

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Department of Law
For reading: January 28, 2003

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 2-11-03 AO NO. 2003-32

IMMEDIATE RECONSIDERATION FAILED 2-11-03

AN ORDINANCE AUTHORIZING ELEMENTS FOR SITE SELECTION AND SITE PLAN APPROVAL OF A NEW FACILITY FOR THE DEPARTMENT OF HEALTH AND HUMAN SERVICES AND ESTABLISHING THE ANCHORAGE ASSEMBLY AS THE APPROVING AUTHORITY FOR SITE SELECTION, SITE PLAN APPROVAL, AND THE COMPETITIVELY SELECTED LEASE OF A NEW FACILITY.

WHEREAS, the current facility used by the Department of Health and Human Services (DHHS) no longer meets the functional needs of the Department and the clients it serves;

WHEREAS, the current facility cannot be maintained or upgraded in a manner cost effective or in a manner that will meet the Department's current and future needs;

WHEREAS, it is recognized that a new privately owned and developed facility has economical and beneficial advantages to citizens of Anchorage over one that is owned and developed by the Municipality;

WHEREAS, there are recognized advantages to having a new facility in mid-town, relatively close to the university-medical district, but that those advantages do not automatically outweigh all other factors, including cost;

WHEREAS, the need for the new facility places a significant time constraint on the Municipality; and

WHEREAS, the Assembly will, pursuant to any purchasing code requirements or as they may otherwise determine, approve the site selection and site plan; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Title 21 provisions governing public facility site selection, site plan review, and public facility project landscaping review are hereby waived and inapplicable to the site selection and site plan review for the DHHS facility.

Section 2. The Anchorage Assembly shall review and approve a site selection and site plan in conjunction with the acceptance of a successful proposal under a Request For Proposals (RFP). The final site plan, including landscaping, may be approved with the acceptance of the proposal or may be approved at a later date. Consistent with applicable law, including AMC Title 7, the RFP shall provide a scoring methodology which encourages proximity of a new facility to the university-medical district and also encourages a "turn-key" facility, in addition to the conditions identified in Exhibit A.

Section 3. This ordinance shall be effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 11th day of February, 2003.


Chair of the Assembly

ATTEST:


Municipal Clerk

G:\MAT\OPEN MATTERS\Health Site Selection\AO.DOC

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

Ad 2003-32

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT Site Selection and Site Plan approval for a new facility for HHS	DATE PREPARED Jan 28, 2003	
		Indicate Documents Attached <input checked="" type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input type="checkbox"/> AIM	
2	DEPARTMENT NAME Legal	DIRECTOR'S NAME Bill Greene	
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Dennis Wheeler	HIS/HER PHONE NUMBER 343-4349	
4	COORDINATED WITH AND REVIEWED BY	INITIALS	DATE
	X Mayor		
	Heritage Land Bank		
	Merrill Field Airport		
	Municipal Light & Power		
	Port of Anchorage		
	Solid Waste Services		
	Water & Wastewater Utility		
	X Municipal Manager	<i>MJS</i>	<i>1-28-03</i>
	Cultural & Recreational Services		
	Employee Relations		
	Finance, Chief Fiscal Officer		
	Fire		
	X Health & Human Services	<i>Janece</i>	<i>1-28-03</i>
	Office of Management and Budget		
	Management Information Services		
	Police		
	X Planning, Development & Public Works	<i>MJS</i>	<i>1-28-03</i>
	Development Services		
	Facility Management		
	Planning		
	Project Management & Engineering		
	Street Maintenance		
	Traffic		
	Public Transportation Department		
	Purchasing		
	Municipal Attorney		
	Municipal Clerk		
	Other		
5	Special Instructions/Comments		
	<i>Addendum</i> <i>Introductory</i> <i>CLERK'S OFFICE</i>		
6	ASSEMBLY HEARING DATE REQUESTED 1/28/03	7	PUBLIC HEARING DATE REQUESTED <i>2/11/03</i>

2003 JAN 28 PM 2:15

M.O.A.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 159-2003

Meeting Date: February 11, 2003

1 FROM: Mayor

2
3 SUBJECT: AO 2003-32; Department of Health and Human Services New Facility

4
5 The Municipal Department of Health and Human Services has occupied their current location at 825 L
6 Street since the early 1980's. Originally constructed as a hospital in the early 1960's, the building does
7 not meet the needs of the department or the people of Anchorage for several reasons:

8
9 *Functionality.* As the department has grown to meet the needs of the public, the space
10 constraints imposed by the layout of the building and its inability to be modified at an
11 economic cost has limited the department in effectively using the space.

12
13 *Facility Maintenance.* The facility is in current need of major work for continued
14 occupancy. One elevator is permanently shut down because parts can no longer be found
15 to fix it. Plumbing is deteriorating and toilets are constantly backed up requiring
16 continuing maintenance calls. The water system is rusting and drinking water often has a
17 brownish tint because of the rust. Ceiling and ceramic tiles continually fall because of
18 excess moisture.

19
20 *Location.* The current location in the downtown area is not central to a majority of the
21 citizens who use the facility. A user survey this past summer showed that citizens who
22 use health department services are equally distributed throughout the Municipality with
23 no more than 14% coming from any one zip code area. A location more central to mid-
24 town would better serve the citizens.

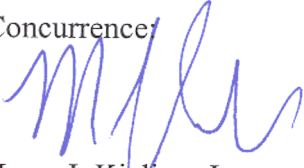
25
26 *Availability of Medical and University Resources.* As the department's roles and
27 responsibilities have grown, it is clear that the availability and closeness of medical and
28 university resources will further enhance the departments' ability to provide quality
29 service to the citizens of Anchorage, especially with regard to the events of September
30 11, 2001, and the emphasis on Homeland Security and Bioterrorism. The current
31 collaboration such as the training of UAA School of Nursing students and research
32 projects related to water quality studies with UAA enhance synergism gained by being
33 close to the UMED district and will further ensure exceptional support to all of
34 Anchorage. Location in this area conforms with Anchorage 20-20, the Anchorage Bowl
35 Comprehensive Plan.

36
37 In light of the above issues, it is critical that the department relocate to a new location at the earliest
38 possible date. To ensure the location meets the needs of the department and our citizens, it is
39 recommended that an area be pre-identified to ensure the future location of the department is optimized.
40 This process will also allow the development community to concentrate on a specific area and thereby
41 minimize the risk of preparing submittals which do not meet the department's goals. Pre selecting an

1 area rather than a specific site will also allow for any suitable site within the area to be bid on, which
2 will increase the competitiveness of the bid while at the same time minimize the overall timeframe for
3 completion of the project. Following the standard Title 21 Site Selection Process would preclude site
4 work from being accomplished in the summer of 2004, which would delay the final completion by
5 approximately one year.

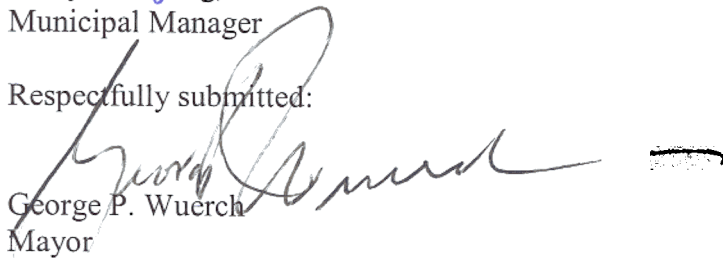
6
7 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2003-32.**
8
9

10 Concurrence:



14 Harry J. Kieling, Jr.
15 Municipal Manager

16
17 Respectfully submitted:



20 George P. Wuerch
21 Mayor

Recommended by:



Jewel Jones, Director
Department of Health & Human Services

Exhibit A
AO 2003-32
DHHS Facility Request for Proposals
Suggested Evaluation Criteria

A committee will be sanctioned and charged with proposal evaluation. The committee will have a cross section of members representing the MOA and professional disciplines related to project development and construction.

The Request For Proposal evaluation process will likely be structured into two phases. The initial concept is for the first phase of evaluations to be based on the responses to the technical specifications as delineated in the Request For Proposal.

Suggested evaluation criteria include, but may not be limited to:

Architectural: The architectural design concepts employed in the proposals are very important to the Municipality. Evaluation of this criteria will be based on how the architecture of the proposed facility meets the design requirements in the RFP.

Functional Efficiency: This criteria may be evaluated on the effectiveness of space utilization, effectiveness of circulation between department divisions, flexibility of space planning (adaptability of future changes), size and layout of customer service areas and relationship to the support spaces, the relationships between the various divisions, and the arrangement and layout of the support spaces (conference rooms, break rooms, training rooms, restrooms, etc.)

Quality of the Structure/Building Systems: This criteria will be evaluated on the appearance and image of the facility, the thermal envelope of the building (energy efficiency), mechanical systems and their energy efficiency and functional effectiveness, fire and life safety systems, the vertical transportation systems and their ability to move people quickly, safely, and efficiently, and the standby generator capabilities.

Building Expansion Potential: This criteria will consider the demonstrated ability to expand the facility in a cost efficient manner.

Experience and Capability of Proposed Team: Evaluations may be based on the strength and experience of the developer, the design team, and the construction team. The strength and experience of the property management team will also be considered.

Proximity to University and Medical District: The proximity to the U/MED district is very important to the department because of the ongoing collaboration and the synergism gained between DHHS and the U/MED district. Sites located within or the closest to the U/MED area may be scored higher than sites located further away from this area. Boundaries may be established and included in the Request For Proposal.

Other criteria may be developed as may be necessary and consistent with the above.

The proposed second phase of the evaluations will be of the cost proposals. It is likely the cost evaluations will be based upon a fixed priced, full service lease for a twenty-five (25) year term with the lowest cost proposal receiving greater evaluation points.

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

Am 159-2003

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

1	SUBJECT OF AGENDA DOCUMENT AO 2003-32; Department of Health and Human Services New Facility	DATE PREPARED February 6, 2003
		Indicate Documents Attached <input type="checkbox"/> AO <input type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
2	DEPARTMENT NAME DHHS	DIRECTOR'S NAME Jewel Jones
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Jewel Jones	HIS/HER PHONE NUMBER 343-4667
4	COORDINATED WITH AND REVIEWED BY	INITIALS
<input checked="" type="checkbox"/>	Mayor	<i>[Signature]</i>
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
<input checked="" type="checkbox"/>	Municipal Manager	<i>m</i>
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
<input checked="" type="checkbox"/>	Health & Human Services	<i>[Signature]</i>
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
<input checked="" type="checkbox"/>	Project Management & Engineering	<i>[Signature]</i>
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
<input checked="" type="checkbox"/>	Municipal Attorney	<i>[Signature]</i>
	Municipal Clerk	
	Other	
5	Special Instructions/Comments <i>For AO 2003-32</i> <i>alter 14. Y. 1.</i>	
6	ASSEMBLY HEARING DATE REQUESTED <i>2/11/03</i>	7 PUBLIC HEARING DATE REQUESTED <i>2/11/03</i>