

APPROVED
BY THE CITY COUNCIL

NOV 18 1997

OFFICE OF THE
CITY CLERK



1.8

THOMAS V. LEE
DEPUTY CITY MANAGER
DOWNTOWN DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1030 15TH STREET
SUITE 250
SACRAMENTO, CA
95814-4009

PH 916-264-8109
FAX 916-264-7279

November 10, 1997

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Marina Boat Broker - Authorization to Negotiate and Lease Property Without Competitive Bidding

LOCATION AND COUNCIL DISTRICT: Four

RECOMMENDATION:

It is recommended that Council, by resolution, authorize the City Manager to negotiate and lease without competitive bidding, pursuant to Section 12.02.073 F of the City Code, City-owned property at the Sacramento Marina to be used for a boat brokerage.

CONTACT PERSON: Ed Astone, Old Sacramento Town Manager, 264-8209
Doug Renz, Marina Supervisor, 264-5712

FOR COUNCIL MEETING OF: November 18, 1997

SUMMARY:

This report provides information on the attempts to secure a lessee to operate a boat brokerage at the Sacramento Marina, and requests Council approval to negotiate and lease without competitive bidding, pursuant to Section 12.02.073 F of the City Code City space for a boat brokerage at the Sacramento Marina. The proposed lease term is approximately five years, beginning on March 1, 1998, and ending on June 30, 2003.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 18, 1997, staff presented a report to Council providing information on the status of the Marina Fund which recommended Council approval of a resolution authorizing the City Manager to issue a Request for Proposal (RFP) for boat brokerage services at the Sacramento Marina.

At this meeting, Council approved Resolution Number 91-140, the intent of which was to provide improved public services at the Marina, allow increased access to the Sacramento River and to generate new revenue to the Marina Fund. Although staff worked closely with the Purchasing and MBE/WBE offices, advertising the RFP on the Internet, the City's Bid Line, and in local and regional newspapers, only one response to the RFP was received. This responsive was deemed non-responsive to the intended scope of the project.

On May 9, 1997, staff issued a memorandum informing Council of the results of the initial RFP, and of staff's intent to again attempt to secure a lessee for the establishment of a boat brokerage at the Marina. An Invitation to Bid (ITB) was issued on May 19, 1997, with a response deadline of July 25, 1997. Again working with the City's Purchasing and MBE/WBE offices, the range of the search was expanded, with more than twenty individual notices of the ITB sent to potential lessees identified by the City's MBW/WBE office. However, again, only one response was received. Although the respondent, Barry Paulsen's Boat Center, is not an MBE/WBE certified firm, the Paulsen response did address the intended scope of the ITB.

Accordingly, it is requested that Council: (1) find and determine that special circumstances make the use of the bid process inappropriate, pursuant to Section 12.02.073 F of the City Code, and (2) authorize the City Manager to negotiate and lease the Marina property without competitive bidding.

Following its negotiations, staff will return to Council to request authorization to execute an agreement with Barry Paulsen's Boat Center.

FINANCIAL CONSIDERATIONS:

The lease term is approximately five years beginning on March 1, 1998, and ending on June 30, 2003. It is estimated that the City will receive annual income from the lease which increases from approximately \$30,000 over a five-year period. In addition, the lease will require the lessee to perform tenant improvements at lessee's cost.

ENVIRONMENTAL CONSIDERATIONS:

The execution of the proposed agreement is not subject to CEQA review, pursuant to CEQA Section 15378 (b) (3) "general policy and procedure making", however, future boat repair activities, and future capital improvement actions will be subject to CEQA review, and will follow appropriate CEQA guidelines.

POLICY CONSIDERATIONS:

The proposed lease is consistent with City policy to provide increased public amenities in a cost-effective manner.

MBE/WBE:

Staff has worked with the City's MBE/WBE and Purchasing offices to maximize MBE/WBE participation in the selection process.

Respectfully submitted,



Ed Astone,
Old Sacramento Manager

Approved,



Thomas V. Lee,
Deputy City Manager

RECOMMENDATION APPROVED:



William H. Edgar
City Manager

APPROVED
BY THE CITY COUNCIL

NOV 18 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-636

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**SACRAMENTO MARINA BOAT BROKER - NOTICE OF INTENT TO
NEGOTIATE AND LEASE CITY PROPERTY
WITHOUT COMPETITIVE BIDDING**

RESOLVED THAT COUNCIL OF THE CITY OF SACRAMENTO:

1. Finds and determines special circumstances make the use of the bid process inappropriate, in that despite repeated attempts to attract qualified operators, only one proposal was received which responded to the scope of the intended project.
2. Hereby gives notice of its intention to negotiate and lease City property without competitive bidding, pursuant to Section 12.02.073 F of the City Code.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

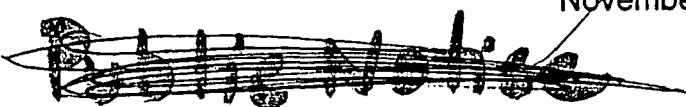
DATE ADOPTED: _____

City Council
(ENTER COUNCIL ITEM NAME HERE)
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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO
Nov 6 10 29 AM '97

2pm Consent - per San Jackson 11/6/97
Calendar
no need for separate public notice

November 6, 1997



DRAFT

City Council
Sacramento, California

Honorable Members in Session:

Requires 2/3 vote

SUBJECT: Sacramento Marina Boat Broker - ~~Notice of Intent~~ *Authorization* to Negotiate *and* Lease Property
Without Bidding *competitive*

LOCATION AND COUNCIL DISTRICT: Four

RECOMMENDATION:

It is recommended that Council, by resolution, authorize the City Manager to negotiate without bidding, pursuant to Section 12.02.073 F of the City Code, a lease of City space for a boat brokerage at the Sacramento Marina. *competitive*

CONTACT PERSON: Doug Renz, Marina Supervisor, 264-5712
Ed Astone, Old Sacramento Town Manager, 264-8209

FOR COUNCIL MEETING OF: November 18, 1997

SUMMARY:

This report provides information on the attempts to secure a lessee to operate a boat brokerage at the Sacramento Marina, and requests Council approval to negotiate without bidding, pursuant to Section 12.02.073 F of the City Code, a lease of City space for a boat brokerage at the Sacramento Marina. The proposed lease term is approximately sixty-three months, beginning on March 1, 1998, and ending on June 30, 2003.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 18, 1997, staff presented a report to Council providing information on the status of the Marina Fund and recommending Council approval of a resolution authorizing the City Manager to issue a Request for Proposal (RFP) for boat

Nov 6 10 29 AM '97
November 5, 1997

DRAFT

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sacramento Marina Boat Broker - Authorization to Execute Lease

LOCATION AND COUNCIL DISTRICT: Four

RECOMMENDATION:

It is recommended that Council, by resolution, authorize the City Manager to execute a lease of City space for a boat brokerage at the Sacramento Marina.

CONTACT PERSON: Doug Renz, Marina Supervisor, 264-5712
Ed Astone, Old Sacramento Town Manager, 264-8209

FOR COUNCIL MEETING OF: November 25, 1997

SUMMARY:

This report provides information on the terms of a proposed lease to operate a boat brokerage at the Sacramento Marina. Also, this report requests Council approval to execute the negotiated lease with a term of sixty-three months beginning on March 1, 1998, and ending on June 30, 2003, with a five-year renewal by mutual consent.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

On March 18, 1997, staff presented a report to Council providing information on the status of the Marina Fund and recommending Council approval of a resolution authorizing the City Manager to issue a Request for Proposal (RFP) for boat brokerage services at the Sacramento Marina.

At this meeting, Council approved Resolution Number 91-140, the intent of which is to provide improved public services at the Marina, allow increased access to the