

**ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY**

**RESOLUTION NO. G22-08**

**RESOLUTION OF THE ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY APPROVING FUNDING FOR BUILDING MAINTENANCE AND CIVIL IMPROVEMENTS TO INCLUDE PARKING LOT RECONFIGURATION, REPAIRS, PAVING, AND EXTERIOR SITE IMPROVEMENTS**

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**WHEREAS**, the Alaska Industrial Development and Export Authority (“the Authority”) acquired as an investment the land and building at 813 W. Northern Lights Boulevard (Lot 1A, Block 3), 825 W. Northern Lights Boulevard (Lot 3), 801 W. 27<sup>th</sup> Avenue, (Lot 18 Block 2 & Lot 17B Block 2), Anchorage, Alaska (the “Office Building), which serves as the main office of the Authority and the Alaska Energy Authority.

**WHEREAS**, the Office Building requires over time major maintenance, repairs, and capital improvements including the parking lot, sidewalks, curb & gutter(s) which have become deleterious due to lifecycle, lack of proper drainage, and earthquake damage, thereby requiring replacement and reconfiguration to include better drainage and more usable parking spaces for the Office Building employees and guests (the “Work”). This Work will update Municipality of Anchorage code compliance and improve the overall Life, Health, and Safety (LHS) of the employees and visitors to the Office Building. Therefore, it is necessary to allow the Authority to complete the Work;

**WHEREAS**, under prior resolutions the Staff of the Authority has requested funding pursuant to, G15-15, 825 W. Northern Lights Demo (\$165,200); G19-03, Building Earthquake Related Repairs (\$10,614 remaining); and G19-07, Building Earthquake Related Repairs,

(\$330,223 remaining). Those funds shall be exhausted prior to the utilization of the funds requested by this resolution. Work completed, will integrate those funds to enhance building safety and increase building and property value;

**WHEREAS**, the parking lot and site improvements expenditures will constitute capital costs that are outside of the Authority's annual operating budget, pursuant to Alaska Statute Title 44, Section 44.88.060;

**WHEREAS**, the parking lot and site improvements expenditures are in the best interest of the Authority and are therefore in the public interest;

**WHEREAS**, the Staff of the Authority recommends the Board authorize an amount not to exceed \$1,162,000.00 for the Work.

**NOW, THEREFORE, BE IT RESOLVED BY THE ALASKA INDUSTRIAL DEVELOPMENT AND EXPORT AUTHORITY AS FOLLOWS:**

Section 1. The Executive Director is authorized to have the Work performed on the Office Building described on the memorandum provided to the Board, or with such additions, deletions, or other modifications to the scope of the Work that the Executive Director, in the exercise of his discretion, determines is appropriate.

Section 2. The unexpended uncommitted balances of Resolution No.'s G15-15, G19-03, and G19-07, totaling \$506,037.00, are hereby combined and transferred for use as directed under this Resolution G22-08.

Section 3. The Authority may expend up to \$400,000.00 from the Revolving Fund in completing and carrying out the Work, whether the costs for such Work are incurred prior to or

after the date of this Resolution. Any costs incurred prior to the date of this Resolution are hereby confirmed and ratified.

Section 4. By June 30, 2024, if there are any unexpended uncommitted funds remaining under this resolution, these amounts will be transferred back to the Revolving Fund.

Dated at Anchorage, Alaska, this 25th day of May 2022.



  
Secretary

  
Chair



## MEMORANDUM

**TO:** Board Members  
Alaska Industrial Development and Export Authority

**FROM:** Alan Weitzner  
Executive Director

**DATE:** 29 June 2022

**SUBJECT:** Owned Property Maintenance & Civil Site Improvements  
Resolution No. G22-08

### SUMMARY

In Fiscal Year 2000, The Alaska Industrial Development and Export Authority (the “Authority” or “AIDEA”) acquired as an investment the land and building at 813 W. Northern Lights Boulevard, Anchorage, Alaska (the “Office Building”), which serves as the main office of AIDEA and the Alaska Energy Authority. Resolution G13-17 authorized the subsequent purchase of an adjacent property and related parking lot, commonly referenced as Blues Central, at 825 W. Northern Lights Boulevard for potential expansion.

AIDEA’s Board, through the adoption of Resolution No. G17-15, authorized an annual allocation of \$250,000 to support AIDEA’s responsibilities for major maintenance, repairs and capital improvements to the Office Buildings as managed by Authority staff. With Resolution No. G21-26 approved in September 2021, the annual allocation was increased from \$250,000 to \$275,000. Amounts are available to be expended annually as needed by staff from AIDEA’s Revolving Fund until terminated by the Board with unexpended amounts in any fiscal year carried forward to subsequent fiscal years. Amounts expended under this funding constitutes capital costs that are outside of the Authority’s annual facility operating costs.

Additionally, Resolution No. G21-08 was approved by the Board in April 2021 authorizing access to funding held encumbered by previous board resolutions in the amount of \$336,456.59, close those previous resolutions, and use the funding for two identified building improvement capital projects:

1. Electrical Systems Work (estimated at \$150,000); and
2. Fan Replacement (estimated at \$175,000).

The projects address the concerns of the aging mechanical systems and will keep the mechanical systems functional for the next 30 years. Any amounts remaining unencumbered on these projects by latest June 30, 2023 will automatically revert back to the Revolving Fund.

Overall as owner, AIDEA has the responsibility to manage these properties effectively, efficiently, and to maintain the office requirements of both Authorities. These efforts are also required to protect the value of the Authority's investment in the properties, and to decrease operating and utility costs for future years.

## **PROPOSAL**

Maintaining the health and safety of AIDEA/AEA staff and guests to the building are of paramount importance. The existing parking lots are not properly utilized and present multiple challenges in its current state. Such issues include but are not limited to: inadequate employee and visitor parking, concerns due to poor water drainage potentially resulting in ice buildup, ensure sufficient pedestrian access for building occupants and guests, improved curb & gutter and perimeter landscaping, and covered building ingress and egress points for employees and visitors.

Attachment A to this memorandum provides a summary list of the proposed work which includes professional engineering, surveying, permitting, inspection, safety and quality control measures, civil construction, landscape construction, exterior site improvements, electrical construction, upgraded CCTV installation, AIDEA/AEA monument sign, demolition of "Blues Central" (pursuant to Board Resolution No. G15-15), and transformer relocation for the Authority's administrative building. The expenditures made will provide a new reconfigured parking lot and exterior site improvements; work shall be completed by 1 October 2023.

The conditional budget for the proposed work is \$1,162,000. This amount, is based on professional ROM estimates by AIDEA staff in coordination with a specialized professional engineer's estimate. This amount also includes a 20% contingency factor based on our current global supply chain and potential workforce constraints beyond our control.

Additional funding, pursuant to Board Resolution No.'s G19-03, (\$10,614 remaining), G19-07, (\$330,223 remaining), and G15-15, (\$165,200 remaining), shall be exhausted prior to expenditure of funds from this resolution. We are also proposing to utilize the current unencumbered balance from Resolution No. G 21-26 amounting to \$275,000. Therefore, effective new requested funding from AIDEA's Revolving Fund for these needed improvements under Resolution No. G22-08 is not to exceed \$400,000.

## **RECOMMENDATION**

Staff recommends approval of Resolution No. G22-08

## **ATTACHMENTS**

- A. Parking Lot & Civil Site Improvements Capital Budget
- B. AIDEA Owned Buildings & Parking Lots – Current
- C. AIDEA Site Improvements - Proposed

**Attachment A**  
**Parking Lot & Civil Site Improvements Capital Request**

<u>Description</u>		<u>Total</u>
<u>Parking Lot &amp; Civil Site Improvements Capital Request</u>		
Engineering & Permitting	\$ 42,000	
Civil Construction (Remove, Reconfigure & Replace Asphalt, New Sidewalks, Curb & Gutter, New Inlet & Dry Well, New Subgrade Infiltration System to AWWU Storm Drainage System, Safety & QA/QC Consulting, New Ingress/Egress from W. Northern Lights)	\$ 500,000	
"Chef's Inn" Demo	\$ 70,000	
Landscaping Construction (MOA Perimeter Landscaping Requirements) & Site Improvements	\$ 120,000	
Monument Sign & Flag Poles	\$ 65,000	
Electrical, Security/Entry System Upgrades & CCTV (Parking Lot Lighting & Transformer Relocation)	\$ 170,000	
Contingency ~ 20% (Please see below)	\$ 195,000	
Subtotal	\$	<u>1,162,000</u>
Assumptions:		
Board concurs with utilization of previous resolutions G15-15, G19-03 & G19-07 (~\$506,037)	\$	(506,037)
Board concurs with utilization of previous resolution G21-26 (\$275,000)	\$	(275,000)
Contingency is based up current global supply chain & workforce constraints beyond AIDEA's control.		
Existing subsurface is free of contaminated soils		
Reuse existing base course & subgrade		
No relocation of gas, water or sewer		
Total without utilization of previous resolutions	\$	<u>1,162,000</u>
Total with utilization of previous resolutions	\$	<u>380,963</u>

**Attachment B**

**AIDEA Owned Buildings & Parking Lots – Current**



# AIDEA Site Improvements



Board Resolution G22-08  
Attachment C  
1 of 2

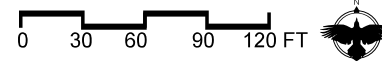
(2) Additional Aquired  
Parking Lots

Adjacent Parcel to be  
used for Shared Parking  
Agreement

Project Parcel



REV: 04/13/2022





# AIDEA Site Improvements

## Illustrations of Proposed Plaza



View to plaza from south



Birds-eye view to plaza from south



Birds-eye view to plaza from north



REV: 04/13/2022



Board Resolution  
G22-08 Attachment C  
2 of 2

Existing trees to be quantified for contribution to Title 21 requirements. Additional trees may be needed.

New parking lot interior landscape as needed to meet Title 21 requirements

Expansion of parking lot to the east to gain more parking

New site and parking lot perimeter landscape as required to meet Title 21 (all sides)

New plaza (see illustrations this page)

Shared access to adjacent parcel

Proposed Monument Sign

Northern Lights Boulevard