

SeaView Rental Schedule
Split for Offices and Departments

Seward Annex

100% General Services

Suite 122 420 SF

Shared Space 125 SF **545 SF TOTAL**

Year	\$ / SF	\$ / Month	\$ / Year	5-YR Total
1	\$ 1.47	\$ 799.24	\$ 9,590.94	
2	\$ 1.47	\$ 799.24	\$ 9,590.94	
3	\$ 1.53	\$ 831.21	\$ 9,974.58	
4	\$ 1.53	\$ 831.21	\$ 9,974.58	
5	\$ 1.58	\$ 863.18	\$ 10,358.21	\$ 49,489.25

**Subject to a 4% increase in years 3 & 5

Flood Service Office

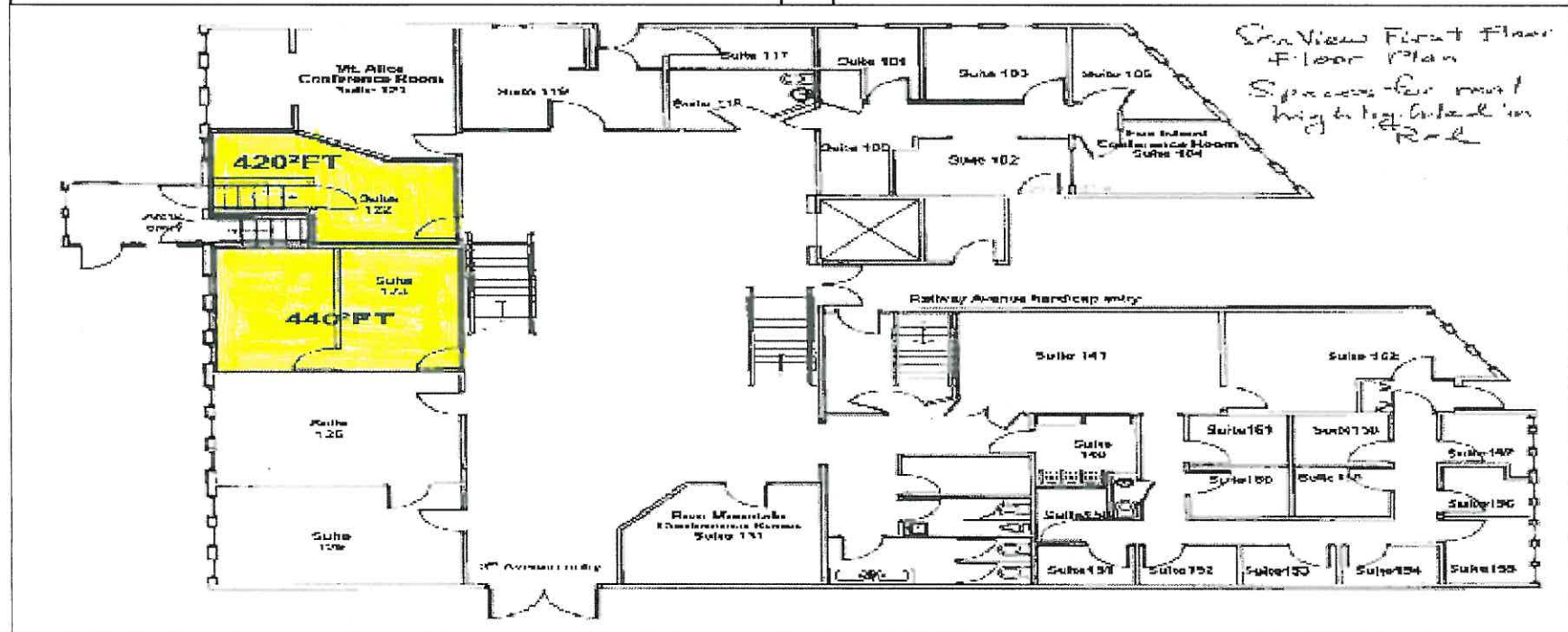
100% SBCFSA

Suite 123 440 SF

Shared Space 125 SF **565 SF TOTAL**

Year	\$ / SF	\$ / Month	\$ / Year	5-YR Total
1	\$ 1.47	\$ 828.58	\$ 9,942.90	
2	\$ 1.47	\$ 828.58	\$ 9,942.90	
3	\$ 1.53	\$ 861.72	\$ 10,340.62	
4	\$ 1.53	\$ 861.72	\$ 10,340.62	
5	\$ 1.58	\$ 894.86	\$ 10,738.33	\$ 51,305.37

**Subject to a 4% increase in years 3 & 5



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\$ 1,627.82	Monthly \$	Yrs 1-2	4%	4%
\$ 1,692.93	Monthly \$	Yrs 3-4	31.9697982	33.1430018
\$ 1,760.65	Monthly \$	Year 5	31.9697982	33.1430018

860	SF Office
250	SF Shared
1,110	SF Total
\$ 20,158.92	5-Yr \$ Avg.
\$ 100,794.61	5-Yr \$ Total
60	# of Lease Months
\$ 1.51	\$/SQFT/Mo (5yr Avg)

Suite 122 Security Deposit: \$ 630.00
Suite 123 Security Deposit: \$ 660.00 \$ **1,290.00**



**Kenai Peninsula Borough
Seward/Bear Creek Flood Service Area**


302 Railway Ave, Suite 123, P.O. Box 1554

Seward, Alaska 99664

(907) 224-3340 (Fax) 224-5197

www.kpb.us/service-areas/sbcfsa

Memorandum

TO: Mayor Mike Navarre
THRU: Marcus Mueller, Senior Manager Land Management
FROM: Bill Williamson, SBCFSA Chairman 
DATE: May 17, 2016
SUBJECT: SBCFSA FY17 Lease

At the May 16, 2016 special meeting of the Seward/ Bear Creek Flood Service Area, the board voted unanimously to recommend continuing to lease offices at the Sea View Plaza building, located at 302 Railway Avenue, Suite 123, Seward.

During the May 11th visit to the Petro Marine building, details of the possible lease were different than what had been previously been discussed with the Petro 49 representative. Previously, the building would be open to the public, there would be a receptionist in the front lobby, and SBCFSA would have access to the upstairs conference room for board meetings. At the May 11th visit, we learned the building will now be in lock down and would require a visitor to be buzzed into the building. There will not be a receptionist at the front entrance. The upstairs conference room will not be available for use for the twice monthly board meetings. The board would prefer to remain at Sea View Plaza and continue the search for other office spaces next year.