: Thursday, September 12, 2013 4:31 PM
To: Mike Buller
Subject: LIO valuation

Mike,

Tim called this afternoon to let me know he would have a refined spread sheet out by about 5:00pm today. He backed out the tenant improvements on both sides of the equation and added specialty tasks for demolition, relocation and several other minor categories under the Market Rate Basis that added over \$3.5 million to the total cost calculation to bring it up to about \$350 per square foot. He also adjusted the Landlord Service Obligation to reflect some of the price quotes that PD provided for long term elevator, HVAC, and fire suppression system maintenance that increased his annual cost upwards to \$157,66 per year.

The net result was an indicated monthly market rent of \$298,986. The 90% test rate then becomes \$285,848. Using PD's latest rent work sheet rental rate at \$239,627 plus \$13,138 from the increased service obligation, the proposed rent stands at about \$255,765, which is still under the 90% of test rate of \$285,848. Tim also received information regarding the AIDEA project that supports the higher square foot construction cost.



DeWayne "Doc" Crouse
Director, Construction Department

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From: Nola Cedergreen
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To: laa.legal@akleg.gov; Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Final LIO Lease pending financial info ...
Attachments: FINAL LIO Lease Version 09122013 needs financial info.docx

Yep, I put the "final" tag on it. Here you go.

From: Nola Cedergreen
Sent: Thursday, September 12, 2013 4:07 PM
To: LAA Legal; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: Almost final LIO lease ...

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From: LAA Legal [LAA.Legal@akleg.gov]
Sent: Thursday, September 12, 2013 3:56 PM
To: Nola Cedergreen; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 12, 2013 4:41 PM
To: Mike Buller
Cc: Doc Crouse
Subject: LIO Project - Updated Assumptions Page
Attachments: 7 Pass 091213 - ASSUMPTIONS ONLY.xlsx

Mike:

Attached is the updated assumptions page, following our call yesterday. I've given Doc a narrative over the telephone; you'll see the changes highlighted in blue. Numerous changes, but all consistent with our discussion yesterday. Core and shell costs remain at \$350/sf.

Suggest a time(s) tomorrow and we'll discuss. I'm going to turn my attention to the purchase option estimate. I've not sent the entire model since I have traced through the changes to the subsequent sheets.

Tim Lowe

PS: No retainer from First Southwest; and no update from Steve Kantor.

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Thursday, September 12, 2013 4:46 PM
To: Timothy Lowe
Subject: RE: LIO Project - Updated Assumptions Page

Thanks Tim,

Was on the phone with Mike when it arrived. Gave him the "comic book" version of your update, so he can look it over this evening. Hopefully to get back with you in the morning to go over quickly?

Doc

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Thursday, September 12, 2013 4:41 PM
To: Mike Buller
Cc: Doc Crouse
Subject: LIO Project - Updated Assumptions Page

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Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Thursday, September 12, 2013 4:51 PM
To: Rep. Mike Hawker
Cc: Juli Lucky
Subject: LIO Valuation

Rep. Hawker,

We just received an updated spread sheet from our valuation consultant. We will take a look at it this evening and get back with him in the morning with any questions, then get in touch with you to let you know the results. Tim was able to glean some current and relevant information regarding the AIDEA project that supports his analysis.

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, September 12, 2013 4:54 PM
To: Doc Crouse
Subject: Re: LIO Project - Updated Assumptions Page

sure. morning is wide open.

tim

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

On Sep 12, 2013, at 5:45 PM, Doc Crouse wrote:

Thanks Tim,

Was on the phone with Mike when it arrived. Gave him the “comic book” version of your update, so he can look it over this evening. Hopefully to get back with you in the morning to go over quickly?

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From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Thursday, September 12, 2013 4:41 PM
To: Mike Buller
Cc: Doc Crouse
Subject: LIO Project - Updated Assumptions Page

Mike:

Attached is the updated assumptions page, following our call yesterday. I've given Doc a narrative over the telephone; you'll see the changes highlighted in blue. Numerous changes, but all consistent with our discussion yesterday. Core and shell costs remain at \$350/sf.

Suggest a time(s) tomorrow and we'll discuss. I'm going to turn my attention to the purchase option estimate. I've not sent the entire model since I have traced through the changes to the subsequent sheets.

Tim Lowe

PS: No retainer from First Southwest; and no update from Steve Kantor.

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Thanks. Looks like our Number 1 priority right now!

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From: Doc Crouse
Sent: Thursday, September 12, 2013 4:59 PM
To: mpfeffer@pfefferdevelopment.com
Subject: FW: LIO Valuation

FYI – Tim was able to apply the hard dollar quotes to the service obligation calculation that brought it up considerably. He has also extracted the demolition, relocation and some other specialty work items from Criterion’s pricing document and brought them into his total cost for Market Rent Basis that is getting closer to a reasonable range. Still looking through it and should have it ready to go early tomorrow to resume discussion.

From: Doc Crouse
Sent: Thursday, September 12, 2013 4:51 PM
To: Rep. Mike Hawker
Cc: Juli Lucky
Subject: LIO Valuation

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, September 12, 2013 5:08 PM
To: Doc Crouse
Subject: Re: LIO Valuation

Thx Doc. Will be ready to discuss tomorrow

Sent from my iPhone

On Sep 12, 2013, at 4:59 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

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<[image001.png](#)>

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From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Thursday, September 12, 2013 6:34 PM
To: Nola Cedergreen; laa.legal@akleg.gov; Rep.Mike.Hawker@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon; Heidi A. Wyckoff
Subject: RE: Final LIO Lease pending financial info ...
Attachments: FINAL LIO Lease Version 09122013 needs financial info.docx

Thanks Nola; I am happy to cede editorial control to you for the clean-up stylistic nits; the substance of the lease looks good to the lessor. We appreciate your diligent attention to this.

We are getting close to a signature version!

Don

Donald W. McClintock
Ashburn & Mason, P.C.
1227 W. 9th Ave. Ste. 200
Anchorage, AK 99501
(907) 276-4331 (voice)
(907) 277-8235 (fax)
www.anchorlaw.com

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Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: Almost final LIO lease ...

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From: LAA Legal [LAA.Legal@akleg.gov]

Sent: Thursday, September 12, 2013 3:56 PM

To: Nola Cedergreen; Rep. Mike Hawker; Pamela Varni

Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon

Subject: RE: Almost final LIO lease ...

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Correct punctuation and other language accordingly.

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Thank you,

Doug Gardner

LAA Legal Services

Sent by:

MaryEllen Duffy

Special Assistant

LAA Legal Services

907-465-6651 direct

907-465-2029 fax

MaryEllen.Duffy@akleg.gov

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Sent: Thursday, September 12, 2013 2:34 PM
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From: Doc Crouse
Sent: Thursday, September 12, 2013 7:03 PM
To: Stacy Schubert
Subject: Fwd: Final LIO Lease pending financial info ...
Attachments: FINAL LIO Lease Version 09122013 needs financial info.docx; ATT00001.htm

This has long since surpassed the sheer thrill of watching concrete set up!

Sent from my iPhone

Begin forwarded message:

From: Nola Cedergreen <ncedergr@ahfc.us>
Date: September 12, 2013, 4:33:10 PM AKDT
To: "laa.legal@akleg.gov" <laa.legal@akleg.gov>, "Rep.Mike.Hawker@akleg.gov" <Rep.Mike.Hawker@akleg.gov>, "Pamela.Varni@akleg.gov" <Pamela.Varni@akleg.gov>
Cc: "dwm@anchorlaw.com" <dwm@anchorlaw.com>, "mpfeffer@pfefferdevelopment.com" <mpfeffer@pfefferdevelopment.com>, Mike Buller <mbuller@ahfc.us>, Doc Crouse <dcrouse@ahfc.us>, Greg Rochon <grochon@ahfc.us>
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Sent: Thursday, September 12, 2013 3:56 PM
To: Nola Cedergreen; Rep. Mike Hawker; Pamela Varni
Cc: dwm@anchorlaw.com; mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
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Thank you,
Doug Gardner
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Sent: Thursday, September 12, 2013 7:15 PM
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Subject: Re: Final LIO Lease pending financial info ...

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Thanks to everyone who worked together to edit and improve this document.

Nola

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<FINAL LIO Lease Version 09122013 needs financial info.docx>

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Thursday, September 12, 2013 7:46 PM
To: Doc Crouse
Subject: Re: LIO Valuation

Thanks Doc. I'm living with transaction anxiety these days. Mike

On Sep 12, 2013, at 4:53 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Rep. Hawker,

We just received an updated spread sheet from our valuation consultant. We will take a look at it this evening and get back with him in the morning with any questions, then get in touch with you to let you know the results. Tim was able to glean some current and relevant information regarding the AIDEA project that supports his analysis.

Thanks.

<image001.png>

DeWayne "Doc" Crouse

Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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Let me know if you have any questions.

bob

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Sent: Friday, September 13, 2013 8:32 AM
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Subject: RE: LIO Head's up

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bob

From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 8:45 AM
To: Doc Crouse
Subject: Re: LIO Head's up

Interesting. Thanks for the head's up.

Sent from my iPhone

On Sep 13, 2013, at 8:33 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Thanks Bob,

Water service line appears to be about the only thing of interest to me. Muni has been making us install a separate line for sprinkler systems whether new construction or upgrade of an existing system. In at least two cases, they waited until a contract was already awarded and work under way before dropping that bomb on us.

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From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 9:08 AM
To: Doc Crouse
Subject: RE: LIO Head's up

Doc,
Do you recall if the service size was existing and too small on those projects? I asked the team about this issue and no one has run in to it so far, but they surmised that it could happen if during a refit the water line size was determined to be too small to serve both domestic and fire flow.

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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 9:12 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Tim's Status today

Mike/Doc:

I am working at home today; hiding out beginning to write my report. I of course have email access; the fastest way to reach me is to call me on my cell at 310-600-2933

Thanks,

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Friday, September 13, 2013 9:33 AM
To: Bob O'Neill
Subject: RE: LIO Head's up

Bob,

The first was an existing 48 unit residential 3-story complex (4 buildings) here in Anchorage where we were retro-fitting with sprinklers where none existed previously. The full plan review was completed with existing service line size shown. After contract award, two dedicated 2" lines for sprinklers were required when the contractor submitted for permits. The other was a very small 4-plex (new construction) with a 2-hour fire separation wall down the middle, basically a duplex that should not have even required sprinklers. A third instance was in Fairbanks with an existing water service for a 14 bedroom plan destroyed by fire that had been reduced to 8 bedrooms, but basically the same thing, had to sprinkle the building after plan review, then had to go back and add a dedicated line after approval of the initial sprinkler plan.

In all three cases, we could not simply upgrade the existing water service line.

Doc

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 11:00 AM
To: Mike Buller; Doc Crouse; Rep. Mike Hawker (Rep.Mike.Hawker@akleg.gov)
Subject: Meeting today?....

Hi Guys are we meeting today to discuss numbers and status?

I have a 2:00 -2:45 pm meeting out in the AHFC neighborhood. So I could pretty easily do it at AHFC (or downtown). I can also probably get my 2:00 meet to move time slot if needed.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Friday, September 13, 2013 11:06 AM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: Re: Meeting today?....

Would work for me.

On Sep 13, 2013, at 11:00 AM, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com> wrote:

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From: Mike Buller
Sent: Friday, September 13, 2013 11:18 AM
To: Rep. Mike Hawker
Cc: Mark Pfeffer; Doc Crouse
Subject: Re: Meeting today?....

We'er available any time today at our offices. Just let me know when.

Sent from my iPad

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 11:19 AM
To: Mike Buller; Rep. Mike Hawker
Cc: Doc Crouse
Subject: RE: Meeting today?....

How about 1:00pm? I'll push my 2:00 back to 2:30

Do we have what we need from Tim?

Mark Pfeffer

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From: Mike Buller
Sent: Friday, September 13, 2013 11:21 AM
To: Mark Pfeffer
Cc: Rep. Mike Hawker; Doc Crouse
Subject: Re: Meeting today?....

We have updated numbers from Tim and he will be available by phone.

Sent from my iPad

On Sep 13, 2013, at 11:19 AM, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com> wrote:

> How about 1:00pm? I'll push my 2:00 back to 2:30

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> Mark Pfeffer

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> PFEFFER DEVELOPMENT, LLC

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> f 907.646.4655 |

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> 907 317 5030

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> -----Original Message-----

> From: Mike Buller [mailto:mbuller@ahfc.us]

> Sent: Friday, September 13, 2013 11:18 AM

> To: Rep. Mike Hawker

> Cc: Mark Pfeffer; Doc Crouse

> Subject: Re: Meeting today?....

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From: Doc Crouse
Sent: Friday, September 13, 2013 11:24 AM
To: Rep. Mike Hawker
Cc: Juli Lucky
Subject: 7 Pass 091213 - ASSUMPTIONS ONLY.xlsx
Attachments: 7 Pass 091213 - ASSUMPTIONS ONLY.xlsx

Updated spread sheet from our consultant for your review.

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 11:23 AM
To: Mike Buller
Cc: Rep. Mike Hawker; Doc Crouse
Subject: RE: Meeting today?....

Okay see you then.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501 p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

-----Original Message-----

From: Mike Buller [mailto:mbuller@ahfc.us]
Sent: Friday, September 13, 2013 11:21 AM
To: Mark Pfeffer
Cc: Rep. Mike Hawker; Doc Crouse
Subject: Re: Meeting today?....

We have updated numbers from Tim and he will be available by phone.

Sent from my iPad

On Sep 13, 2013, at 11:19 AM, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com> wrote:

> How about 1:00pm? I'll push my 2:00 back to 2:30
>
> Do we have what we need from Tim?
>
> Mark Pfeffer
>
> PFEFFER DEVELOPMENT, LLC
> 425 G Street, Suite 210 | Anchorage, Alaska 99501
> p 907 646 4644 | f 907.646.4655 |
>
> Cell Phone
> 907 317 5030
>

> -----Original Message-----

> From: Mike Buller [mailto:mbuller@ahfc.us]
> Sent: Friday, September 13, 2013 11:18 AM
> To: Rep. Mike Hawker
> Cc: Mark Pfeffer; Doc Crouse
> Subject: Re: Meeting today?....

>
> We'er available any time today at our offices. Just let me know when.
>
> Sent from my iPad
>
> On Sep 13, 2013, at 11:06 AM, "Rep. Mike Hawker"
<Rep.Mike.Hawker@akleg.gov<mailto:Rep.Mike.Hawker@akleg.gov>> wrote:
>
> Would work for me.
>
> On Sep 13, 2013, at 11:00 AM, "Mark Pfeffer"
<MPfeffer@PfefferDevelopment.com<mailto:MPfeffer@PfefferDevelopment.com>> wrote:
>
> Hi Guys are we meeting today to discuss numbers and status?
>
> I have a 2:00 -2:45 pm meeting out in the AHFC neighborhood. So I could pretty easily do it at AHFC (or downtown). I
can also probably get my 2:00 meet to move time slot if needed.
>
> Mark Pfeffer
>
> PFEFFER DEVELOPMENT, LLC
> 425 G Street, Suite 210 | Anchorage, Alaska 99501
> p 907 646 4644 | f 907.646.4655 |
>
> Cell Phone
> 907 317 5030
>
>
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data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have
received this communication in error, please notify the sender immediately and delete the original message from your
system.

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 11:29 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Generator - Can't find it.

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Friday, September 13, 2013 11:29 AM
To: Timothy Lowe
Subject: RE: Generator - Can't find it.

I'll look and get back to you.

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Friday, September 13, 2013 11:29 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Generator - Can't find it.

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

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V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Friday, September 13, 2013 11:32 AM
To: Timothy Lowe
Subject: RE: Generator - Can't find it.

Page 8 CSI 16000 - \$146,000

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Friday, September 13, 2013 11:29 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Generator - Can't find it.

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

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Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Mike Buller
Sent: Friday, September 13, 2013 11:32 AM
To: Timothy Lowe
Cc: Doc Crouse
Subject: Re: Generator - Can't find it.

Looks like the meeting will be 1:00 our time 2:00 your time. Does that work for you?

Sent from my iPad

On Sep 13, 2013, at 11:28 AM, "Timothy Lowe" <tlowe@waronzof.com> wrote:

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 11:42 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Re: Generator - Can't find it.

2 oclock is OK

Tim

On Sep 13, 2013, at 12:32 PM, Mike Buller wrote:

Looks like the meeting will be 1:00 our time 2:00 your time. Does that work for you?

Sent from my iPad

On Sep 13, 2013, at 11:28 AM, "Timothy Lowe" <tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>> wrote:

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>
www.waronzof.com<<http://www.waronzof.com>>

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C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 11:42 AM
To: Doc Crouse
Subject: Re: Generator - Can't find it.

Thanks, Doc:

That does not show on my version; mine has a date stamp of 5-1-2013; Div 16000 has four entries and total cost of \$2,515,492; four categories are "electrical allowance", "General office lighting", "Data allowance" and "security allowance"; Security allowance is \$142,400. Is yours a different version??

Tim

On Sep 13, 2013, at 12:31 PM, Doc Crouse wrote:

Page 8 CSI 16000 - \$146,000

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Friday, September 13, 2013 11:29 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Generator - Can't find it.

Doc:

Look pretty carefully at the Criterium estimate; don't see a standby generator called out. Something that you might want to discuss with Pfeffer later today.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
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Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 1:18 PM
To: Doc Crouse
Subject: Re: LIO cost estimate

Thanks, Doc

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

On Sep 13, 2013, at 2:03 PM, Doc Crouse wrote:

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<LIO 4th Ave Budget 8-27-13.pdf>

From: Timothy Lowe <tlowe@waranzof.com>
Sent: Friday, September 13, 2013 1:52 PM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: Latest Assumptions Page
Attachments: 7 Pass 091313 Assumptions Only.xlsx

Timothy Lowe
Waranzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com
www.waranzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 2:25 PM
To: Timothy Lowe
Cc: Mike Buller; Doc Crouse
Subject: RE: Latest Assumptions Page

Tim,

Check cell AC-79 thru AC-87

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Friday, September 13, 2013 1:52 PM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: Latest Assumptions Page

Timothy Lowe
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999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 13, 2013 2:34 PM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: corrected - Latest Assumptions Page
Attachments: 7 Pass 091313 Assumptions Only.xlsx

Mark caught a cell reference error in the contract rent (level annual equivalent) at cell AC 79-AC87; I've corrected it. Level contract rent remains \$3,280,027; only subsequent years were wrong (referencing the market rate, and not the contract rate).

Tim

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Friday, September 13, 2013 2:44 PM
To: Rep. Mike Hawker
Cc: Stacy Schubert; Juli Lucky
Subject: FW: corrected - Latest Assumptions Page
Attachments: 7 Pass 091313 Assumptions Only.xlsx

Latest corrected version from Tim Lowe as of 9/13/13 at 2:45 pm.

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Friday, September 13, 2013 4:45 PM
To: Timothy Lowe; Mike Buller; Doc Crouse
Subject: Question on the lease

Guys

I notice the Lease now has \$7,500,000 for Tenant improvement direct reimbursement. I have been carrying \$7,685,760 on my spreadsheets. I either need to change my lease rate slightly or we change the lease back to the \$7.6

Also my team was meeting with Pam/Hawker/Juli for most of the day on details. They have added a few items that are going to increase costs slightly. I'll explain by phone. So there will be a slight up-tick there. I'll know numbers on Monday.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Monday, September 16, 2013 12:40 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Report Introduction Section ONLY
Attachments: LIO Report Intro ONLY.pdf

Mike:

Attached is a PDF of the report intro; this is the section I think you should forward to Mr. Gardner. I don't think it would be a bad idea to let Pfeffer see it either, to confirm factually what this says about the project (although Doc may be very able to do that, as well).

Give me a call on the cell at 310-600-2933 with edits, etc., and I'll turn them around immediately.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Monday, September 16, 2013 3:12 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Final draft version of financial analysis
Attachments: 8 Pass 091613 No TIs Assumptions Only.xlsx; PastedGraphic-2.tiff

Mike/Doc:

Attached is the single page of assumptions, as we have exchanged before. This page updates the costs from the late August Criterium cost estimate, which affects specialty capital costs, like demolition, and certain of the maintenance obligations. You'll see that capital costs are slightly higher from our last run \$47.346 mm versus \$46,826 mm, and NNN rents up (\$289,021 versus \$285,848). Operating costs for landlord are down slightly, because the Criterium cost estimate lowered the cost of paint & carpet, so service obligations are now \$11,967/month versus \$13,138/month. The new 90% hurdle is \$270,890.25, versus developer's last proposal or \$239,627 + \$13,138/month = \$252,765/month.

As with our prior discussion; all these amounts assume that the state funds TI's in the amount of \$7,685,000 or \$120/sf. Shell & core costs remain \$350/sf. I want to call to your attention that, because of the separated calculation of the value of the existing structural frame, the implied actual core and shell cost for the building is, in fact about \$398/sf.

Parking remains at \$59,276/space, with an additional lump sum deduction of \$60,000 for the absence of an elevator in the parking structure.

Proposal is then 83.9% of market rent (\$252,765/\$300,989).

I have added level annual equivalent rent tables for 1.5%, 2%, 2.5 and 3%.

Please call with questions or comments. Please call my cell at 310-600-2933.

Tim

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Monday, September 16, 2013 4:26 PM
To: Doc Crouse
Subject: Cost Estimate - Several Questions

Hello Doc,

We have several questions so far regarding the estimate:

1. Should 'Engineering' costs be included in the estimate?
2. There is an allowance in the estimate for interior glazing (\$650,000). I don't believe interior glazing was required.

Do we still want this allowance?

Please advise if you can. Thank you.

Tanya Bratslavsky, P.E., FVCS

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Doc Crouse
Sent: Monday, September 16, 2013 4:54 PM
To: Tanya Bratslavsky
Subject: RE: Cost Estimate - Several Questions

See below

From: Tanya Bratslavsky [mailto:tanya@bce-ak.com]
Sent: Monday, September 16, 2013 4:26 PM
To: Doc Crouse
Subject: Cost Estimate - Several Questions

Hello Doc,

We have several questions so far regarding the estimate:

1. Should 'Engineering' costs be included in the estimate? [Yes, this is a design/build](#)

2. There is an allowance in the estimate for interior glazing (\$650,000). I don't believe interior glazing was required.
Do we still want this allowance? [Yes, the interior finish is intended to be comparable to the Nana building at 909 W. 9th, which has extensive interior glazing.](#)

Please advise if you can. Thank you.

Tanya Bratslavsky, P.E., AIA

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, September 17, 2013 7:58 AM
To: Mike Buller
Cc: Doc Crouse; Mark Pfeffer
Subject: LIO Building - Appraisal Status

Mike:

It is Tuesday morning, just before 9 am. I am continuing to work on the report but it is not done yet. I have two meetings mid-day that I must attend, but will otherwise be working on the report. No surprises, just grinding away. Consistent with my updated model sent yesterday, the market rent conclusion - no tenant improvements included (tenant funds them), remains at \$3,6122,000 per year, or \$301,000 per month. This includes underlying NNN rent at \$289,012/month and "service obligations of the landlord at \$11,967 per month.

I will keep you posted. Call with questions or comments.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 17, 2013 12:01 PM
To: Mike Buller; Doc Crouse; Timothy Lowe
Subject: Final Numbers

All, I have final numbers but need to run to a lunch meeting will send out right after lunch

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 17, 2013 2:15 PM
To: Timothy Lowe; Doc Crouse; Mike Buller
Subject: Updated costs and lease calculation
Attachments: Summary Budget 64048 09-17-13.pdf; Summary Lease 64048 09-17-13.pdf

This is with redlines to show changes from the 8-28 version. Will send clean copy in a bit.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 17, 2013 5:04 PM
To: Timothy Lowe; Mike Buller; Doc Crouse
Cc: Nola Cedergreen
Subject: Clean version of final budget and lease calculation.

Gentlemen,

Attached are clean final versions of budget and lease calculation.

The new lease rate of \$247,756 assumes

- NNN,
- an escalator and
- that the Tenant pays \$7,500,000 (vs. \$7,685,000.)

I trust that Tim will do the same math that generated the “Level Rent” rate burdened with “Lessor obligations” and that would be the number inserted into the lease. The \$7,500,000 in the lease can remain the same.

ALSO NOTE paragraph 1.1 d) will need some wordsmithing to remove the escalation language if we go with the flat rate. I assume Nola will cover this.

All of the above work for everyone? Besides the LLC documents is there a ball in my court?

Thanks Everyone

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 17, 2013 6:20 PM
To: Rep. Mike Hawker; Mike Buller; Timothy R. Lowe; Doc Crouse
Subject: Fwd: Report Introduction Section ONLY

All,

I just got done reviewing Tim's draft summary and have a few typos identified. In addition I have a few factual revisions to suggest. none of these will change the tenor/ results of the summary. But I'm working on my iPad and I'm not smart enough to redline on iPad. Will get to my laptop and provide comments early tomorrow morning.

In general, an impressive summary Tim. I think you have captured it well.

Sent from my iPad

Begin forwarded message:

From: "Pamela Varni" <Pamela.Varni@akleg.gov>
To: "Mike Buller" <mbuller@ahfc.us>, "LAA Legal" <LAA.Legal@akleg.gov>, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com>
Cc: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>
Subject: RE: Report Introduction Section ONLY

Hi Mike - these are my suggested changes. Pam

-----Original Message-----

From: Mike Buller [<mailto:mbuller@ahfc.us>]
Sent: Tuesday, September 17, 2013 8:59 AM
To: LAA Legal; Pamela Varni; Mark Pfeffer
Cc: Rep. Mike Hawker
Subject: Fwd: Report Introduction Section ONLY

Here's the intro to the appraisal. Please review and send me your comments. Tim is still working on the financial section. Hope to have a complete draft soon. I'll send it as soon as I receive it.

FYI Doug/Pam Mark's proposed rent is currently at 83.9% of market rent well below the 90% threshold. Rep. Hawker would like to have the lease signed by Friday. Since both he and Pam are out of state, this might pose some logistical problems. We need to talk about this.

Sent from my iPad

Begin forwarded message:

From: Timothy Lowe <tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>>

Date: September 16, 2013, 12:40:11 PM AKDT
To: Mike Buller <mbuller@ahfc.us<<mailto:mbuller@ahfc.us>>>
Cc: Doc Crouse <dcrouse@ahfc.us<<mailto:dcrouse@ahfc.us>>>
Subject: Report Introduction Section ONLY

Mike:

Attached is a PDF of the report intro; this is the section I think you should forward to Mr. Gardner. I don't think it would be a bad idea to let Pfeffer see it either, to confirm factually what this says about the project (although Doc may be very able to do that, as well).

Give me a call on the cell at 310-600-2933 with edits, etc., and I'll turn them around immediately.

Tim Lowe

Timothy Lowe
Waranzof Associates, Inc.
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Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com<<mailto:tlowe@waranzof.com>>
www.waranzof.com<<http://www.waranzof.com>>

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<img-917104248-0001.pdf>

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, September 17, 2013 7:05 PM
To: Mark Pfeffer
Cc: Rep. Mike Hawker; Mike Buller; Doc Crouse
Subject: Re: Report Introduction Section ONLY

Thank you, Mark

Tim Lowe

Also - Mark:

Please review/revisit your latest (and I presume final) estimate of project cost so that the calculations leading to the conclusion of total project cost flow in the same manner as earlier versions. This is facilitate comparability of the cost estimates in my work. I am now operating under the impression that the cost increases in the direct construction cost result from the additional of an outside area on the lower roof, additional of cable TV and an increase of \$250,000 in the relocation/temporary quarters costs. Please confirm dollar amounts by category.

Thanks again!

On Sep 17, 2013, at 7:20 PM, Mark Pfeffer wrote:

All,

I just got done reviewing Tim's draft summary and have a few typos identified. In addition I have a few factual revisions to suggest. none of these will change the tenor/ results of the summary. But I'm working on my iPad and I'm not smart enough to redline on iPad. Will get to my laptop and provide comments early tomorrow morning.

In general, an impressive summary Tim. I think you have captured it well.

Sent from my iPad

Begin forwarded message:

From: "Pamela Varni" <Pamela.Varni@akleg.gov>
To: "Mike Buller" <mbuller@ahfc.us>, "LAA Legal" <LAA.Legal@akleg.gov>, "Mark Pfeffer" <MPfeffer@PfefferDevelopment.com>
Cc: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>
Subject: RE: Report Introduction Section ONLY

Hi Mike - these are my suggested changes. Pam

-----Original Message-----

From: Mike Buller [<mailto:mbuller@ahfc.us>]
Sent: Tuesday, September 17, 2013 8:59 AM

To: LAA Legal; Pamela Varni; Mark Pfeffer
Cc: Rep. Mike Hawker
Subject: Fwd: Report Introduction Section ONLY

Here's the intro to the appraisal. Please review and send me your comments. Tim is still working on the financial section. Hope to have a complete draft soon. I'll send it as soon as I receive it.

FYI Doug/Pam Mark's proposed rent is currently at 83.9% of market rent well below the 90% threshold. Rep. Hawker would like to have the lease signed by Friday. Since both he and Pam are out of state, this might pose some logistical problems. We need to talk about this.

Sent from my iPad

Begin forwarded message:

From: Timothy Lowe <tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>>
Date: September 16, 2013, 12:40:11 PM AKDT
To: Mike Buller <mbuller@ahfc.us<<mailto:mbuller@ahfc.us>>>
Cc: Doc Crouse <dcrouse@ahfc.us<<mailto:dcrouse@ahfc.us>>>
Subject: Report Introduction Section ONLY

Mike:

Attached is a PDF of the report intro; this is the section I think you should forward to Mr. Gardner. I don't think it would be a bad idea to let Pfeffer see it either, to confirm factually what this says about the project (although Doc may be very able to do that, as well).

Give me a call on the cell at 310-600-2933 with edits, etc., and I'll turn them around immediately.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
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<img-917104248-0001.pdf>

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From: Timothy Lowe <tlowe@waranzof.com>
Sent: Wednesday, September 18, 2013 10:34 AM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Waranzof Comparison of Final Cost/Offer with Prior
Attachments: 091813 Comparison.pdf

Mike:

Thinking this would help, I've put together a simple comparison of the last version of my model I sent you and Doc with my latest and final version. This is based on the cost numbers Pfeffer Development sent out last night. You'll see changes in the hard costs resulting from 1) decreased State cost share on TI's, 2) an increase in the relocation cost allowance, 3) addition of the outdoor area, 4) addition of CATV wiring throughout the building, and 5) changes in percentage-based soft costs and developer profit.

The addition of the outdoor area also causes an increase in landlord obligations, and I have used a 2% of capital cost annual allowance for landlord obligation, and I am assuming the landlord is obligated under the lease for the same level of maintenance and replacement for the outdoor area as it is for the rest of the building.

Please also note that I've tweaked the financial assumptions on financing to better reflect the assumed higher equity investment of a "market investor", (40% equity versus 25% equity as contemplated by Pfeffer Development). This lowers the rent factor slightly, because the amount of debt over and above an AIDA loan is smaller, and the amortization schedule I'm using is longer. The rent factor remains squarely in the 7% to 7.5% range that I've been monitoring, now at the lower end at 7.135%.

As a result, overall project costs are up about 2.47%, but the rent factor declines about 2.6%; service obligations are up about 6%. Net change in market rent estimate is 0.057% - essentially a wash. Pfeffer Development's final proposal of \$247,756 per month, plus Waranzof's estimate of service obligations puts contract rent at 86.48% of market rent.

I am continuing to work on the report.

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From: Mike Buller
Sent: Wednesday, September 18, 2013 10:48 AM
To: Timothy Lowe
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Re: Waronzof Comparison of Final Cost/Offer with Prior

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Sent: Wednesday, September 18, 2013 11:44 AM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Re: Waronzof Comparison of Final Cost/Offer with Prior
Attachments: 091813 Comparison V2.pdf

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 18, 2013 11:50 AM
To: Timothy Lowe; Mike Buller; Doc Crouse
Subject: Final Budget/Lease calc per Tim's request
Attachments: FINAL Budget-Lease 9_18_13.pdf

All,

Per Tim's request I revised what I sent yesterday to reflect Cost changes in the appropriate categories. So for example instead of taking hard construction costs and burdening it with fees, contingency, finance etc. and then adding it to the hard cost line item I instead have added hard construction cost to that line item and then spread the other markups to the respective line items.

The bottom line number is still the same.

NOTE that the file name now has today's date on it.

That work for you Tim?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mike Buller
Sent: Wednesday, September 18, 2013 11:56 AM
To: Nola Cedergreen
Cc: Doc Crouse; Rep. Mike Hawker; Mark Pfeffer
Subject: Re: Waronzof Comparison of Final Cost/Offer with Prior

Here are the update flat rental rates from Tim. If you have any questions Nola, give me a call.

Sent from my iPad

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Sent: Wednesday, September 18, 2013 11:59 AM
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Subject: FW: Waronzof Comparison of Final Cost/Offer with Prior
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[See attachment](#)

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> Suite 440

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> V 310-322-7744

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> <091813 Comparison.pdf>

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From: Doc Crouse
Sent: Wednesday, September 18, 2013 12:00 PM
To: mpfeffer@pfefferdevelopment.com
Subject: FW: Waronzof Comparison of Final Cost/Offer with Prior
Attachments: 091813 Comparison V2.pdf

FYI – see attached

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Wednesday, September 18, 2013 11:44 AM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Re: Waronzof Comparison of Final Cost/Offer with Prior

Mike:

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To: Mike Buller
Subject: RE: Waronzof Comparison of Final Cost/Offer with Prior

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Cc: Doc Crouse; Rep. Mike Hawker; Mark Pfeffer
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<091813 Comparison V2.pdf>

From: Doc Crouse
Sent: Wednesday, September 18, 2013 12:02 PM
To: Juli Lucky
Subject: FW: Waronzof Comparison of Final Cost/Offer with Prior
Attachments: 091813 Comparison V2.pdf

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From: Doc Crouse
Sent: Wednesday, September 18, 2013 12:03 PM
To: Juli Lucky
Subject: FW: Final Budget/Lease calc per Tim's request
Attachments: FINAL Budget-Lease 9_18_13.pdf

FYI – for Central Document File

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, September 18, 2013 11:50 AM
To: Timothy Lowe; Mike Buller; Doc Crouse
Subject: Final Budget/Lease calc per Tim's request

All,

Per Tim's request I revised what I sent yesterday to reflect Cost changes in the appropriate categories. So for example instead of taking hard construction costs and burdening it with fees, contingency, finance etc. and then adding it to the hard cost line item I instead have added hard construction cost to that line item and then spread the other markups to the respective line items.

The bottom line number is still the same.

NOTE that the file name now has today's date on it.

That work for you Tim?

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mike Buller
Sent: Wednesday, September 18, 2013 12:05 PM
To: Doc Crouse
Subject: Re: Waronzof Comparison of Final Cost/Offer with Prior

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> Mike:
>
> Thinking this would help, I've put together a simple comparison of the last version of my model I sent you and Doc with my latest and final version. This is based on the cost numbers Pfeffer Development sent out last night. You'll see changes in the hard costs resulting from 1) decreased State cost share on TI's, 2) an increase in the relocation cost allowance, 3) addition of the outdoor area, 4) addition of CATV wiring throughout the building, and 5) changes in percentage-based soft costs and developer profit.
>
> The addition of the outdoor area also causes an increase in landlord obligations, and I have used a 2% of capital cost annual allowance for landlord obligation, and I am assuming the landlord is obligated under the lease for the same level of maintenance and replacement for the outdoor area as it is for the rest of the building
> Please also note that I've tweaked the financial assumptions on financing to better reflect the assumed higher equity investment of a "market investor", (40% equity versus 25% equity as contemplated by Pfeffer Development). This lowers the rent factor slightly, because the amount of debt over and above an AIDA loan is smaller, and the amortization schedule I'm using is longer. The rent factor remains squarely in the 7% to 7.5% range that I've been monitoring, now at the lower end at 7.135%.
>
> As a result, overall project costs are up about 2.47%, but the rent factor declines about 2.6%; service obligations are up about 6%. Net change in market rent estimate is 0.057% - essentially a wash. Pfeffer Development's final proposal of \$247,756 per month, plus Waronzof's estimate of service obligations puts contract rent at 86.48% of market rent.
>
> I am continuing to work on the report.
>
> Tim Lowe
>
>
>
>
> Timothy Lowe
> Waronzof Associates, Inc.
> 999 North Sepulveda Boulevard
> Suite 440
> El Segundo, CA 90245
> V 310-322-7744
> F 310-322-7755
> C 310-600-2933

> tlowe@waronzof.com<<mailto:tlowe@waronzof.com>><<mailto:tlowe@waronzof.com>>
> www.waronzof.com<<http://www.waronzof.com>><<http://www.waronzof.com>>

>
>

> <091813 Comparison.pdf>

>

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>

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> 999 North Sepulveda Boulevard
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> El Segundo, CA 90245
> V 310-322-7744
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> C 310-600-2933
> tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>
> www.waronzof.com<<http://www.waronzof.com>>

>

>

>

>

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Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

<091813 Comparison V2.pdf>

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 18, 2013 12:15 PM
To: Mark Pfeffer
Cc: Mike Buller; Doc Crouse
Subject: Re: Final Budget/Lease calc per Tim's request

Thank you, Mark

Tim Lowe

On Sep 18, 2013, at 12:50 PM, Mark Pfeffer wrote:

<FINAL Budget-Lease 9_18_13.pdf>

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 18, 2013 12:44 PM
To: Timothy R. Lowe
Cc: Doc Crouse
Subject: Fwd: LIO level2
Attachments: 11076_19-LIO-Renovation_Level2.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: "Andrew J. Weiss" <AWeiss@KPBArchitects.com>
Date: September 18, 2013, 10:02:36 AM AKDT
To: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Cc: Bob O'Neill <BOneill@PfefferDevelopment.com>
Subject: LIO level2

Mark,

Please see the attached level 2 plan. We have revised the exiting off the deck. Please let us know how you would like to see the canopy.

A

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 18, 2013 1:31 PM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Waronzof - Interim Letter of Conclusion
Attachments: Interim Letter of Conclusion.pdf

Mike:

Here is the interim letter that conveys the final conclusions of market rent on both an escalating and a level annual basis.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waranzof.com>
Sent: Wednesday, September 18, 2013 2:53 PM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Revised Interim Letter
Attachments: Interim Letter of Conclusion (Revised).pdf

Mike:

Reflecting the edits to clearly state that the statutory test is met. Please review and call with questions or comments.

Tim Lowe

Timothy Lowe
Waranzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com
www.waranzof.com

From: Rep. Mike Hawker <Rep.Mike.Hawker@akleg.gov>
Sent: Wednesday, September 18, 2013 2:57 PM
To: Pfeffer Mark; Mike Buller; Doc Crouse
Subject: Lease signing

I'm back on the grid at the lodge in Grand Teton National Park. Absolutely stunning scenery.

I have confirmed a notary for Friday and located a business center to print the signature pages. I'm going to have to fall on the lodge's mercy to fax or PDF the pages back to you.

Mike, let me know how timing looks so I can work around conference schedule.

I'll try to review Tim's docs on my cell, but I guess all I will really need is a personal call with you to calm my anxiety before I sign. Brilliant vision or political suicide? Only time will tell.

Mike

Giggle - the whole lounge where I am sitting just went wacko because two moose showed up outside. They should see my back yard!

M

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Wednesday, September 18, 2013 3:03 PM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Re: Revised Interim Letter

OK

Thanks

On Sep 18, 2013, at 3:58 PM, Mike Buller wrote:

Perfect! Thanks. I'll distribute it to everyone.

Sent from my iPad

On Sep 18, 2013, at 2:52 PM, "Timothy Lowe" <tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>> wrote:

Mike:

Reflecting the edits to clearly state that the statutory test is met. Please review and call with questions or comments.

Tim Lowe

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
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C 310-600-2933
tlowe@waronzof.com<<mailto:tlowe@waronzof.com>>
www.waronzof.com<<http://www.waronzof.com>>

<Interim Letter of Conclusion (Revised).pdf>

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C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Wednesday, September 18, 2013 3:33 PM
To: Juli Lucky
Subject: FW: Revised Interim Letter
Attachments: Interim Letter of Conclusion (Revised).pdf

FYI -

From: Timothy Lowe [mailto:tlowe@waronzof.com]
Sent: Wednesday, September 18, 2013 2:53 PM
To: Mike Buller
Cc: Doc Crouse; Rep. Mike Hawker
Subject: Revised Interim Letter

Mike:

Reflecting the edits to clearly state that the statutory test is met. Please review and call with questions or comments.

Tim Lowe

Timothy Lowe
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F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Nola Cedergreen
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures
Attachments: FINAL LIO LEASEpdf.pdf

Thank-you everyone ...

Exhibit C is final and signed off.
Exhibit D is in the process of being finalized.

Are Exhibits A & B final?

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 18, 2013 4:06 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov;
Pamela.Varni@akleg.gov
Cc: dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: RE: Final Lease - Ready for Signatures

Standby for A & B

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501 p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mark Pfeffer; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures

Thank-you everyone ...

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Are Exhibits A & B final?

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, September 18, 2013 4:19 PM
To: Doc Crouse
Subject: Exhibits....help!

Doc, I'm having a hard time laying my hands on the final exhibits. I think you have them do you? If so can you get out to all? thanks

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, September 18, 2013 4:22 PM
To: Juli Lucky
Subject: FW: Final Lease - Ready for Signatures
Attachments: FINAL LIO LEASEpdf.pdf

Juli – let me know if I am sending redundant documents to you. Your reputation for reading everything has inspired me to copy you with everything.

From: Nola Cedergreen
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures

Thank-you everyone ...

Exhibit C is final and signed off.
Exhibit D is in the process of being finalized.

Are Exhibits A & B final?

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Wednesday, September 18, 2013 4:26 PM
To: Doc Crouse
Subject: Re: Final Lease - Ready for Signatures

I appreciate the info - thanks!

Sent from Juli's iPhone, please forgive my two left thumbs and iAutoCorrect

On Sep 18, 2013, at 4:22 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Juli – let me know if I am sending redundant documents to you. Your reputation for reading everything has inspired me to copy you with everything.

From: Nola Cedergreen
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures

Thank-you everyone ...

Exhibit C is final and signed off.

Exhibit D is in the process of being finalized.

Are Exhibits A & B final?

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<FINAL LIO LEASEpdf.pdf>

From: Doc Crouse
Sent: Wednesday, September 18, 2013 4:30 PM
To: Juli Lucky
Subject: RE: Final Lease - Ready for Signatures

Great. It sounds like Rep. Hawker is doing his best to read by smartphone or whatever he has access to, but guessing he is relying on your sharp eyes!

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Wednesday, September 18, 2013 4:26 PM
To: Doc Crouse
Subject: Re: Final Lease - Ready for Signatures

I appreciate the info - thanks!

Sent from Juli's iPhone, please forgive my two left thumbs and iAutoCorrect

On Sep 18, 2013, at 4:22 PM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Juli – let me know if I am sending redundant documents to you. Your reputation for reading everything has inspired me to copy you with everything.

From: Nola Cedergreen
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures

Thank-you everyone ...

Exhibit C is final and signed off.

Exhibit D is in the process of being finalized.

Are Exhibits A & B final?

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<FINAL LIO LEASEpdf.pdf>

From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Thursday, September 19, 2013 10:13 AM
To: 'Mark Pfeffer'; Nola Cedergreen
Cc: Doc Crouse; Mike Buller
Subject: RE: FINAL EXHIBIT A

Mark and Nola,

All three exhibits look good to me.

After Doc and Mike have reviewed and confirmed, it probably would be appropriate to have one of them initial these exhibits since there are multiple versions floating around. Something like "Contract Set" or "Approved" and their initial and date would help commemorate the record. Works best if done for each page. Mark can do the same since he is in town.

Don

Donald W. McClintock
Ashburn & Mason, P.C.
1227 W. 9th Ave. Ste. 200
Anchorage, AK 99501
(907) 276-4331 (voice)
(907) 277-8235 (fax)
www.anchorlaw.com

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From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:20 AM
To: ncedergr@ahfc.us; Donald W. McClintock
Subject: FINAL EXHIBIT A

Large file

This is the same as previous versions except for pages 3-12 which are the revised architectural plans.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:43 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: FW: Lease signature/ notary
Attachments: Scanned from a Xerox multifunction device-2.pdf

Everyone:

Is there any reason we cannot accept Mr. Acree's signature at this time?

I will make the changes that Doug Gardner requested earlier today (copied below) which are all related to format vs. content. We can collect signatures today as they are available and later circulate/route a single original copy to be signed off in preparation for recording.

"Nola,

Here are the changes/edits we have identified:

- (1) p. 4, sec. 1.2; space required after the first paragraph;
- (2) p. 6, sec. 4(a)(4); add space between (4) and (5);
- (3) p. 10, sec. 18; add space between secs. 18 and 19;
- (4) Pam and my signature blocks need to go onto the same page as the other signatures;
- (5) p. 22; please delete "13-065.plm" at the bottom of the page.

Thank you,

Doug Gardner"

From: bob acree [bobacree@gmail.com]
Sent: Thursday, September 19, 2013 10:53 AM
To: Don Don McClintock
Cc: Nola Cedergreen; David Franklin
Subject: Lease signature/ notary

Nola and Don,

Attached find the lease signature and notary pages.

The originals were sent this morning via USPS Express Mail to Don's office.

Thanks for all of your help,

Bob

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, September 19, 2013 11:45 AM
To: Nola Cedergreen; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: RE: Lease signature/ notary

We are good with that on our side.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501 p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Thursday, September 19, 2013 11:43 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mark Pfeffer; dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: FW: Lease signature/ notary

Everyone:

Is there any reason we cannot accept Mr. Acree's signature at this time?

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- (5) p. 22; please delete "13-065.plm" at the bottom of the page.

Thank you,

Doug Gardner"

From: bob acree [bobacree@gmail.com]
Sent: Thursday, September 19, 2013 10:53 AM
To: Don Don McClintock
Cc: Nola Cedergreen; David Franklin

Subject: Lease signature/ notary

Nola and Don,

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Bob

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From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:46 AM
To: Donald W. McClintock; 'Mark Pfeffer'
Cc: Doc Crouse; Mike Buller
Subject: RE: FINAL EXHIBIT A

Absolutely agree - good advice.

From: Donald W. McClintock [dwm@anchorlaw.com]
Sent: Thursday, September 19, 2013 10:13 AM
To: 'Mark Pfeffer'; Nola Cedergreen
Cc: Doc Crouse; Mike Buller
Subject: RE: FINAL EXHIBIT A

Mark and Nola,

All three exhibits look good to me.

After Doc and Mike have reviewed and confirmed, it probably would be appropriate to have one of them initial these exhibits since there are multiple versions floating around. Something like "Contract Set" or "Approved" and their initial and date would help commemorate the record. Works best if done for each page. Mark can do the same since he is in town.

Don

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From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:20 AM
To: ncedergr@ahfc.us; Donald W. McClintock
Subject: FINAL EXHIBIT A

Large file

This is the same as previous versions except for pages 3-12 which are the revised architectural plans.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: LAA Legal <LAA.Legal@akleg.gov>
Sent: Thursday, September 19, 2013 11:49 AM
To: Nola Cedergreen; Pamela Varni
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: RE: Lease signature/ notary

Okay.
Doug Gardner

Sent by:
MaryEllen Duffy
Special Assistant
LAA Legal Services
907-465-6651 direct
907-465-2029 fax
MaryEllen.Duffy@akleg.gov

Warning: This message and any attachments to it are confidential. If you have received this message in error, please notify the sender by electronic mail and delete the message. If you are not the intended recipient of this message, you are hereby notified that disclosing, disseminating, or copying this message or any attachments to it is prohibited. Thank you.

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Thursday, September 19, 2013 11:43 AM
To: LAA Legal; Pamela Varni
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: FW: Lease signature/ notary

Everyone:

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- (2) p. 6, sec. 4(a)(4); add space between (4) and (5);
- (3) p. 10, sec. 18; add space between secs. 18 and 19;
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Doug Gardner"

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Sent: Thursday, September 19, 2013 10:53 AM
To: Don Don McClintock
Cc: Nola Cedergreen; David Franklin
Subject: Lease signature/ notary

Nola and Don,

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Thanks for all of your help,

Bob

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From: Pamela Varni <Pamela.Varni@akleg.gov>
Sent: Thursday, September 19, 2013 11:51 AM
To: Nola Cedergreen
Cc: LAA Legal; Pamela Varni; mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; bobacree@gmail.com
Subject: Re: Lease signature/ notary

No problem.

Sent from my iPhone

On Sep 19, 2013, at 2:44 PM, "Nola Cedergreen" <ncedergr@ahfc.us> wrote:

> Everyone:

>

> Is there any reason we cannot accept Mr. Acree's signature at this time?

>

> I will make the changes that Doug Gardner requested earlier today (copied below) which are all related to format vs. content. We can collect signatures today as they are available and later circulate/route a single original copy to be signed off in preparation for recording.

>

>

>

> "Nola,

> Here are the changes/edits we have identified:

> (1) p. 4, sec. 1.2; space required after the first paragraph;

> (2) p. 6, sec. 4(a)(4); add space between (4) and (5);

> (3) p. 10, sec. 18; add space between secs. 18 and 19;

> (4) Pam and my signature blocks need to go onto the same page as the other signatures;

> (5) p. 22; please delete "13-065.plm" at the bottom of the page.

> Thank you,

> Doug Gardner"

>

>

> _____
> From: bob acree [bobacree@gmail.com]

> Sent: Thursday, September 19, 2013 10:53 AM

> To: Don Don McClintock

> Cc: Nola Cedergreen; David Franklin

> Subject: Lease signature/ notary

>

> Nola and Don,

>

> Attached find the lease signature and notary pages.

>

> The originals were sent this morning via USPS Express Mail to Don's office.

>

> Thanks for all of your help,

>

> Bob

>

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> <Scanned from a Xerox multifunction device-2.pdf>

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:51 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mike Buller; Doc Crouse
Subject: FW: FINAL EXHIBIT B
Attachments: LIO Exhibits B & B-1-9-19-13.pdf

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:22 AM
To: Nola Cedergreen; dwm@anchorlaw.com
Subject: FINAL EXHIBIT B

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 12:31 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 19 Final LIO Lease
Attachments: FINAL LIO LEASE 09192013.pdf

Here you go ...

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 1:11 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease
Attachments: FINAL LIO LEASE Sept 19 2013.pdf

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Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 19 Final LIO Lease

Here you go ...

From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Thursday, September 19, 2013 1:29 PM
To: Nola Cedergreen
Cc: mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Mark,

Do you want to go over to AHFC where they can put together a package agreement with all exhibits; you guys can initial Ex. A & B as I discussed with Nola earlier today and you can deliver your signature there?

Thanks
Don

Donald W. McClintock
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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, September 19, 2013 1:30 PM
To: Donald W. McClintock
Cc: Nola Cedergreen; Mike Buller; Doc Crouse; Greg Rochon
Subject: Re: September 19 Final LIO Lease

Sure. I have a 3:00 pm.

Mike you guys around?

Sent from my iPad

> On Sep 19, 2013, at 1:29 PM, "Donald W. McClintock" <dwm@anchorlaw.com> wrote:

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> Mark,

>

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> Don

>

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Sent: Thursday, September 19, 2013 1:32 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease
Attachments: FINAL LIO LEASE Sept 19 2013.pdf

Thanks Nola, Let the signatures begin!

From Pam's earlier e-mail, we should copy everyone with the scanned signatures so she will know when to sign. Acree's signature is already in.

Don

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From: Doc Crouse
Sent: Thursday, September 19, 2013 1:43 PM
To: Mark Pfeffer
Subject: RE: September 19 Final LIO Lease

Mark,

The exhibit B that I received from Nola did not have the Completion/Occupancy verbiage that Don drafted. Was that in the copy you sent to her?

Doc

-----Original Message-----

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 1:30 PM
To: Donald W. McClintock
Cc: Nola Cedergreen; Mike Buller; Doc Crouse; Greg Rochon
Subject: Re: September 19 Final LIO Lease

Sure. I have a 3:00 pm.

Mike you guys around?

Sent from my iPad

> On Sep 19, 2013, at 1:29 PM, "Donald W. McClintock" <dwm@anchorlaw.com> wrote:

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> Mark,

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>

> Thanks

> Don

>

> Donald W. McClintock
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> Sent: Thursday, September 19, 2013 1:11 PM
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From: Doc Crouse
Sent: Thursday, September 19, 2013 1:49 PM
To: Nola Cedergreen
Subject: RE: FINAL EXHIBIT B

Nola,

This Exhibit should have had final completion/occupancy verbiage in it that Don McClintock had sent out for review earlier. Has it been included somewhere else?

Thanks.

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:51 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mike Buller; Doc Crouse
Subject: FW: FINAL EXHIBIT B

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:22 AM
To: Nola Cedergreen; dwm@anchorlaw.com
Subject: FINAL EXHIBIT B

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Thursday, September 19, 2013 1:54 PM
To: Donald W. McClintock; Nola Cedergreen; 'Rep.Mike.Hawker@akleg.gov';
'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: 'mpfeffer@pfefferdevelopment.com'; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Nola and Doug,

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Thanks

Don

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Subject: RE: September 19 Final LIO Lease

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Cc: mpfeffer@pfefferdevelopment.com; Donald W. McClintock; Mike Buller; Doc Crouse; Greg Rochon
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From: Nola Cedergreen
Sent: Thursday, September 19, 2013 1:56 PM
To: Doc Crouse
Subject: RE: FINAL EXHIBIT B

Not that I am aware of. Good catch.

From: Doc Crouse
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To: Nola Cedergreen
Subject: RE: FINAL EXHIBIT B

Nola,

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Mark Pfeffer

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, September 19, 2013 1:58 PM
To: Donald W. McClintock; Nola Cedergreen; 'Rep.Mike.Hawker@akleg.gov';
'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: Mike Buller; Doc Crouse; Greg Rochon
Subject: Pfeffer Signature
Attachments: LIO Lease Pfeffer Signature.pdf

Attached.

Thank you everyone.

Fanfare to follow

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501 p 907 646 4644 | f 907.646.4655 |

Cell Phone
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Sent: Thursday, September 19, 2013 1:54 PM
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From: Nola Cedergreen

Sent: Thursday, September 19, 2013 12:31 PM

To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov

Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon

Subject: September 19 Final LIO Lease

Here you go ...

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From: Doc Crouse
Sent: Thursday, September 19, 2013 2:02 PM
To: Nola Cedergreen
Subject: Re: FINAL EXHIBIT B

Thanks. I have an email in to Mark.

Sent from my iPhone

On Sep 19, 2013, at 1:56 PM, "Nola Cedergreen" <ncedergr@ahfc.us> wrote:

Not that I am aware of. Good catch.

From: Doc Crouse
Sent: Thursday, September 19, 2013 1:49 PM
To: Nola Cedergreen
Subject: RE: FINAL EXHIBIT B

Nola,

This Exhibit should have had final completion/occupancy verbiage in it that Don McClintock had sent out for review earlier. Has it been included somewhere else?

Thanks.

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:51 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mike Buller; Doc Crouse
Subject: FW: FINAL EXHIBIT B

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:22 AM
To: Nola Cedergreen; dwm@anchorlaw.com
Subject: FINAL EXHIBIT B

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 2:14 PM
To: Donald W. McClintock; 'Rep.Mike.Hawker@akleg.gov'; 'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: 'mpfeffer@pfefferdevelopment.com'; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease
Attachments: Exhibit C Final.pdf

From: Donald W. McClintock [dwm@anchorlaw.com]
Sent: Thursday, September 19, 2013 1:53 PM
To: Donald W. McClintock; Nola Cedergreen; 'Rep.Mike.Hawker@akleg.gov'; 'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: 'mpfeffer@pfefferdevelopment.com'; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Nola and Doug,

Because we are all signing electronically and the exhibits are not all compiled with the signature document (which I am not recommending due to the size of the file), all of the final exhibits should be in circulation today. I have seen Exhibits A, B, B-1 and D, but I have not seen Exhibit C. Can that be circulated as well?

Thanks

Don

Donald W. McClintock
Ashburn & Mason, P.C.
1227 W. 9th Ave. Ste. 200
Anchorage, AK 99501
(907) 276-4331 (voice)
(907) 277-8235 (fax)
www.anchorlaw.com

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-----Original Message-----

From: Donald W. McClintock
Sent: Thursday, September 19, 2013 1:32 PM
To: 'Nola Cedergreen'; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Thanks Nola, Let the signatures begin!

From Pam's earlier e-mail, we should copy everyone with the scanned signatures so she will know when to sign. Acree's signature is already in.

Don

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Sent: Thursday, September 19, 2013 1:11 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Donald W. McClintock; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

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received this communication in error, please notify the sender immediately and delete the original message from your system.

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 2:24 PM
To: Donald W. McClintock; 'Rep.Mike.Hawker@akleg.gov'; 'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: 'mpfeffer@pfefferdevelopment.com'; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease
Attachments: Exhibit C Final.pdf

From: Donald W. McClintock [dwm@anchorlaw.com]
Sent: Thursday, September 19, 2013 1:53 PM
To: Donald W. McClintock; Nola Cedergreen; 'Rep.Mike.Hawker@akleg.gov'; 'laa.legal@akleg.gov'; 'Pamela.Varni@akleg.gov'
Cc: 'mpfeffer@pfefferdevelopment.com'; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Nola and Doug,

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Thanks

Don

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Sent: Thursday, September 19, 2013 1:32 PM
To: 'Nola Cedergreen'; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

Thanks Nola, Let the signatures begin!

From Pam's earlier e-mail, we should copy everyone with the scanned signatures so she will know when to sign. Acree's signature is already in.

Don

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Sent: Thursday, September 19, 2013 1:11 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Donald W. McClintock; Mike Buller; Doc Crouse; Greg Rochon
Subject: RE: September 19 Final LIO Lease

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From: Nola Cedergreen
Sent: Thursday, September 19, 2013 12:31 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 19 Final LIO Lease

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Thursday, September 19, 2013 2:41 PM
To: Mike Buller; Doc Crouse; dwm@anchorlaw.com; Bob Acree (bobacree@gmail.com); Nola Cedergreen; Mike Hawker
Subject: Done Deal.....

Well, except for the part about Acree's first 21 years, Block 39, Block 102, 7th and F, Chevron Building and two RFI's that seemed easy enough. I mean, how hard can it be?

Thanks everyone for all of the help.

CONGRATULATIONS...I'm going to go buy a bar.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 2:49 PM
To: Mark Pfeffer; Mike Buller; Doc Crouse; dwm@anchorlaw.com; Bob Acree (bobacree@gmail.com); Mike Hawker
Subject: RE: Done Deal.....

Sign the paperwork before you check out the inventory!

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 2:41 PM
To: Mike Buller; Doc Crouse; dwm@anchorlaw.com; Bob Acree (bobacree@gmail.com); Nola Cedergreen; Mike Hawker
Subject: Done Deal.....

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Thanks everyone for all of the help.

CONGRATULATIONS...I'm going to go buy a bar.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, September 19, 2013 2:53 PM
To: Mike Buller
Cc: Doc Crouse
Subject: FW: September 19 Final LIO Lease
Attachments: Letter to Presiding Officers.docx

Mike (and Doc),

Attached is the notification letter with the blanks I need to fill in. Can you help me fill in the blanks? I just want to make sure I've got the right dates and numbers. Thanks!

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Rep. Mike Hawker
Sent: Thursday, September 19, 2013 2:31 PM
To: Juli Lucky
Cc: Buller Mike
Subject: Fwd: September 19 Final LIO Lease

The lease is done and signed.

Can you two work together to fill in the blanks on the leadership notification and deliver it???

Thanks. My cell reception is still sketchy.

Mike

Begin forwarded message:

From: "Donald W. McClintock" <dwm@anchorlaw.com>
To: "Nola Cedergreen" <ncedergr@ahfc.us>, "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>, "LAA Legal" <LAA.Legal@akleg.gov>, "Pamela Varni" <Pamela.Varni@akleg.gov>
Cc: "mpfeffer@pfefferdevelopment.com" <mpfeffer@pfefferdevelopment.com>, "Mike Buller" <mbuller@ahfc.us>, "Doc Crouse" <dcrouse@ahfc.us>, "Greg Rochon" <grochon@ahfc.us>
Subject: RE: September 19 Final LIO Lease

Thanks Nola, Let the signatures begin!

From Pam's earlier e-mail, we should copy everyone with the scanned signatures so she will know when to sign. Acree's signature is already in.

Don

Donald W. McClintock
Ashburn & Mason, P.C.
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-----Original Message-----

From: Nola Cedergreen [<mailto:ncedergr@ahfc.us>]
Sent: Thursday, September 19, 2013 1:11 PM
To: Nola Cedergreen; Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov;
Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; Donald W. McClintock; Mike Buller; Doc Crouse;
Greg Rochon
Subject: RE: September 19 Final LIO Lease

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From: Nola Cedergreen
Sent: Thursday, September 19, 2013 12:31 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: September 19 Final LIO Lease

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disruption or damage to your data or computer system that may occur while using data contained in, or transmitted with, this e-mail. If you have received this communication in error, please notify the sender immediately and delete the original message from your system.

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, September 19, 2013 2:56 PM
To: Doc Crouse
Subject: RE: Final Lease - Ready for Signatures

Doc –

I am not sure if I have the final version of exhibits A, B and D. If you have them, could you forward them to me?

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Wednesday, September 18, 2013 4:22 PM
To: Juli Lucky
Subject: FW: Final Lease - Ready for Signatures

Juli – let me know if I am sending redundant documents to you. Your reputation for reading everything has inspired me to copy you with everything.

From: Nola Cedergreen
Sent: Wednesday, September 18, 2013 3:58 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon; Stacy Schubert
Subject: Final Lease - Ready for Signatures

Thank-you everyone ...

Exhibit C is final and signed off.

Exhibit D is in the process of being finalized.

Are Exhibits A & B final?

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From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, September 19, 2013 3:18 PM
To: Doc Crouse
Subject: RE: FINAL EXHIBIT A

Thanks!! You're a lifesaver!

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 19, 2013 3:12 PM
To: Juli Lucky
Subject: FW: FINAL EXHIBIT A

Juli,

Final Exhibit A attached. Still working on Exhibit B. The copy I received lacks the verbiage for final completion & occupancy. I have an email in to Mark to update. Also working on your letter. Final acceptance/occupancy date on the schedule is December 31, 2014. Working on annual and ten year total now.

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:52 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mike Buller; Doc Crouse
Subject: FW: FINAL EXHIBIT A

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:20 AM
To: Nola Cedergreen; dwm@anchorlaw.com
Subject: FINAL EXHIBIT A

Large file

This is the same as previous versions except for pages 3-12 which are the revised architectural plans.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC
425 G Street, Suite 210 | Anchorage, Alaska 99501
p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

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From: Doc Crouse
Sent: Thursday, September 19, 2013 3:25 PM
To: Juli Lucky
Cc: Mike Buller
Subject: Letter to Presiding Officers
Attachments: Letter to Presiding Officers.docx

This should fill in the blanks for you, but please double check my calculations! I am still trying to track down Exhibit D.

From: Doc Crouse
Sent: Thursday, September 19, 2013 3:39 PM
To: Nola Cedergreen
Subject: Exhibit D

Nola,

Juli Lucky in Rep. Hawker's office is looking for Exhibit D. I did not see a final circulate yet, did you?



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Thursday, September 19, 2013 4:29 PM
To: Doc Crouse
Cc: Mike Buller
Subject: RE: Letter to Presiding Officers

Doc –

I did the math differently and came up with:

Rent – year 1 - \$1,806,231.35 (7 months [June – December] at \$56,863.05 + 5 months [January – May] at \$281,638)

Rent – years 2-10 \$3,379,656.

Total over 10 year period = 1 (\$1,806,231.35) + 9 (\$3,379,656) = \$32,223,135.35

Do you agree/disagree with my interpretation (or math)? I used Excel, so I think the math is right.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 19, 2013 3:25 PM
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From: Donald W. McClintock <dwm@anchorlaw.com>
Sent: Thursday, September 19, 2013 4:39 PM
To: Doc Crouse
Cc: 'Mark Pfeffer'; Nola Cedergreen
Subject: RE: Exhibit B

Doc,

Mark and Nola and I discussed this earlier. Doug Gardner had expressed a preference for the language that went into section 36 over my draft. So we went with that. So the attachment is no more.

Don

Donald W. McClintock
Ashburn & Mason, P.C.
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From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 19, 2013 3:32 PM
To: Donald W. McClintock
Subject: Exhibit B

Don,

I already sent an email to Mark about this, but still looking for a final copy that includes the final completion/occupancy verbiage that you drafted for review earlier. I recall Nola gave her okay on it pretty much the following day as I recall.

Doc



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:43 PM
To: Doc Crouse
Subject: RE: Exhibit D

I got it today ... will send it on. Thanks.

From: Doc Crouse
Sent: Thursday, September 19, 2013 3:39 PM
To: Nola Cedergreen
Subject: Exhibit D

Nola,

Juli Lucky in Rep. Hawker's office is looking for Exhibit D. I did not see a final circulate yet, did you?



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Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse;
Greg Rochon
Subject: Exhibit D
Attachments: Exhibit D LIO Lease 09192013.pdf

Just in case you didn't receive a copy earlier ...

From: Doc Crouse
Sent: Thursday, September 19, 2013 4:57 PM
To: Donald W. McClintock
Subject: RE: Exhibit B

Thanks.

From: Donald W. McClintock [mailto:dwm@anchorlaw.com]
Sent: Thursday, September 19, 2013 4:39 PM
To: Doc Crouse
Cc: 'Mark Pfeffer'; Nola Cedergreen
Subject: RE: Exhibit B

Doc,

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Don

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(907) 277-8235 (fax)
www.anchorlaw.com

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From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 19, 2013 3:32 PM
To: Donald W. McClintock
Subject: Exhibit B

Don,

I already sent an email to Mark about this, but still looking for a final copy that includes the final completion/occupancy verbiage that you drafted for review earlier. I recall Nola gave her okay on it pretty much the following day as I recall.

Doc



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Thursday, September 19, 2013 6:51 PM
To: Doc Crouse
Subject: Call yesterday

Hi Doc,
Just realized you tried to call me yesterday. Sorry about that. Let me know what you need and I'll get it right out to you.
Bob

Sent from my iPhone

From: Doc Crouse
Sent: Friday, September 20, 2013 7:48 AM
To: Juli Lucky
Subject: FW: FINAL EXHIBIT B
Attachments: LIO Exhibits B & B-1-9-19-13.pdf

Juli,

Attached is the final Exhibit B. The language regarding final completion and occupancy was moved back into Section 36 of the Lease at the request of Doug Gardner.

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 11:51 AM
To: laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: Mike Buller; Doc Crouse
Subject: FW: FINAL EXHIBIT B

From: Mark Pfeffer [MPfeffer@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 9:22 AM
To: Nola Cedergreen; dwm@anchorlaw.com
Subject: FINAL EXHIBIT B

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone
907 317 5030

From: Doc Crouse
Sent: Friday, September 20, 2013 7:49 AM
To: Juli Lucky
Subject: FW: Exhibit D
Attachments: Exhibit D LIO Lease 09192013.pdf

And, final Exhibit D!

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

Just in case you didn't receive a copy earlier ...

From: Doc Crouse
Sent: Friday, September 20, 2013 7:52 AM
To: Mike Buller
Subject: Construction costs

Mike,

I received a draft of the construction cost review late yesterday afternoon and I am in the process of going through it now. Pretty rough at this point, but the executive summary says the construction costs are within a reasonable range.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Friday, September 20, 2013 7:55 AM
To: Bob O'Neill
Subject: RE: Call yesterday

Thanks Bob,

I was trying to head off some questions from the cost review folks. Please give me a call this morning when you get a chance. Direct line 330-8136.

Thanks.

Doc

-----Original Message-----

From: Bob O'Neill [mailto:BOneill@PfefferDevelopment.com]
Sent: Thursday, September 19, 2013 6:51 PM
To: Doc Crouse
Subject: Call yesterday

Hi Doc,

Just realized you tried to call me yesterday. Sorry about that. Let me know what you need and I'll get it right out to you.
Bob

Sent from my iPhone

From: Doc Crouse
Sent: Friday, September 20, 2013 8:16 AM
To: Olga Yagudina
Cc: 'Tanya Bratslavsky'; 'Jared Riedel'; 'Anastasia Kharitonova'
Subject: RE: LIO Building Draft Report

Olga,

I will go through the report this morning and get back to you with questions and comments.

Thanks.

DeWayne "Doc" Crouse, Director
AHFC Construction Department
Public Housing Division
4300 Boniface Parkway
Anchorage AK 99504
P (907) 330-8136
F (907) 338-1679

From: Olga Yagudina [mailto:olga@bce-ak.com]
Sent: Thursday, September 19, 2013 4:20 PM
To: Doc Crouse
Cc: 'Tanya Bratslavsky'; 'Jared Riedel'; 'Anastasia Kharitonova'
Subject: LIO Building Draft Report

Doc,

Attached is a DRAFT Report of Cost Estimating Review for LIO Building.
Please do not hesitate to contact us with any questions.

Regards,

OLGA YAGUDINA, EIT
BRATSLAVSKY CONSULTING ENGINEERS, INC.
500 W 27TH AVENUE, SUITE A
ANCHORAGE, AK 99503
WWW.BCE-AK.COM / (907) 272-5264

From: Mike Buller
Sent: Friday, September 20, 2013 8:31 AM
To: Doc Crouse
Subject: Re: Construction costs

Thanks Doc. The last piece of the puzzle.

Sent from my iPad

On Sep 20, 2013, at 7:51 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Mike,

I received a draft of the construction cost review late yesterday afternoon and I am in the process of going through it now. Pretty rough at this point, but the executive summary says the construction costs are within a reasonable range.

<[image001.png](#)>

DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 20, 2013 9:32 AM
To: Mike Buller
Cc: Doc Crouse; Steven Kantor
Subject: Waronzof Invoice
Attachments: Final Invoice.pdf

Mike:

Per our conversation yesterday, please find attached a copy of our final invoice.

Thank you.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

999 North Sepulveda Boulevard

Suite 440

El Segundo, CA 90245

310.322.7744 T

310.322.7755 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Friday, September 20, 2013 10:00 AM
To: Doc Crouse
Subject: RE: Exhibit D

Weird, the numbers in Exhibit D are slightly different from my numbers. If you divide the annual rent in Exhibit D (\$3,379,658) by 12, you come up with \$281,638.1667. I know the 16 2/3 cents per month = \$2/year shouldn't bother me, but it does...

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, September 20, 2013 7:49 AM
To: Juli Lucky
Subject: FW: Exhibit D

And, final Exhibit D!

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

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From: Doc Crouse
Sent: Friday, September 20, 2013 10:02 AM
To: Juli Lucky
Subject: RE: Exhibit D

It should. What are we missing?

From: Juli Lucky [mailto:Juli.Lucky@akleg.gov]
Sent: Friday, September 20, 2013 10:00 AM
To: Doc Crouse
Subject: RE: Exhibit D

Weird, the numbers in Exhibit D are slightly different from my numbers. If you divide the annual rent in Exhibit D (\$3,379,658) by 12, you come up with \$281,638.1667. I know the 16 2/3 cents per month = \$2/year shouldn't bother me, but it does...

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Anchorage, Alaska 99501
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Sent: Friday, September 20, 2013 7:49 AM
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Subject: FW: Exhibit D

And, final Exhibit D!

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

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From: Doc Crouse
Sent: Friday, September 20, 2013 10:14 AM
To: Nola Cedergreen; Mike Buller
Cc: Juli Lucky
Subject: RE: Exhibit D

Nola,

Second to last line on Exhibit D shows monthly rental rate at \$281,638 and \$3,379,658 annually. Juli's calculator (and mine too) says the annual rate should be \$3,379,656 (\$2.00 lower). Is it too late to correct this calculation error?

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

Just in case you didn't receive a copy earlier ...

From: Doc Crouse
Sent: Friday, September 20, 2013 11:44 AM
To: 'tanya@bce-ak.com'
Subject: Draft Report

Tanya,

Just a few questions and comments regarding the draft report submitted yesterday afternoon.

Page 2 of 9 in the Executive Summary:

1. First line below Item 1 of the same page has a typo in the 2nd word "estimate".
2. Last line same page, the total square foot measurement of the proposed construction should be 64,048 SF.
3. Same page next paragraph under "Comparison for this project...", does the \$325/SF price for suggested new construction include design fees and tenant improvement, or is that a core & shell only price? If so, please clarify since the construction costs by Criterion does include both design fees and a tenant improvement allowance totaling \$7, 686,000.

Page 4 of 9:

1. Under Item 6, third bullet down from top, "Construct a new and stair core...", should read; "six story elevator and stair core"?
2. Next bullet - buckling restrain brace frames should be (BRBF) instead of (BFBF).

Please provide a brief summary of the individuals tasked with this report to document expertise/experience with respect to construction costs.

Call me if you have any questions regarding this information.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Nola Cedergreen
Sent: Friday, September 20, 2013 12:12 PM
To: Doc Crouse
Subject: RE: Exhibit D

I sent a copy of your e-mail to Pam Varni since she is the author of the exhibit. Even if it cannot be changed they are still within the 10 percent less than market requirement.

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

From: Doc Crouse <dcrouse@ahfc.us>
Date: 09/20/2013 11:14 AM (GMT-08:00)
To: Nola Cedergreen <ncedergr@ahfc.us>, Mike Buller <mbuller@ahfc.us>
Cc: Juli Lucky <Juli.Lucky@akleg.gov>
Subject: RE: Exhibit D

Nola,

Second to last line on Exhibit D shows monthly rental rate at \$281,638 and \$3,379,658 annually. Juli's calculator (and mine too) says the annual rate should be \$3,379,656 (\$2.00 lower). Is it too late to correct this calculation error?

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

Just in case you didn't receive a copy earlier ...

From: Doc Crouse
Sent: Friday, September 20, 2013 12:43 PM
To: Nola Cedergreen
Cc: Juli Lucky
Subject: RE: Exhibit D

Thanks. Just trying to reconcile with the lease document.

From: Nola Cedergreen
Sent: Friday, September 20, 2013 12:12 PM
To: Doc Crouse
Subject: RE: Exhibit D

I sent a copy of your e-mail to Pam Varni since she is the author of the exhibit. Even if it cannot be changed they are still within the 10 percent less than market requirement.

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

From: Doc Crouse <dcrouse@ahfc.us>
Date: 09/20/2013 11:14 AM (GMT-08:00)
To: Nola Cedergreen <ncedergr@ahfc.us>, Mike Buller <mbuller@ahfc.us>
Cc: Juli Lucky <Juli.Lucky@akleg.gov>
Subject: RE: Exhibit D

Nola,

Second to last line on Exhibit D shows monthly rental rate at \$281,638 and \$3,379,658 annually. Juli's calculator (and mine too) says the annual rate should be \$3,379,656 (\$2.00 lower). Is it too late to correct this calculation error?

Doc

From: Nola Cedergreen
Sent: Thursday, September 19, 2013 4:46 PM
To: Rep.Mike.Hawker@akleg.gov; laa.legal@akleg.gov; Pamela.Varni@akleg.gov
Cc: mpfeffer@pfefferdevelopment.com; dwm@anchorlaw.com; Mike Buller; Doc Crouse; Greg Rochon
Subject: Exhibit D

Just in case you didn't receive a copy earlier ...

From: Juli Lucky <Juli.Lucky@akleg.gov>
Sent: Friday, September 20, 2013 2:13 PM
To: Mark Pfeffer (MPfeffer@PfefferDevelopment.com); LAA Legal; Doc Crouse; Mike Buller; Donald McClintock III (DWM@Anchorlaw.com); Nola Cedergreen
Subject: Notification of Lease Extension
Attachments: Notification of Lease 2013.09.20.pdf

For your records, attached is the notification letter of the lease extension and amendment that Rep. Hawker sent to the Presiding Officers today.

I will be sending hard copies to their offices as well as Pam Varni this afternoon.

~

Juli Lucky
Office of Rep. Mike Hawker
716 W. 4th Ave., Ste. 610
Anchorage, Alaska 99501
(907) 269-0244; fax: 269-0248

From: Rep. Mike Hawker
Sent: Friday, September 20, 2013 2:11 PM
To: Sen. Charlie Huggins; Rep. Mike Chenault
Cc: Pamela Varni
Subject: Notification of Lease Extension

Charlie and Mike –

Attached is notification that the Legislature has concluded negotiations and signed the 10-year lease extension and amendment for the renovated Anchorage LIO building.

Thank you,

Mike Hawker

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Friday, September 20, 2013 2:49 PM
To: Doc Crouse
Subject: RE: Draft Report

Thank you for the comments, Doc. We are revising the report. It should be coming to you shortly.
Have a great weekend.
Tanya

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, September 20, 2013 11:44 AM
To: 'tanya@bce-ak.com'
Subject: Draft Report

Tanya,

Just a few questions and comments regarding the draft report submitted yesterday afternoon.

Page 2 of 9 in the Executive Summary:

1. First line below Item 1 of the same page has a typo in the 2nd word “estimate”.
2. Last line same page, the total square foot measurement of the proposed construction should be 64,048 SF.
3. Same page next paragraph under “Comparison for this project...”, does the \$325/SF price for suggested new construction include design fees and tenant improvement, or is that a core & shell only price? If so, please clarify since the construction costs by Criterion does include both design fees and a tenant improvement allowance totaling \$7, 686,000.

Page 4 of 9:

1. Under Item 6, third bullet down from top, “Construct a new and stair core...”, should read; “six story elevator and stair core”?
2. Next bullet - buckling restrain brace frames should be (BRBF) instead of (BFBF).

Please provide a brief summary of the individuals tasked with this report to document expertise/experience with respect to construction costs.

Call me if you have any questions regarding this information.



DeWayne “Doc” Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Monday, September 23, 2013 12:30 PM
To: Mike Buller; Doc Crouse; Nola Cedergreen; Pamela Varni (Pamela.Varni@akleg.gov); laa.legal@akleg.gov; mhawker@gci.net; Juli Lucky (Juli.Lucky@akleg.gov); Stacy Schubert
Subject: FYI 712 closing

Hello everyone,

I meant to get an email out Friday but got distracted. Our bridge loan to acquire 712 West Fourth Avenue was approved Friday morning.

Closing on loan and property acquisition is today at 4:30 (30 minutes ahead of the PSA deadline). Records tomorrow.

We are off and running.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Tuesday, September 24, 2013 10:32 AM
To: Pamela Varni (Pamela.Varni@akleg.gov); Mike Buller; Juli Lucky (Juli.Lucky@akleg.gov); Rep. Mike Hawker (Rep.Mike.Hawker@akleg.gov); Doc Crouse; Nola Cedergreen; Stacy Schubert
Subject: 712 West Fourth successfully closed and recorded

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Nola Cedergreen
Sent: Wednesday, September 25, 2013 6:34 AM
To: Mike Buller; Greg Rochon; Doc Crouse; Tammy Hunter-Greco
Cc: Pamela.Varni@akleg.gov
Subject: FW: From a ExecDirec550

Pam Varni is the owner of record for each of the documents we have assisted with. When everything is finalized, originals should be directed to Pam.

Thanks.

From: Pamela Varni [Pamela.Varni@akleg.gov]
Sent: Tuesday, September 24, 2013 6:15 PM
To: Nola Cedergreen
Subject: RE: From a ExecDirec550

Yes please Nola. We like to have the original. Thank you. Pam

-----Original Message-----

From: Nola Cedergreen [mailto:ncedergr@ahfc.us]
Sent: Tuesday, September 24, 2013 4:32 PM
To: Pamela Varni
Subject: RE: From a ExecDirec550

Thanks, Pam.

When everything has been finalized, recorded, etc. it seems like the final records should be organized and sent to you to manage consistent with your official record retention schedule. Do you agree?

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

From: Pamela Varni <Pamela.Varni@akleg.gov>
Date: 09/24/2013 3:47 PM (GMT-08:00)
To: Nola Cedergreen <ncedergr@ahfc.us>
Subject: FW: From a ExecDirec550

This is what is coming in our pouch tomorrow. Pam

-----Original Message-----

From: Postmaster
Sent: Tuesday, September 24, 2013 2:16 PM
To: Pamela Varni
Subject: From a ExecDirec550

Please open the attached document. It was scanned and sent to you using a Xerox Color.

Number of Images: 4

Attachment File Type: PDF

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From: Doc Crouse
Sent: Thursday, September 26, 2013 2:38 PM
To: Tim Lowe (tlowe@waronzof.com)
Subject: FW: Draft Report

Initial written comments that I sent to BCE to address.

From: Doc Crouse
Sent: Friday, September 20, 2013 11:44 AM
To: 'tanya@bce-ak.com'
Subject: Draft Report

Tanya,

Just a few questions and comments regarding the draft report submitted yesterday afternoon.

Page 2 of 9 in the Executive Summary:

1. First line below Item 1 of the same page has a typo in the 2nd word “estimate”.
2. Last line same page, the total square foot measurement of the proposed construction should be 64,048 SF.
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Page 4 of 9:

1. Under Item 6, third bullet down from top, “Construct a **new and** stair core...”, should read; “six story elevator and stair core”?
2. Next bullet - buckling restrain brace frames should be (BRBF) instead of (BFBF).

Please provide a brief summary of the individuals tasked with this report to document expertise/experience with respect to construction costs.

Call me if you have any questions regarding this information.



DeWayne “Doc” Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Thursday, September 26, 2013 3:50 PM
To: Doc Crouse
Subject: RE: Alaska Housing Finance Corporation :: Requests for Proposals

Thank you very much.
Tanya

-----Original Message-----

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Thursday, September 26, 2013 2:15 PM
To: 'tanya@bce-ak.com'
Subject: Alaska Housing Finance Corporation :: Requests for Proposals

<http://www.ahfc.us/pros/notices/requests-proposals/>

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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Friday, September 27, 2013 8:53 AM
To: Doc Crouse
Subject: Re: Draft Report

Doc:

Thanks for two emails.

Tim Lowe

Timothy Lowe, MAI, CRE, FRICS
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
310.322.7744 T
310.322.7755 F
310.600.2933 M
tlowe@waronzof.com
www.waronzof.com

On Sep 26, 2013, at 3:38 PM, Doc Crouse wrote:

Initial written comments that I sent to BCE to address.

From: Doc Crouse
Sent: Friday, September 20, 2013 11:44 AM
To: 'tanya@bce-ak.com'
Subject: Draft Report

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Page 4 of 9:

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Call me if you have any questions regarding this information.

<image001.png>

DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

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From: Doc Crouse
Sent: Friday, September 27, 2013 9:02 AM
To: 'tanya@bce-ak.com'
Subject: LIO cost report

Tanya,

I am going to be out of the office for the next two weeks, so would like to finalize the report this afternoon. I will be in a training session most of this morning, but would like to see a revised draft as early as possible.

Thanks.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Friday, September 27, 2013 9:40 AM
To: Doc Crouse
Subject: RE: LIO cost report

Doc,
It should be coming to you within the next 30+ minutes.
Thank you.
Tanya

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, September 27, 2013 9:02 AM
To: 'tanya@bce-ak.com'
Subject: LIO cost report

Tanya,

I am going to be out of the office for the next two weeks, so would like to finalize the report this afternoon. I will be in a training session most of this morning, but would like to see a revised draft as early as possible.

Thanks.



DeWayne "Doc" Crouse
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Sent: Friday, September 27, 2013 9:02 AM
To: 'tanya@bce-ak.com'
Subject: LIO cost report

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Thanks.



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From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Friday, September 27, 2013 9:57 AM
To: David Gonzales
Cc: 'Jared Riedel'; 'Anastasia Kharitonova'
Subject: Geotech Work at Mountain View

Good morning David,
Our company understands the urgency of the request you and Mr. Delfino made yesterday regarding the geotechnical investigation for the Mountain View Housing Development.
We, however, did not receive the information that you were going to send us.
This information would allow us to provide the requested proposal.
I just want to make sure that this information did not go to the wrong email address.
Please confirm that this information will be sent later.
Thank you very much.

Tanya Bratslavsky, P.E., A.V.S.
President
Bratslavsky Consulting Engineers, Inc.
Tel (907) 272-5264
Tanya@bce-ak.com
www.bce-ak.com

From: Doc Crouse
Sent: Friday, September 27, 2013 11:58 AM
To: Tanya Bratslavsky
Subject: RE: AHFC Cost Estimate Report

Thanks! I already received the bio information.

From: Tanya Bratslavsky [mailto:tanya@bce-ak.com]
Sent: Friday, September 27, 2013 10:24 AM
To: Doc Crouse
Cc: 'Anastasia Kharitonova'
Subject: FW: AHFC Cost Estimate Report

Here is the Report, Doc.
Anastasia is out of the office, but she will be sending the resumes to you a bit later today.
Best regards,

Tanya Bratslavsky, P.E., A.V.S.

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Nola Cedergreen
Sent: Friday, September 27, 2013 1:05 PM
To: Doc Crouse; mpfeffer@pfefferdevelopment.com
Cc: dwm@anchorlaw.com
Subject: Final Exhibit A and Exhibit B

Hi,

Did you initial and date each page of Exhibit A and Exhibit B as confirmation that the respective document is the final form of agreement? If so, please send the originals to Mike Buller to be incorporated into the lease package.

Thanks much.

Nola

From: Doc Crouse
Sent: Friday, September 27, 2013 1:28 PM
To: Mike Buller
Subject: FW: Final Exhibit A and Exhibit B

[Originals in your door basket.](#)

From: Nola Cedergreen
Sent: Friday, September 27, 2013 1:05 PM
To: Doc Crouse; mpfeffer@pfefferdevelopment.com
Cc: dwm@anchorlaw.com
Subject: Final Exhibit A and Exhibit B

Hi,

Did you initial and date each page of Exhibit A and Exhibit B as confirmation that the respective document is the final form of agreement? If so, please send the originals to Mike Buller to be incorporated into the lease package.

Thanks much.

Nola

From: Doc Crouse
Sent: Tuesday, October 01, 2013 1:50 PM
To: Tanya Bratslavsky
Subject: Re: Cost Estimating Report

I will check in with you tomorrow then. If reconciling the square foot cost with all the variables is not possible, we may want to consider addressing that comparison with an alternate narrative.

Doc

Sent from my iPhone

On Oct 1, 2013, at 1:26 PM, "Tanya Bratslavsky" <tanya@bce-ak.com> wrote:

Hello Doc,
We are trying to finish the report. Need a bit more time to check the pricing.
Perhaps tomorrow?
Thank you.

Tanya Bratslavsky, P.E., FVCS

President

Bratslavsky Consulting Engineers, Inc.

Tel (907) 272-5264

Tanya@bce-ak.com

www.bce-ak.com

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Wednesday, October 02, 2013 2:19 PM
To: Doc Crouse
Cc: anastasia@bce-ak.com
Subject: 1112.13 Final Report on Downtown Development Cost Estimate Review for AHFC rev 2.1
Attachments: 1112.13 Final Report on Downtown Development Cost Estimate Review for AHFC rev 2.1.pdf

Hello Doc,
Please review and see if you like what we did with that price comparison.
We will format and finalize it as soon as you let us know it is good to go.
Thank you.
Tanya

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Wednesday, October 02, 2013 2:19 PM
To: Doc Crouse
Cc: anastasia@bce-ak.com
Subject: 1112.13 Final Report on Downtown Development Cost Estimate Review for AHFC rev 2.1
Attachments: 1112.13 Final Report on Downtown Development Cost Estimate Review for AHFC rev 2.1.pdf

Hello Doc,
Please review and see if you like what we did with that price comparison.
We will format and finalize it as soon as you let us know it is good to go.
Thank you.
Tanya

From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Sunday, October 06, 2013 2:27 PM
To: Doc Crouse
Subject: RE: Report

I am sorry that this interferes with your time off.
We'll work with your schedule.
Tanya

-----Original Message-----

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, October 04, 2013 1:28 PM
To: Bratslavsky Tanya
Subject: Report

I received your messages and plan to be back in the office briefly on Tuesday and will take a look at it then assuming nothing happens before then.

Sent from my iPhone

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From: Tanya Bratslavsky <tanya@bce-ak.com>
Sent: Sunday, October 06, 2013 2:27 PM
To: Doc Crouse
Subject: RE: Report

I am sorry that this interferes with your time off.
We'll work with your schedule.
Tanya

-----Original Message-----

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, October 04, 2013 1:28 PM
To: Bratslavsky Tanya
Subject: Report

I received your messages and plan to be back in the office briefly on Tuesday and will take a look at it then assuming nothing happens before then.

Sent from my iPhone

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From: Doc Crouse
Sent: Monday, October 07, 2013 7:40 AM
To: Tanya Bratslavsky
Subject: RE: Report

Not a problem. Finalizing this report is a priority for me so we can move on to other projects.

-----Original Message-----

From: Tanya Bratslavsky [mailto:tanya@bce-ak.com]
Sent: Sunday, October 06, 2013 2:27 PM
To: Doc Crouse
Subject: RE: Report

I am sorry that this interferes with your time off.
We'll work with your schedule.
Tanya

-----Original Message-----

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Friday, October 04, 2013 1:28 PM
To: Bratslavsky Tanya
Subject: Report

I received your messages and plan to be back in the office briefly on Tuesday and will take a look at it then assuming nothing happens before then.

Sent from my iPhone

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From: Stacy Schubert
Sent: Thursday, October 10, 2013 1:45 PM
To: Mike Buller
Cc: Bryan Butcher; Soren Johansson; Doc Crouse
Subject: FW: Waronzoff analsis

Mike:

I assume you know what Lisa is talking about and can provide it?

From: Demer, Lisa [mailto:ldemer@adn.com]
Sent: Thursday, October 10, 2013 1:44 PM
To: Stacy Schubert
Subject: Waronzoff analsis

Hi Stacy,

I've heard a bit of pushback over the new LIO lease. Could I get a copy of the Waronzoff analysis that served as the due diligence?

Thanks!

Lisa

--

Lisa Demer
Anchorage Daily News reporter
ldemer@adn.com
907.257.4390 office
907.952.3965 cell

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Thursday, October 10, 2013 3:59 PM
To: Doc Crouse
Subject: Re: Revised Cost Analysis

Thanks, Doc.

Tim

On Oct 10, 2013, at 4:42 PM, Doc Crouse wrote:

<Evaluation of Cost Estimate for Downtown Development (AHFC) 10 10 2013.pdf>

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Thursday, October 10, 2013 4:08 PM
To: Mike Buller; Tim Lowe (tlowe@waranzof.com)
Subject: CIRI announces Midtown office building construction | Anchorage | ADN.com

<http://www.adn.com/2013/10/09/3116909/ciri-announces-midtown-office.html>

From: Doc Crouse
Sent: Thursday, October 10, 2013 4:15 PM
To: Rep. Mike Hawker
Cc: Juli Lucky
Subject: FW: CIRI announces Midtown office building construction | Anchorage | ADN.com

Kind of supports the need for decent office space!

-----Original Message-----

From: Doc Crouse
Sent: Thursday, October 10, 2013 4:08 PM
To: Mike Buller; Tim Lowe (tlowe@waronzof.com)
Subject: CIRI announces Midtown office building construction | Anchorage | ADN.com

<http://www.adn.com/2013/10/09/3116909/ciri-announces-midtown-office.html>

From: Timothy Lowe <tlowe@waranzof.com>
Sent: Friday, October 11, 2013 8:30 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waranzof Report - Partial Draft
Attachments: PARTIAL DRAFT.pdf

Mike & Doc:

Attached is the first 83 pages of the report (PDF form) that you can started on; I'm finalizing what should be the last ten to fifteen pages right now; I will send ASAP.

I'll take your comments anyway you want to give them; I can send the Word.doc version as well if you would prefer.

Thanks,

Tim

Timothy Lowe
Waranzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com
www.waranzof.com

From: Timothy Lowe <tlowe@waranzof.com>
Sent: Friday, October 11, 2013 3:38 PM
To: Mike Buller
Cc: Doc Crouse
Subject: pgs 84-93
Attachments: pg 84-94.pdf; ATT00001.txt

From: Timothy Lowe <tlowe1956@gmail.com>
Sent: Monday, October 14, 2013 6:50 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waronzof - Purchase Option Draft - Partil
Attachments: Purchase Option Partial Draft.pdf; ATT00001.txt

Mike/Doc:

Here is the guts of the purchase option analysis and some introductory text; you'll see the recommendation for price and rationale. I have to head to a meeting this morning and will finish text this afternoon; I have another hour of writing. I'm sure that you have editorial comments on the draft; how about we talk at 3 pm your time/4 pm my time?

Tim Lowe

From: Doc Crouse
Sent: Monday, October 14, 2013 9:43 AM
To: Michael Strand
Attachments: 091813 Comparison V2

From: Doc Crouse
Sent: Monday, October 14, 2013 1:23 PM
To: Michael Strand
Subject: FW: Waronzof - Purchase Option Draft - Partil
Attachments: Purchase Option Partial Draft.pdf; ATT00001.txt

Mike,

Purchase option analysis - draft only not for publication.

Doc

-----Original Message-----

From: Timothy Lowe [mailto:tlowe1956@gmail.com]
Sent: Monday, October 14, 2013 6:50 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waronzof - Purchase Option Draft - Partil

Mike/Doc:

Here is the guts of the purchase option analysis and some introductory text; you'll see the recommendation for price and rationale. I have to head to a meeting this morning and will finish text this afternoon; I have another hour of writing. I'm sure that you have editorial comments on the draft; how about we talk at 3 pm your time/4 pm my time?

Tim Lowe

From: Doc Crouse
Sent: Monday, October 14, 2013 4:10 PM
To: Tim Lowe (tlowe@waronzof.com)
Subject: Exhibit A
Attachments: EXHIBIT A LIO Approval plansFinal.pdf

Tim,

Attached is the final copy of Exhibit A. The reference to the East wall of the Anchor pub remaining is on page 21, Civil Narrative, first bullet under Demolition. If you have questions on this or any of my other comments, please let me know.

Thanks!



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Tuesday, October 15, 2013 7:24 AM
To: Bob O'Neill (boneill@pfefferdevelopment.com)
Subject: Shared wall

Bob,

Just checking to see if you have a copy of the recorded shared wall agreement. We were going over the final report from Waronzof yesterday and wanted to add something about that in the report before sharing with others. The civil narrative already references leaving the east wall in place under the demolition section.

Thanks.



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From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Tuesday, October 15, 2013 7:48 AM
To: Doc Crouse
Subject: RE: Shared wall
Attachments: Party Wall Documents (00155347).pdf

Hi Doc,
The documents are attached. As they date from 1917, some are harder to read than others.

Thanks,

Bob O'Neill, PE
Director of Project Management

PFEFFER DEVELOPMENT, LLC

Commercial Real Estate Developers

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907.646.4644 | f 907.646.4655

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Tuesday, October 15, 2013 7:24 AM
To: Bob O'Neill
Subject: Shared wall

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From: Doc Crouse
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425 G Street, Suite 210 | Anchorage, Alaska 99501
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From: Doc Crouse
Sent: Tuesday, October 15, 2013 7:53 AM
To: Tim Lowe (tlowe@waronzof.com)
Cc: Mike Buller
Subject: 712 W. 4th shared wall
Attachments: Party Wall Documents (00155347)

Tim,

Attached is the recorded chain of title document with shared east wall reference circled on page 8, third paragraph.

Doc

From: Bob O'Neill <BOneill@PfefferDevelopment.com>
Sent: Tuesday, October 15, 2013 8:05 AM
To: Doc Crouse
Subject: RE: Shared wall

We are currently working through with the MOA how to handle the party wall. Right now, the two buildings somewhat hold each other up. The normal course is to seismically separate the two buildings when we build back the bar. This is an issue as we'd effectively end up keeping the west bar wall and then building a new wall 4-6 inches away from it. We are hoping the MOA will allow us to essentially leave what is there now, where the new building will be directly tied in to the old set of walls. I understand from the team that the Alaska Building (Gottstein) is wood framed, the bar wall is concrete and while there is a tiny gap between them, for all practical purposes they should be considered one wall. Tricky for demo but it would be great if we weren't adding another concrete wall to the mix in such a tight space. Will let you know as we firm up a solution with MOA.

Bob O'Neill, PE
Director of Project Management

PFEFFER DEVELOPMENT, LLC

Commercial Real Estate Developers

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907.646.4644 | f 907.646.4655

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Tuesday, October 15, 2013 7:48 AM
To: Bob O'Neill
Subject: RE: Shared wall

Thanks!

From: Bob O'Neill [mailto:BOneill@PfefferDevelopment.com]
Sent: Tuesday, October 15, 2013 7:48 AM
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Subject: RE: Shared wall

Hi Doc,
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Thanks,

Bob O'Neill, PE
Director of Project Management

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425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907.646.4644 | f 907.646.4655

From: Doc Crouse [mailto:dcrouse@ahfc.us]
Sent: Tuesday, October 15, 2013 7:24 AM

To: Bob O'Neill
Subject: Shared wall

Bob,

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Thanks.



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From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, October 15, 2013 11:23 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waronzof LIO Report
Attachments: Anchorage LIO Rental Value Appraisal Report 101513.pdf

In final; finally. Sorry that it has taken as long as it has! Please confirm receipt due to file size.

Tim

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Timothy Lowe <tlowe@waronzof.com>
Sent: Tuesday, October 15, 2013 11:25 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Follow up

Mike:

You and I have should have an understanding how I will reply to any phone calls, emails, etc. that I might receive from anyone who has a question about the appraisal. I want to make sure I handle these contacts in a way you specify.

Tim

Timothy Lowe
Waronzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Doc Crouse
Sent: Tuesday, October 15, 2013 11:27 AM
To: Timothy Lowe; Mike Buller
Subject: RE: Waranzof LIO Report

I count all 116 pages.

From: Timothy Lowe [mailto:tlowe@waranzof.com]
Sent: Tuesday, October 15, 2013 11:23 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waranzof LIO Report

In final; finally. Sorry that it has taken as long as it has! Please confirm receipt due to file size.

Tim

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Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com
www.waranzof.com

From: Doc Crouse
Sent: Tuesday, October 15, 2013 11:37 AM
To: Mike Buller
Subject: Waranzof Report

Mike,

He nailed everything that was on my list. Very comprehensive report!



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Mike Buller
Sent: Tuesday, October 15, 2013 3:45 PM
To: Timothy Lowe
Cc: Rep. Mike Hawker; Doc Crouse; Stacy Schubert; Soren Johansson; Mark Pfeffer
Subject: Fwd: Waranzof LIO Report

Rep. Hawker found a typo. Please check it out.

Sent from my iPad

Begin forwarded message:

From: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov>
Date: October 15, 2013 at 3:38:11 PM AKDT
To: Mike Buller <mbuller@ahfc.us>
Subject: Re: Waranzof LIO Report

Question.

Page 1 paragraph 2 last sentence.

"111,549 sf" ????????

Thanks,

Mike

On Oct 15, 2013, at 2:42 PM, "Mike Buller" <mbuller@ahfc.us> wrote:

I just sent it to your personal email. If this doesn't work let me know. I can run a hard copy and have it delivered to you or we can put it on a zip drive.

<image002.jpg>

From: Rep. Mike Hawker [<mailto:Rep.Mike.Hawker@akleg.gov>]
Sent: Tuesday, October 15, 2013 2:06 PM
To: Mike Buller
Subject: RE: Waranzof LIO Report

YOu might try a second send to my personal email, I think I can read it there, but it will take a while to download.

mhawker@gci.net

Thanks

From: Mike Buller [mbuller@ahfc.us]
Sent: Tuesday, October 15, 2013 1:29 PM
To: Rep. Mike Hawker
Subject: FW: Waranzof LIO Report

Here it is. Have a good read.

<image003.jpg>

From: Timothy Lowe [<mailto:tlowe@waranzof.com>]
Sent: Tuesday, October 15, 2013 11:23 AM
To: Mike Buller
Cc: Doc Crouse
Subject: Waranzof LIO Report

In final; finally. Sorry that it has taken as long as it has! Please confirm receipt due to file size.

Tim

Timothy Lowe
Waranzof Associates, Inc.
999 North Sepulveda Boulevard
Suite 440
El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waranzof.com

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From: Timothy Lowe <tlowe@waranzof.com>
Sent: Tuesday, October 15, 2013 4:10 PM
To: Mike Buller
Cc: Doc Crouse
Subject: Re: Waranzof LIO Report
Attachments: Anchorage LIO Rental Value Appraisal Report 101513.pdf

Corrected page 1 inserted in PDF; should be 11,549.

Tim Lowe

On Oct 15, 2013, at 4:45 PM, Mike Buller wrote:

> Rep. Hawker found a typo. Please check it out.

>

> Sent from my iPad

>

> Begin forwarded message:

>

> From: "Rep. Mike Hawker" <Rep.Mike.Hawker@akleg.gov<mailto:Rep.Mike.Hawker@akleg.gov>>

> Date: October 15, 2013 at 3:38:11 PM AKDT

> To: Mike Buller <mbuller@ahfc.us<mailto:mbuller@ahfc.us>>

> Subject: Re: Waranzof LIO Report

>

> Question.

>

> Page 1 paragraph 2 last sentence.

>

> "111,549 sf" ???????

>

> Thanks,

>

> Mike

>

>

>

>

>

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> mhawker@gci.net<mailto:mhawker@gci.net>

>
>
>
>
> Thanks

>
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> Subject: FW: Waranzof LIO Report
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El Segundo, CA 90245
V 310-322-7744
F 310-322-7755
C 310-600-2933
tlowe@waronzof.com
www.waronzof.com

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, November 20, 2013 10:10 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Hi Doc....

Now that we have concluded the transaction in terms of lease execution would it be possible to get a copy of your third party construction cost estimate? Not sure if it was part of the Lowe report.

My construction lender would have to order yet another independent estimate unless we can get yours as a substitute. No matter what your estimate says it should not affect our commitments under the lease since we are locked in.

Please advise

Thanks.

Mark Pfeffer

PFEFFER DEVELOPMENT, LLC

425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Doc Crouse
Sent: Wednesday, November 20, 2013 10:32 AM
To: Mark Pfeffer
Subject: RE: 3rd party estimate

Mark,

You are welcome to a copy. Not sure it is what you are looking for though, as it was just a review and critique of Criterion's numbers with an executive summary that says: "the proposed construction costs are not unreasonable", with some recommendations for possible cost/pricing negotiation points that Bob O'Neil pretty much answered for me before publication of their report.

Doc

From: Mark Pfeffer [mailto:MPfeffer@PfefferDevelopment.com]
Sent: Wednesday, November 20, 2013 10:10 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Hi Doc....

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Please advise

Thanks.

Mark Pfeffer

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425 G Street, Suite 210 | Anchorage, Alaska 99501

p 907 646 4644 | f 907.646.4655 |

Cell Phone

907 317 5030

From: Mark Pfeffer <MPfeffer@PfefferDevelopment.com>
Sent: Wednesday, November 20, 2013 4:49 PM
To: Doc Crouse
Subject: Re: 3rd party estimate

Sure. Pass it along and I'll see if it works for us. Thx Doc

Mark Pfeffer
(907) 317-5030

Sent from my iPad

On Nov 20, 2013, at 10:37 AM, "Doc Crouse" <dcrouse@ahfc.us> wrote:

Mark,

You are welcome to a copy. Not sure it is what you are looking for though, as it was just a review and critique of Criterion's numbers with an executive summary that says: "the proposed construction costs are not unreasonable", with some recommendations for possible cost/pricing negotiation points that Bob O'Neil pretty much answered for me before publication of their report.

Doc

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To: Doc Crouse
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From: Doc Crouse
Sent: Thursday, November 21, 2013 12:58 PM
To: mpfeffer@pfefferdevelopment.com
Subject: LIO Construction Cost Review
Attachments: Evaluation of Cost Estimate for Downtown Development (AHFC) 10 10 2013.pdf

Copy of construction cost estimate review.



DeWayne "Doc" Crouse
Director, Construction Department

Public Housing Division
P.O. Box 101020 | Anchorage, Alaska 99510
Direct: 907-330-8136 | Fax: 907-338-1679 | www.ahfc.us

From: Doc Crouse
Sent: Friday, November 22, 2013 11:52 AM
To: Juli Lucky
Subject: FW: Anchorage LIO - PDF of Appraisal Report

Juli,

FYI for Representative Hawker. See email below to Mr. Lowe.

Thanks.

Doc

From: Doc Crouse
Sent: Friday, November 22, 2013 11:48 AM
To: 'Timothy Lowe'
Cc: Mike Buller
Subject: RE: Anchorage LIO - PDF of Appraisal Report

Tim,

There was a question regarding what looked to be a transposed number in the report. On page 83, bottom of page, Rate of return uses 7.135% in the narrative, but shows 7.315% in the table below the narrative for Market rate of return. Please take a look and let us know the impact.

Thanks.

Doc

From: Timothy Lowe [<mailto:tlowe@waronzof.com>]
Sent: Friday, November 22, 2013 10:44 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Re: Anchorage LIO - PDF of Appraisal Report

Thanks, Doc!

Tim

Please note our new address effective 11-1-13!

Timothy Lowe, MAI, CRE, FRICS

Waronzof Associates, Inc.

400 Continental Boulevard, Sixth Floor

El Segundo, CA 90245

310.322.7744 x24 T

424.285.5380 F

310.600.2933 M

tlowe@waronzof.com

www.waronzof.com

On Nov 22, 2013, at 11:40 AM, Doc Crouse wrote:

Tim,

Fine here. Public Information at this point.

Doc

From: Timothy Lowe [<mailto:tlowe@waronzof.com>]
Sent: Friday, November 22, 2013 10:32 AM
To: Doc Crouse
Cc: Mike Buller
Subject: Anchorage LIO - PDF of Appraisal Report

Doc:

Pfeffer contacted me about getting a PDF version of the appraisal report. He says he has a hard copy. It is OK with me if it is OK with AHFC.

Please advise.

Thanks,

Tim Lowe

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From: Doc Crouse
Sent: Friday, November 22, 2013 1:13 PM
To: Juli Lucky
Subject: Fwd: Anchorage LIO - PDF of Appraisal Report

FYI - response from Mr. Lowe ...no change in conclusion.

Sent from my iPhone

Begin forwarded message:

From: Timothy Lowe <tlowe@waronzof.com>
Date: November 22, 2013, 1:01:52 PM AKST
To: Doc Crouse <dcrouse@ahfc.us>
Cc: Mike Buller <mbuller@ahfc.us>
Subject: Re: Anchorage LIO - PDF of Appraisal Report

Doc:

Thanks for bringing this to my attention; this is a transposition in the numbers (7.135% is the right number) and I am preparing a red line of the pages that will change; no change in any conclusions.

Tim Lowe

Please note our new address effective 11-1-13!

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310.322.7744 x24 T
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On Nov 22, 2013, at 12:47 PM, Doc Crouse wrote:

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On Nov 22, 2013, at 11:40 AM, Doc Crouse wrote:

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Fine here. Public Information at this point.

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Sent: Friday, November 22, 2013 10:32 AM
To: Doc Crouse

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From: Doc Crouse
Sent: Friday, November 22, 2013 2:32 PM
To: Juli Lucky
Subject: Fwd: Anchorage LIO - PDF of Appraisal Report
Attachments: LIO Report REDLINE Pages Only.pdf; ATT00001.htm

See attached email/explanation of correction.

Sent from my iPhone

Begin forwarded message:

From: "Timothy Lowe" <tlowe@waranzof.com>
To: "Doc Crouse" <dcrouse@ahfc.us>
Cc: "Mike Buller" <mbuller@ahfc.us>
Subject: Re: Anchorage LIO - PDF of Appraisal Report

Doc & Mike:

Please find attached redline pages from the report that reflect changes necessary to conform the correction to the correct 7.135% amount. There are no changes to the conclusions of the report as to rental value, the statutory test or the estimate of option price.

You'll remember that we have two approaches to rental value: 1) income approach and 2) comparison approach. There are no changes in the income approach because the error was text transposition only. In the comparison approach, however, I used the wrong number 7.315% in my comparables adjustment process. Consequently, the adjustment amounts change, which has the effect of changing the conclusion of rental value. The amount of adjustment to each comp changes, and the net indicated rental value changes from \$55.49/sf/year to \$55.03/sf/year; thus the rental value via this approach changes from \$3,554,000 to \$3,525,000, a reduction of \$29,000 per year (about 8/10ths of 1%). Because the income approach is primary, and the comparison method is so close, reliance upon the income approach remains appropriate and the rental value conclusion is unchanged.

Because the purchase option analysis is based upon contact rent (the developer's proposal) and not the market rent conclusion, the purchase option analysis is unchanged.

Sorry about my transposition error. I'm glad you caught it. Once you've reviewed the redline pages and I've answered any remaining questions, I'll send you a revised report in PDF form.

Tim Lowe

Please note our new address effective 11-1-13!
Timothy Lowe, MAI, CRE, FRICS
Waranzof Associates, Inc.
400 Continental Boulevard, Sixth Floor

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310.322.7744 x24 T
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