

Alaska State Legislature

Legislative Affairs Agency

Administrative Services, Procurement & Supply Section
120 4th Street, State Capitol Room 3, Juneau, AK 99801-1182
Phone (907) 465-6705 ~ Fax (907) 465-2918



MEMORANDUM

TO: Senator Elvi Gray-Jackson, Chair
Legislative Council

FROM: JC Kestel, Procurement Officer

DATE: April 12, 2023

SUBJ: Renewal No. 3 of the Lease for Fairbanks Office Space

The original lease agreement between the Legislative Affairs Agency and Alaska USA Federal Credit Union for office space in Fairbanks, Alaska, was for a five-year term that began August 1, 2016. There are five lease renewals available under the lease agreement, each for a one-year period. We have exercised two of the renewal options.

Renewal No. 2 of the lease expires on July 31, 2023. The Legislative Affairs Agency would like approval to proceed with Renewal No. 3 for the period August 1, 2023, through July 31, 2024.

If Legislative Council approves Renewal No. 3, this will leave two (2) one-year renewal options of the lease available before we must issue an RFP or conduct a lease extension.

This lease renewal exceeds \$50,000 in one fiscal year; therefore, Legislative Council's approval is required.

Fairbanks Office Space

Alaska USA Federal Credit Union
Renewal No. 3 of Lease
August 1, 2023, through July 31, 2024
\$216,240.96 (excluding CPI-U adjustment July 1, 2024)

Additional lease information is attached.

MOTION: I MOVE THAT LEGISLATIVE COUNCIL APPROVE RENEWAL NO. 3 OF THE LEASE FOR FAIRBANKS OFFICE SPACE IN AN AMOUNT OF \$216,240.96.

LEASE AGREEMENT INFORMATION

LESSOR: Alaska USA Federal Credit Union

OCCUPANTS: Senator Bishop, Senator Kawasaki, Senator Myers, Representative Carrick, Representative Dibert, Representative Prax, Representative Stapp, Representative Tomaszewski, staff of Representative Story, Senate Majority Counsel staff, staff of Senator Wielechowski, and LIO staff

LOCATION: 1292 Sadler Way, 3rd Floor Fairbanks, Alaska

TOTAL SQ. FOOTAGE: 9,049

CURRENT LEASE INFORMATION

MONTHLY RENT: \$17,494.31

PRICE PER SQ. FOOT: \$1.933

LEASE TYPE: 1-year Renewal

LEASE TERM: August 1, 2022 – July 31, 2023

TOTAL LEASE AMT. FOR ONE YEAR: \$209,931.72

NEW LEASE INFORMATION

MONTHLY RENT: \$18,020.08

PRICE PER SQ. FOOT: \$1.991

LEASE TYPE: 1-year Renewal

LEASE TERM: August 1, 2023 – July 31, 2024

TOTAL LEASE AMT. FOR ONE YEAR: \$216,240.96 (excluding CPI-U adjustment July 1, 2024)

COMMENTS: The increase in the monthly rental amount for the renewal period is caused by the annual CPI-U adjustment that will take effect July 1, 2023.