

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

ASD MEMORANDUM #269 (2000-2001)

April 13, 2001

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: GENERAL OFFICE SPACE FOR CURRICULUM AND INSTRUCTIONAL  
SUPPORT DEPARTMENTS LEASE APPROVAL

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve Rodney C. and Ronald K. Bradley, represented by Realty Executives; 6th and K Limited Partnership, represented by Bond Stephens & Johnson, Inc.; and The Boniface Mall Group, represented by Pacific Tower Properties as lessors for general office space for the Curriculum and Instructional Support Departments.

PERTINENT FACTS:

The School District issued a Request for Proposal (RFP) on February 23, 2001, to lease general office space for the Curriculum and Instructional Support Departments currently subleasing space from Alyeska Pipeline Service Bragaw II and Bragaw III buildings located at 1901 and 1915 South Bragaw Street ending June 30, 2001. The School Board approved the selection of Rodney C. and Ronald K. Bradley; 6th and K Limited Partnership; The Boniface Mall Group; and the Alaska Native Tribal Health Consortium and authorized the Superintendent to negotiate and enter into contracts for space.

The District has entered into successful negotiations as follows:

Rodney C. and Ronald K. Bradley	9,308 SF
Represented by Realty Executives	\$1.30/SF
1840 South Bragaw Street, basement	\$145,204.80
Tenant Improvement Allowance	\$6.00/SF
The Boniface Mall Group	17,584 SF
Represented by Pacific Tower Properties.	\$1.80/SF
5530 East Northern Lights, center mall space	\$379,814.40
Tenant Improvement Allowance	\$20.00/SF
6 <sup>th</sup> & K Limited Partnership	18,400 SF
Represented by Bond Stephens & Johnson	\$1.75
1016 West Sixth Avenue, third and fourth floors	\$386,400.00
Tenant Improvement Allowance	\$5.00/SF
Total amount	\$911,419.20

The lease is based upon approximate net usable square footage of each building. After the floor plans are completed and approved, the actual square footage will be determined by an architect and measured in accordance with Building Owners and Managers Association specifications. The District will require general tenant improvements, to include, but not be limited to, carpet removal, material, installation and cove base; re-painting the entire suite; and minor wall demo and construction as needed. The term of the leases will be a four-year period from July 1, 2001, through June 30, 2005, with an option to renew for an additional five-year period. The District will have access to move in on June 15, 2001. The leases will be full service to include janitorial, maintenance, and utilities, except telephone.

In addition to the sites above, the District is still pursuing space in the Alyeska Building excess to the new lessee's (Alaska Tribal Native Health Consortium) needs. The negotiations will begin with Alaska Tribal Native Health Consortium for a sublease when their lease with the building owner has been fully executed. It is anticipated that the annual amount of this lease will not exceed \$120,600.

The total of all the leases, when executed, will not exceed \$1,032,019. The total amount budgeted is \$1,171,905.

The moving, cabling, and the telephone costs are in the process of being determined. It is anticipated that the difference between the amount budgeted and the actual amount of the leases will help offset the remaining costs.

CERTIFICATION OF FUNDS:

Funds Description:

(01) General Fund (FY 2001-2002)  
 (09907) Non-Departmental  
 (3200) Rental – Land and Buildings

Fund Source:

<u>Fund</u>	<u>Funding Source</u>	<u>Account Code</u>	<u>Amount</u>
01	109907	1099073200	\$911,419.20

CC/BH/PC

Attachments

Prepared by: Bob Henry, Director, Purchasing/Warehouse  
 Pamela Chenier, Sr. Purchasing Agent

Approved by: George Vakalis, Assistant Superintendent, Support Services

ANCHORAGE SCHOOL DISTRICT  
ANCHORAGE, ALASKA

CERTIFICATION OF FUNDS  
FOR  
SCHOOL BOARD ACTION ITEMS

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(01) General Fund (FY 2001-2002)  
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<u>Fund Source:</u>		<u>Director, Budget</u>	<u>Date</u>
<u>Fund</u>	<u>Funding Source</u>	<u>Account Code</u>	<u>Amount</u>
01	109907	1099073200	\$911,419.20

Funds are available for the recommendation  
in the ASD Memorandum referenced above.

Chief Financial Officer Date

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Instructions:

- Prepare this advance certificate form for any School Board memorandum which requires School Board Financial action.
- Examples include: Purchase of goods and services for all funds, awards of construction contracts, purchase of lands and facilities, change orders to construction contracts.
- Submit this form with the School Board memorandum to the Chief Financial Officer not later than Tuesday before the respective Board meeting date.
- This certification is to be filed with the related School Board memorandum.