

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Economic & Community
Development
For reading: December 13, 2005

CLERK'S OFFICE

APPROVED

Date: 1-24-06

Anchorage, Alaska
AR 2005- 314

1 A RESOLUTION OF THE ANCHORAGE ASSEMBLY APPROPRIATING TWO HUNDRED
2 SEVENTY THOUSAND DOLLARS (\$270,000) FROM THE AREAWIDE GENERAL FUND
3 (101) REAL ESTATE SERVICES DEPARTMENT 2005 OPERATING BUDGET AS A
4 CONTRIBUTION TO THE AREAWIDE CAPITAL FUND (401) FOR CITY HALL CAPITAL
5 MAINTENANCE AND IMPROVEMENTS.

6
7 WHEREAS, the 2005 Real Estate Services (RES) operating budget included monies to be
8 set aside at the end of the year for City Hall capital maintenance and improvements,
9 specifically to reserve remaining funds for exterior painting of the building in the coming
10 year; and

11
12 WHEREAS, the unencumbered balance in the operating budget as of October 31, 2005 is
13 Two Hundred Seventy-Seven Thousand, Eight Hundred Seventeen Dollars (\$277, 817);
14 now therefore,

15
16 THE ANCHORAGE ASSEMBLY RESOLVES:

17
18 **Section 1:** TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000) shall be
19 appropriated from the Areawide General Fund (101) Real Estate Services Department
20 2005 Operating Budget into the Areawide Capital Fund (401) as a contribution to the city
21 hall lease capital reserve account for funding exterior painting of City Hall.

22
23 **Section 2:** This resolution shall become effective immediately upon its passage and
24 approval by the Assembly.

25
26 PASSED AND APPROVED by the Anchorage Assembly this 24th day of
27 January 2006.

28
29 Anna J. Fairclough
30 Chair

31 ATTEST:

32
33 Brian E. Duenkel
34
35 Municipal Clerk

36
37 Departmental Appropriations:
38 Real Estate Department/Real Estate Services
39 Departmental Appropriations: Real Estate Services \$270,000



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 886-2005

Meeting Date: December 13, 2005

From: MAYOR

Subject: A Resolution of the Anchorage Assembly Appropriating Two Hundred Seventy Thousand Dollars (\$270,000) from the Areawide General Fund (101) Real Estate Services Department 2005 Operating Budget as a Contribution to the Areawide Capital Fund (401) for City Hall Capital Maintenance and Improvements.

In June 2005, Anchorage Public Private Partnership, LLC, owners of City Hall, sought bids to repaint the building's exterior. One company, Majestic Finishes, bid \$375,000 to paint the building and modify existing parapet to provide new davits for the window washing system (see Appendix A, attached). However, the City Hall capital reserve fund balance is insufficient to cover both painting the building's exterior and provide adequate reserve monies in case of needed emergency capital repairs to an aging building.

In 2004, the Leases Operating Budget was funded in 2005 with an additional \$270,000 in anticipation of funding the repainting of City Hall, with the proviso it not be appropriated until the end of 2005, in the event it was needed for additional lease expenses prior to that time. It has been determined this money may now be appropriated for this capital project.

Funding for the \$270,000 comes from the Areawide General Fund (101) 2005 Operating Budget (Real Estate Services), and is being appropriated to the Areawide Capital Fund (401). The following budget is presented for Assembly information:

Revenues:

401-1224-9601	Contributions from Other Funds	\$270,000
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Expenditures:

401-1224-5201	Building Improvement (Capital Reserve Acct.)	\$270,000
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THE ADMINISTRATION RECOMMENDS APPROVAL OF THE RESOLUTION APPROPRIATING TWO HUNDRED SEVENTY THOUSAND DOLLARS (\$270,000) FROM AREAWIDE GENERAL FUND (101) REAL ESTATE SERVICES DEPARTMENT 2005 OPERATING BUDGET TO THE AREAWIDE CAPITAL FUND (401) FOR CITY HALL CAPITAL MAINTENANCE AND IMPROVEMENT COSTS.

Prepared by:	Tammy R. Oswald, RES Manager, and Linda Brooks, OECD
Approved:	Robin Ward, Exec. Director, HLB Real Estate Services Division
Concur:	Mary Jane Michael, Exec. Director, Economic & Community Development
Fund Certification:	Jeffrey E. Sinz, Chief Fiscal Officer
	101-1223-3901 \$270,000 (2005 Operating Budget – Real Estate)
Concur:	Denis C. LeBlanc, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

Appendix A

Majestic Finishes
PMB #217 Ste. A-113
1830 E. Parks Hwy.
Wasilla, AK 99654
Phone: (907) 227-8198
Fax: (907) 357-8194

PROJECT: City Hall Repainting

TO: Anchorage Public Private Partnership, LLC

LUMP SUM BASE BID

Three Hundred Seventy Five Thousand Dollars (\$375,000.00)

SCOPE OF WORK:

1. Repaint all currently painted exterior surfaces using new color schemes per drawings, prepared by Koonce Pfeffer Bettis, Inc., dated June 7, 2005.
2. Modify existing parapet to provide new davits for window Washing system.
3. Bidder is familiar with federal, state, and local laws applicable to this project.

Majestic Finishes
Name of Business

PMB #217 Ste. A-113
1830 E. Parks Hwy.
Wasilla, AK 99654
Business Address

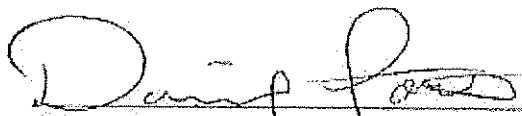
Thank you for the opportunity for bidding on this project. Our goal at Majestic Finishes is to provide good, sound advice and workmanship to our customers.

There are issues that need to be addressed to assure this project works for all whom are involved. These issues are:

- 1. Drawings issued during bidding seem to be copies of 4-1-93, which depict different finishes used than exist.**
- 2. There are texture accent colors on south and north walls not addressed in the drawing. This will affect new coating appearance.**
- 3. New davits for window washing system and more details of construction are needed. Bidding drawing and drawing 04-1-93 differ. Site inspection differs from both. It is important to incorporate the window cleaners in the design; this will assure that davits are fully functional and eliminate problems of the past design.**
- 4. Color Selection: Paint color number 1 (Black) ICI 1326. This color in the product spec must be matched at the factory. A 4 to 5 week formulating time is required.**

There are 75 days needed to complete this project. These are working days not counting down time for weather. Given the information needed above, and product availability, painting of this project this late in the year could result in product failure or uncompleted building due to weather. Therefore, we strongly advise you to start May 2006 to insure the best results possible.

By Dannie Potts

A handwritten signature in ink, appearing to read "Dannie Potts", written over a horizontal line.

Signature in Ink

Title

29104

Alaska Business License Number

292074

Alaska Contractors Certificate
Of Registration Number

Content Information**Content ID :** 003476**Type:** AR_FundsApprop - Funds Approp Resolution**Title:** Contribution to Areawide Capital Fund for 2006 Exterior Painting City Hall**Author:** vanhornlr**Initiating Dept:** HLB**Description:** Contribution to capital fund for painting City Hall building.**Keywords:** City Hall Painting**Date Prepared:** 11/9/05 9:17 AM**Director Name:** Robin Ward**Assembly Meeting Date**
MM/DD/YY: 12/13/05**Public Hearing Date**
MM/DD/YY: 1/10/06**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
FundsAppropWorkflow	11/9/05 9:21 AM	Checkin	vanhornlr	Public	003476
HLB_SubWorkflow	11/9/05 9:22 AM	Approve	wardre	Public	003476
ECD_SubWorkflow	11/9/05 11:47 AM	Approve	thomasm	Public	003476
OMB_SubWorkflow	11/15/05 4:22 PM	Approve	mitsonjl	Public	003476
FundsAppropWorkflow	11/16/05 2:24 PM	Reject	sinzje	Public	003476
FundsAppropWorkflow	11/16/05 3:05 PM	Checkin	vanhornlr	Public	003476
HLB_SubWorkflow	11/16/05 3:15 PM	Approve	wardre	Public	003476
ECD_SubWorkflow	11/17/05 10:45 AM	Approve	thomasm	Public	003476
OMB_SubWorkflow	11/23/05 12:37 PM	Approve	mitsonjl	Public	003476
Finance_SubWorkflow	12/1/05 5:58 PM	Approve	sinzje	Public	003476
MuniManager_SubWorkflow	12/2/05 9:14 AM	Approve	leblancdc	Public	003476
MuniMgrCoord_SubWorkflow	12/2/05 12:04 PM	Approve	abbottmk	Public	003476