

**Atwood Building and Linny Pacillo Parking Garage Improvements**

**FY2012 Request: \$2,800,000**  
**Reference No: 51847**

**AP/AL:** Appropriation

**Project Type:** Construction

**Category:** General Government

**Location:** Anchorage (Downtown/Rogers Park)

**House District:** Downtown/Rogers Park (HD 23)

**Impact House District:** Anchorage Areawide (HD 17-32)

**Contact:** Cheryl Lowenstein

**Estimated Project Dates:** 07/01/2011 - 06/30/2015 **Contact Phone:** (907)465-5655

**Brief Summary and Statement of Need:**

The Division of General Services is requesting general fund program receipts to make improvements to 5 interior floors of the Atwood Building in Anchorage and to complete construction in the unfinished street-level corner of the Linny Pacillo Parking Garage (LPPG). Targeted areas of improvement are building security, safety in and around the building and to provide public access.

<b>Funding:</b>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>Total</u>
GF/Prgm	\$2,800,000						\$2,800,000
<b>Total:</b>	\$2,800,000	\$0	\$0	\$0	\$0	\$0	\$2,800,000

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

Funding not previously requested

**Project Description/Justification:**

The Division of General Services (DGS) is requesting general fund program receipts to make improvements to five interior floors of the Atwood Building in Anchorage and to complete construction in the unfinished street-level corner of the Linny Pacillo Parking Garage (LPPG).

The LPPG space was originally leased to a private entity for development of a restaurant. Development was stalled in litigation and the restaurant will not be built. A portion of these funds will be used to complete the construction of office space that will be ready to occupy by a "storefront-type" state agency that is currently occupying space in Atwood or in other Anchorage-area leased office space.

The remainder of these funds will be used to pay for architecture and design services, demolition and transportation of construction materials from existing spaces within the Atwood, mobilization of contractors and materials, construction of remodeled office spaces within Atwood and LPPG and related moving costs.

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These funds reside in a KeyBank account and are proceeds from the April 2006 sale of land in Anchorage. It was determined that general fund program receipts were the most appropriate funding sources based on AS 37.05.146(a).

Estimates:

1. Office moves and renovations within the Atwood building (collocation and consolidation of various agencies and functions, and improved security at suite entrances) for DOR, DCCED, GOV, DOA. Preliminary cost estimate for this is \$300,000
2. Construction to ready the existing vacant 12,721 square foot suite on the ground floor of the LPPG. The suite has been vacant since the garage opened in 2008. The current suite does not have any flooring, walls, a ceiling, or interior finishes or fixtures. Architect's estimate for this project is \$3,000,000.

Although cost estimates are higher than the project request. DGS plans to use a combination of other relative capital appropriations for the Atwood Building to complete these projects.