

1 **CLERK'S OFFICE**  
2 **APPROVED**  
3 **Date:** 6-24-03

Submitted by:

Chair of the Assembly at  
the Request of the Mayor

Prepared by:

Heritage Land Bank

For Reading:

June 24, 2003

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8 **ANCHORAGE, ALASKA**

9 **AR No. 2003 - 186**

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12 **A RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE ASSEMBLY TO**  
13 **APPROPRIATE SIXTY-SIX THOUSAND DOLLARS (\$66,000) FROM THE HERITAGE**  
14 **LAND BANK GENERAL FUND (221) TO THE HERITAGE LAND BANK CAPITAL FUND**  
15 **(421) FOR FACILITY DEMOLITION AND ENVIRONMENTAL CLEAN-UP ON HLB**  
16 **PARCEL #4-022 (FORMER SITE OF THE MABEL T. CAVERLY SENIOR CENTER), AND**  
17 **AMENDING THE 2003 GENERAL GOVERNMENT CAPITAL IMPROVEMENT BUDGET**  
18 **AND AMENDING THE 2003-2008 GENERAL GOVERNMENT CAPITAL IMPROVEMENT**  
19 **PROGRAM BUDGET.**

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22 WHEREAS, the Mabel T. Caverly Senior Center was vacated in 2002 by the Older Persons  
23 Action Group, which was situated on HLB Parcel #4-022; and

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25 WHEREAS, the current structure underwent a hazardous materials (HAZMAT) study  
26 completed end of 2002, which revealed a significant amount of hazardous materials, including the  
27 presence of lead-based paint, and asbestos contained in the walls, floor, ceiling and in the roof; and,

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29 WHEREAS, contractors hired to consider moving the structure indicated that there were  
30 significant structural flaws, preventing the safe relocation of the building;

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32 WHEREAS, Anchorage Historic Properties, Inc. has examined the property and concluded that,  
33 when compared to other similarly old structures in the Anchorage area, the structure does not merit  
34 attempts for historic preservation; and

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36 WHEREAS, the State of Alaska is contemplating road widening or landscaping enhancements  
37 that would include a portion of the property; and

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39 WHEREAS, the 2003 General Government Capital Improvement Budget was approved  
40 November 26, 2002 [AO 2002-141(S-2)], and which, at the time of approval did not anticipate  
41 monetary support for this project on HLB Parcel #4-022; and

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43 WHEREAS, the 2003-2008 Capital Improvement Program was also approved November 26,  
44 2002 [(AR 2001-297(S-2)], and which at the time of approval did not anticipate monetary support for  
45 this project,

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6 NOW THEREFORE, THE ANCHORAGE ASSEMBLY HEREBY RESOLVES:


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8 Section 1. That SIXTY-SIX THOUSAND DOLLARS (\$66,000) shall be appropriated from the  
9 Heritage Land Bank General Fund (221) to the Heritage Land Bank Capital Improvement Program  
10 Fund (421) for hazardous materials removal and facility demolition on HLB Parcel #4-022.

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12 Section 2. That the 2003 HLB Capital Improvement Budget for HLB Capital Fund #421,  
13 Department HLB, is amended to include appropriation of \$66,000 from the Heritage Land Bank  
14 General Fund for the above-noted expense.

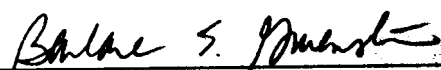
15  
16 Section 3. That the 2003-2008 Capital Improvement Program is amended to include appropriation  
17 in 2003 of \$66,000 into HLB Capital Fund #421, Department HLB, for the above-noted expenses.

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19 Section 4. That this resolution shall take effect immediately upon Assembly approval.

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23 PASSED AND APPROVED by the Anchorage Assembly this 24<sup>th</sup> day of June  
24 2003.

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Chair

29 ATTEST:

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33 Municipal Clerk

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Departmental Appropriation:  
Real Estate Department  
Heritage Land Bank Fund \$66,000  
Fund #221-0740 (fund balance)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

**No. AM 552 -2003**

**FROM: Mayor**

**MEETING DATE: June 24, 2003**

**SUBJECT: AR 2003- 186\_: RESOLUTION OF THE MUNICIPALITY OF ANCHORAGE ASSEMBLY TO APPROPRIATE SIXTY-SIX THOUSAND DOLLARS (\$66,000) FROM THE HERITAGE LAND BANK GENERAL FUND (221) TO THE HERITAGE LAND BANK CAPITAL FUND (421) FOR FACILITY DEMOLITION AND ENVIRONMENTAL CLEAN-UP ON HLB PARCEL #4-022 (FORMER SITE OF THE MABEL T. CAVERLY SENIOR CENTER), AND AMENDING THE 2003 GENERAL GOVERNMENT CAPITAL IMPROVEMENT BUDGET AND AMENDING THE 2003-2008 GENERAL GOVERNMENT CAPITAL IMPROVEMENT PROGRAM BUDGET.**

The attached Assembly Resolution is to provide a contribution from the Heritage Land Bank (HLB) of up to \$66,000 for structure demolition and environmental clean-up of the former site of the Mabel T. Caverly Senior Center, located at 1111 East 5<sup>th</sup> Avenue. The structure is on Heritage Land Bank property (HLB Parcel #4-022) and currently in HLB's inventory. The facility was under management authority of the Department of Health and Human Services while in use by the senior center.

The facility dates from post-war Fort Richardson, where it was apparently a barracks, then later used as a jail for a period of time in the 1950s. In more recent years, the Older Persons Action Group used it as a senior center, vacating the building late in 2002.

Following vacation of the property by the senior center, a hazardous materials study (HAZMAT) was conducted by Hart Crowser, a local environmental engineering company. A summary of its findings included the following:

- Cement-asbestos shingle siding
- Presence of asbestos in multiple layers of sheet and tile flooring
- Cement-asbestos board (CAB) and heat shield in the library area
- Presumed presence of asbestos in roofing materials (based upon the age of the roof)
- High readings of lead-based paint on exterior and interior window sills and exterior trim

Municipal engineers requested potential contractors to consider moving the structure. Concerns were expressed regarding the structural stability in the event that the building needed to be moved.

Several organizations, including Anchorage Historic Properties, were approached regarding the possibility of preserving the structure. These included architects, urban designers and the State of Alaska Office of History and Archeology. None expressed interest in saving the facility or in preventing the facility's demolition.

At this time also, the State of Alaska's Department of Transportation & Public Facilities office is considering widening the western end of the Glenn Highway. The public process is under way to

determine a route, and if the corridor is widened to take a portion of the HLB lot, little will remain. With a bluff on the north, future commercial use may be limited to parking, at best.

An RFP for demolition was conducted and the bid awarded for \$65,600 to CYS Management Services (see Appendix A). The MOA's Public Works Department is assisting HLB with the demolition process and has recommended razing the structure.

As time has been of the essence in finalizing this process, money has been fronted from the HLB Operating Budget so that demolition could proceed as scheduled. This request is for creation of a separate capital project in the HLB Capital Fund (421) to more appropriately account for this activity as a capital expense. The capital project would essentially reimburse the HLB Operating Budget upon appropriation of support from the HLB General Fund (221), as this money has already been encumbered from the operating budget.

As this request for support post-dates approval of both the 2003 General Government Capital Improvement Budget and the 2003-2008 General Government Capital Improvement Plan on November 26, 2002, the two capital budgets will need to be amended to include this appropriation for 2003 following Assembly approval of the lease.

The accounting detail is as follows:

REVENUE	NAME	AMOUNT
221-0740	HLB Fund Balance	\$66,000
421-1252-9601	Contributions from other Funds	\$66,000

EXPENDITURES	NAME	AMOUNT
221-1221-3901	Contribution to other Funds	\$66,000
421-1252-3101	Professional Services	\$66,000

THE ADMINISTRATION RECOMMENDS APPROVAL OF THIS APPROPRIATION REQUEST.

Prepared by: George J. Canelos, Heritage Land Bank Executive Director

Concur: Harry J. Kieling, Jr., Municipal Manager

2003 Fund Certification: Kate Giard, Chief Fiscal Officer  
HLB Fund Balance: 221-0740 (\$66,000)

Respectfully submitted: George P. Wuerch, Mayor



**Appendix A**  
**Municipality of Anchorage**  
**Office of Planning, Development, & Public Works**  
**Project Management & Engineering Department**



**MEMORANDUM**

**DATE:** May 12, 2003  
**TO:** Barton R. Mauldin, Purchasing Officer  
**FROM:** Howard C. Holtan, P.E., L.S., Municipal Engineer *Holtan*  
**SUBJECT:** Recommendation of Award, Mabel T. Caverly Senior Center Building Demolition and Removal, Project No. 03-06, ITB 23-C019

The Purchasing Department received and opened bids for the subject project on May 8, 2003. This project involves hazardous material abatement, and building and basement demolition and removal.

Luciano Enterprises was considered non-responsive. The lowest responsive bid was submitted by CYS Management Services, Inc., with bidders proposing as follows:

	Bidder	Basic Bid	Total Bid
1	Luciano Enterprises	\$53,490	\$53,490
2	CYS Management Services, Inc.	\$65,600	\$65,600
3	Central Environmental, Inc.	\$80,300	\$80,300
	Engineer's Estimate	\$40,000	\$40,000

Funds for the construction of this project are available from the following account:

5201.221.1221.122100.2003                      \$65,600

The project is to be completed within 30 calendar days after Notice to Proceed.

Project Management and Engineering recommends that the contract for the Mabel T. Caverly Senior Center Demolition and Removal project be awarded to the lowest responsive bidder, CYS Management Services, Inc., in the amount of \$65,600.

Concur:

*Michael J. Scott*  
Michael J. Scott, Executive Director  
Office of Planning, Development, and Public Works

HCH/KWS/mjs

Attachments

cc: Joe Bernardini, Purchasing, via email  
Kurt Steinert, Project Manager  
File 03-06 AM/BB

## Content Information

*AP 2003-186*

Content ID : 000894

Appropriate \$66,000 form Heritage Land Bank General Fund to Heritage  
**Title:** Land Bank Capital Fund for Demolition and Environmental Clean-up on  
HLB #4-022

**Author:** moore

**Initiating**  
**Dept:** HLB

**Keywords:** \$66,000, Facility Demolition and Environmental Clean-up, Parcel 4-022

**Date**  
**Prepared:** 6/6/03 8:07 AM

**Director**  
**Name:** George Cannelos

## Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
FundsAppropWorkflow	6/6/03 8:33 AM	Checkin	moore	Public	000894
HLB_SubWorkflow	6/6/03 10:09 AM	Approve	cannelosgj	Public	000894
OMB_SubWorkflow	6/18/03 3:20 PM	Approve	leblancdc	Public	000894
Finance_SubWorkflow	6/19/03 8:59 AM	Approve	priceta	Public	000894
MuniManager_SubWorkflow	6/19/03 1:12 PM	Approve	kielinghj	Public	000894
MuniMgrCoord_SubWorkflow	6/19/03 1:36 PM	Approve	katkusja	Public	000894

**ADDENDUM-RESOLUTIONS FOR ACTION-OTHER**

CLERKS OFFICE  
2003 JUN 20 PM 12  
M.O.A