

Alaska State Legislature

Legislative Affairs Agency

Administrative Services, Procurement & Supply Section
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MEMORANDUM

TO: Senator Gary Stevens, Chair
Legislative Council

FROM: JC Kestel, Procurement Officer
Legislative Affairs Agency

DATE: May 12, 2020

SUBJ: Renewal No. 3 of Lease for Bethel Office Space

The original lease agreement between the Legislative Affairs Agency and Tunista, Inc for office space in Bethel, Alaska, was for a three-year term that began July 1, 2015, and terminated June 30, 2018. There were three lease renewals available under the original lease agreement, each for a one-year period. We have exercised two of the renewal options.

Renewal No. 2 of the lease expires on June 30, 2020. We would like approval to proceed with Renewal No. 3 for the period July 1, 2020, through June 30, 2021.

If Legislative Council approves Renewal No. 3, this will leave no more renewal options of the lease available and we must issue a bid or do a lease extension before Renewal No. 3 expires.

This lease exceeds \$35,000 in one fiscal year; therefore, Legislative Council's approval is required.

Bethel Office Space

Tunista, Inc.
Renewal No. 3 of the Lease
July 1, 2020, through June 30, 2021
\$80,853.24

Additional lease information is attached.

MOTION: I MOVE THAT LEGISLATIVE COUNCIL APPROVE RENEWAL NO. 3 OF THE LEASE FOR BETHEL OFFICE SPACE IN AN AMOUNT OF \$80,450.16.

LEASE AGREEMENT INFORMATION

LESSOR: Tunista Properties, Inc.
OCCUPANTS: LIO, Senator Hoffman, Representative Zulkosky
LOCATION: 301 Willow Street, Bethel, Alaska
TOTAL SQ. FOOTAGE: 2,070

CURRENT LEASE INFORMATION

MONTHLY RENT: \$6,704.18
PRICE PER SQ. FOOT: \$3.238
LEASE TYPE: Renewal No. 2 of Lease
LEASE TERM: July 1, 2019 – June 30, 2020
TOTAL LEASE AMT.: \$80,450.16

NEW LEASE INFORMATION

MONTHLY RENT: \$6,737.77
PRICE PER SQ. FOOT: \$3.255
LEASE TYPE: Renewal No. 3 of Lease
LEASE TERM: July 1, 2020 – June 30, 2021
TOTAL LEASE AMT.: \$80,853.24

COMMENTS: