

EARTHCORPS CONCESSION AGREEMENT

Parks, Seattle Center, Libraries and Waterfront Committee

AUGUST 10, 2017



Seattle
Parks & Recreation

healthy people healthy environment strong communities





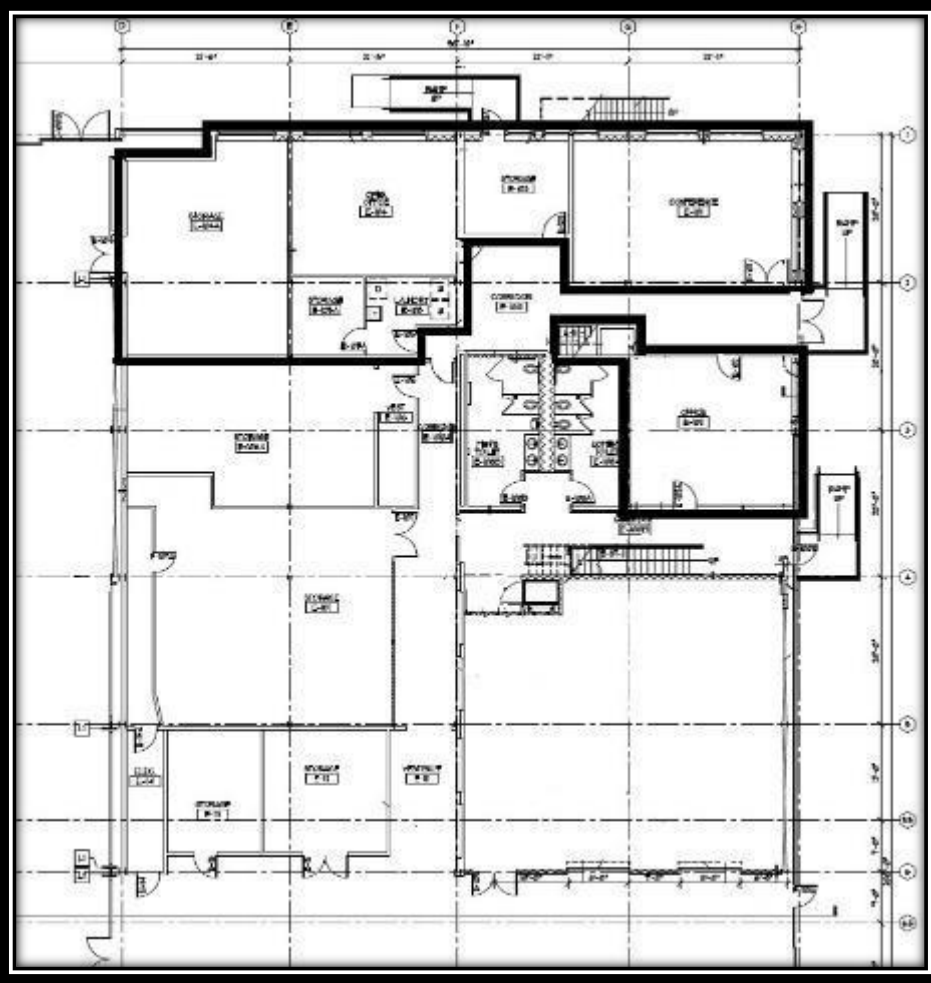
EarthCorps

- ✓ EarthCorps brings together passionate and hardworking young adults from the US and other countries for a year-long leadership training program.
- ✓ Corps members learn leadership skills by working collaboratively, leading community volunteers, and executing technical restoration projects along shorelines, trails, and in forests.
- ✓ After the year-long program, these young leaders leave EarthCorps with the tools and skills to tackle the pressing issues of our time – including climate change, pollution, and ecological degradation – to create a better world for all of us.

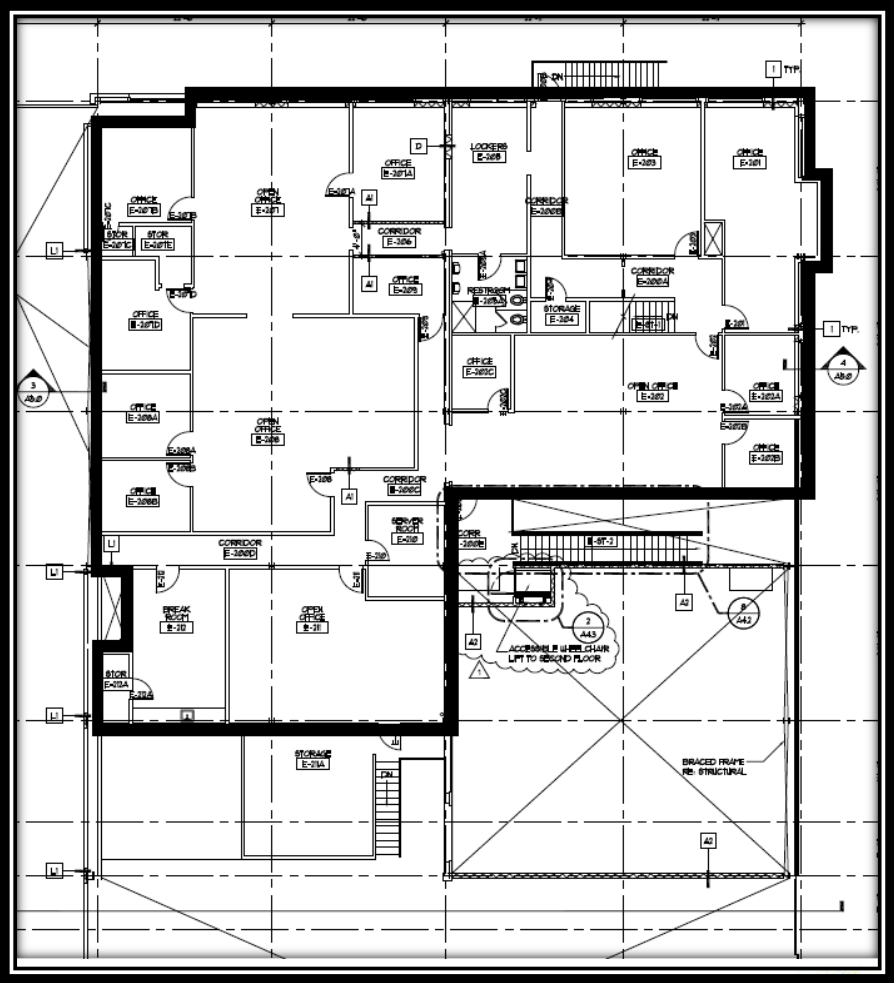


Building 30

First Floor Premises



Second Floor Premises



Lease Terms

- ✓ **Lease Term** – Ten-year initial term
- ✓ **Extended Terms** – Two possible extensions of five years each
- ✓ **Square Footage** – 7,114 sq. ft.
- ✓ **Rental Rate** – \$15.00 per sq. ft. per year
- ✓ **Annual Increase** – \$1.00 per sq. ft. per year
- ✓ **Tenant Improvement Allowance** – \$485,000
- ✓ **Tenant Improvement Offset** – 45%: Allows a reduction in rent commensurate to improvements made to the building
- ✓ **Public Benefit Offset** – 5%: Allows a reduction in rent related to benefits provided to the public
- ✓ **Utilities** – The City will furnish electricity, water, sewer, and garbage / recycling collection. The City is responsible for the exterior of the building and major building maintenance.
- ✓ **Maintenance** – EarthCorps is responsible for telecommunications and all minor maintenance and custodial work inside the premises.



Current Window Conditions



Tenant Improvements to Building 30

- ✓ EarthCorps will use its tenant improvement allowance in the following areas:
 - Window replacement
 - Site lighting
 - Pedestrian amenities
 - ADA compliance & repairs
 - Site permits & fees
 - Landscape improvements
 - Interior finishes
 - Electrical upgrades





Public Benefits

- ✓ EarthCorps will provide ecological restoration services in Seattle parks including:
 - invasive plant removal
 - installation of erosion control materials
 - planting
 - trail construction and stewardship of sites
- ✓ EarthCorps will work with City urban forestry and/or trails staff to determine the location and types of work needed each year. These services will be valued at standard billing rates charged by comparable entities for comparable services, which may change over time.

Questions?



Seattle
Parks & Recreation

healthy people healthy environment strong communities

