

**SEA SIDE ASSOCIATES LIMITED PARTNERSHIP, )**

**AGBCA No. 98-174-2**

Appellant )

**Representing the Appellant: )**

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**DECISION OF THE BOARD OF CONTRACT APPEALS**

**November 23, 1998**

**OPINION BY ADMINISTRATIVE JUDGE EDWARD HOURY**

This appeal arose under Lease No. 57-04H1-7-1430 between the Forest Service (FS), U. S. Department of Agriculture, and Sea Side Associates Limited Partnership of Edmonds, Washington (Appellant). The Forest Service leased the Wallowa Mountain Visitor Center and Ranger Station from Appellant. Appellant submitted nine claims totaling \$27, 604.52 for separate items in dispute under the Lease. The Contracting Officer denied these claims by final decision dated April 10, 1998.

Appellant filed a timely appeal which was docketed by the Board on June 3, 1998. In its Complaint the Appellant elected the Board’s Expedited Procedure, 7 CFR § 24.21, Rule 12.2, requiring a decision within 120 days of the election, and allowing for a decision by one Administrative Judge. The target date for a decision was October 26, 1998.

After the pleadings were filed a conference call was conducted to discuss the claims. A hearing was scheduled for October 22, 1998. A second conference call was conducted October 8, 1998, to discuss the nine claims, and to urge settlement. The nine claims included disputes over the need for

extra telephone lines to the elevator, window cleaning and snow removal expenses, floor support expenses for file cabinets, water damage to Government property, extra landscaping costs during the summer of 1997, repair of faulty wiring in the computer room, and repair of potholes in the road.

A settlement was reached. The parties forwarded a Notice of Dismissal dated October 26, 1998, to the Board, requesting that the appeal be dismissed.

**DECISION**

The appeal is dismissed as settled.

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**EDWARD HOURY**  
Administrative Judge

**Issued at Washington, D. C.**  
**November 23, 1998**