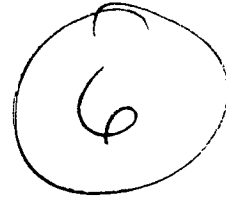




CITY OF SACRAMENTO
CALIFORNIA



OFFICE OF THE
CITY MANAGER

February 14, 1985

CITY HALL
915 I STREET - 95814
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Budget & Finance Committee
Sacramento, California

Honorable Members In Session

SUBJECT: 13TH & "I" FIRE STATION/OFFICE BUILDING

SUMMARY

This report describes the progress in the construction of the City owned Fire Station No. 2 and the City leased office building located at 13th and "I" Streets. A budget augmentation to the FY 84-85 Budget in the amount of \$1,375,000 is recommended to cover the costs identified in the text of this report.

BACKGROUND

The joint public/private development of the City owned fire station and a privately owned office building at 13th and "I" Streets is nearing completion. In late May of 1983, the City Council approved the concept of this joint venture which utilized a City owned parcel and directed the staff to prepare appropriate documents to implement the project.

The City Council granted approval for the execution of the final project documents for the fire station/office building in October of 1983.

Early in March of 1984, the City Council approved a request by the developers, (13th and "I" Associates), to proceed with construction of the building prior to the sale of Industrial Development Bonds, (IDB).

The project was originally scheduled to be completed in 18 months, but it now appears that the shell building will be substantially complete within 12 months, (March, 1984). Tenant improvements to meet City requirements are

expected to be completed by early May, 1985. It is anticipated that the relocation of several City departments and divisions and City Fire Station No. 2 will occur during May and June of 1985. Organizations affected by this move include the following:

- A. City Fire Station #2 - From 9th Street adjacent to City Hall.
- B. Planning Commission - From 927 - 10th Street for offices and from City Hall for meetings.
- C. Department of Planning & Development - From 927 - 10th Street, a total move of all services.
- D. Department of Public Works - Waste Removal Division - From 1023 "J" Street, total operations.
- E. Department of Public Works - Parking Division - From 1023 "J" Street, total operations.
- F. Department of Fire - Administration - From City Hall basement, total operation.
- G. Department of Parks & Community Services - Administration - From 3520 - 5th Avenue, total operation.

DESCRIPTION OF THE BUILDING SPACES

- A. City Fire Station No. 2 - This is a three bay, two company fire station serving as a battalion headquarters and contains 8,858 square feet. The facility will be completely furnished to City and metropolitan standards. This portion of the structure has a separate address and is owned in fee by the City.
- B. 13th & "I" Office Building - This structure is a modern office building consisting of 54,289 square feet distributed on four separate floors. The facility is owned by the 13th & "I" Associates and is leased to the City for five years. The structural square footage is utilized as follows:

1. Net Office Space	43,610	S.F.
2. Planning Commission Hearing Room	1,888	S.F.
3. Support space (stairs, elevators, restrooms, etc.)	5,042	S.F.
4. Corridors	1,504	S.F.
5. Copy/Print Rooms	406	S.F.
6. Employee lunch/break rooms	827	S.F.
7. Common electrical space	414	S.F.
8. Common lobby space	<u>598</u>	<u>S.F.</u>
 Total	 54,289	 S.F.

DESCRIPTION OF THE OFFICE SPACE USE

The leased office space consisting of 54,289 square feet is allocated to City use in the following manner:

A. Planning Commission Hearing Room -

1st Floor
Net 1,888 S.F.
Gross 2,125 S.F.

B. Department of Public Works, Waste Removal Division -

1st Floor
Net 2,722 S.F.
Gross 3,389 S.F.

C. Department of Planning & Development -

2nd & 3rd Floors
Net 23,967 S.F.
Gross 28,212 S.F.

D. Department of Public Works, Parking Division -

3rd Floor
Net 3,194 S.F.
Gross 4,116 S.F.

E. Department of Fire, Administration -

4th Floor
Net 6,074 S.F.
Gross 7,319 S.F.

F. Department of Parks & Community Services -

4th Floor
Net 7,653 S.F.
Gross 9,128 S.F.

FINANCIAL DATA

The completion of the new fire station and leased office building is now expected to be ready for City occupancy approximately six (6) months earlier than originally anticipated by City staff and City financial consultants. Earlier completion and occupancy requires a significant mid-year budget augmentation for Fy 84-85 to cover expenses originally anticipated to be part of the FY 85-86 budget process. Funding is required to cover the cost of tenant improvements in excess of those provided by the contract, office furnishings, office copy equipment,

a telephone system, emergency communications and safety equipment, moving costs, rent, and utilities. The funding requirements are detailed as follows:

A. TENANT IMPROVEMENTS - ADDED COST \$149,456

Tenant improvements allowed by the contract and subsequent negotiations between the developer and the City amounted to \$615,329. The City's requirements exceeded this allowance by \$149,459. The added cost are principally for energy efficient light fixtures, additional plumbing, computer outlets, hearing room improvements, additional construction supervision, and contractor profit.

B. ARCHITECT'S FEES - ADDED COST \$ 11,956

The architect provided a number of additional services in an effort to meet the special tenant requirements of the City. The cost of this service was principally borne by the partnership. Total added cost to the City is \$11,956.

C. TENANT EQUIPMENT AND FURNISHINGS \$627,000

- | | |
|---|-----------|
| 1. Telephone system | \$175,000 |
| 2. Copy Machines (3) | \$156,000 |
| 3. Furnishings - Planning
Commission Hearing Room | \$ 26,000 |
| 4. Modular office partitions
and work stations | \$220,000 |
| 5. Miscellaneous chairs,
conference room tables,
employee lunch room
furnishings, etc. | \$ 50,000 |

D. SPECIAL TENANT REQUIREMENTS \$154,109

- | | |
|--|-----------|
| 1. Security keying of building | \$ 1,950 |
| 2. Uniform building signage | \$ 8,910 |
| 3. EDP interconnects | \$ 24,000 |
| 4. Fire Administrative
emergency generator
installation | \$ 5,940 |
| 5. Special arson photo
laboratory plumbing and
equipment | \$ 8,316 |

6.	Energy control systems	\$ 9,504
7.	Special computer room electrical	\$ 2,376
8.	Two public pay telephones	\$ 1,000
9.	Planning Commission Podium	\$ 2,000
10.	Sound system - PC hearing room	\$ 16,038
11.	Building Inspection public address system components	\$ 1,000
12.	Cabinets and public counters	\$ 26,338
13.	Sliding presentation, bulletin boards - conference & hearing rooms	\$ 7,128
14.	Miscellaneous changes and Safety Code Requirements	\$ 39,609

E. ADDED COSTS RELATED TO FIRE STATION \$ 40,745

1.	Radio antenna and relays for door controls	\$ 4,574
2.	Three radiant heaters	\$ 1,209
3.	Energy efficient light fixtures	\$ 2,462
4.	Traffic signal interconnect	\$ 20,000
5.	Fire alarm connection	3,500
6.	Misc. furnishing and moving expenses	\$ 9,000

F. MISCELLANEOUS OFFICE BUILDING COSTS \$262,434

1.	Moving expenses	\$ 18,000
2.	Rent (3.5 mos. x \$57,240)	\$200,340
3.	Taxes, utilities, & maintenance services (2 mos. x 22,047)	\$ 44,094

G. CONTINGENCY FUND	\$ <u>129,300</u>
TOTAL AUGMENTATION - FY84-85	\$1,375,000


POTENTIAL USE OF SPACES TO BE VACATED

- A. Old City Fire Station No. 2 - The intended use of this space includes: central printing and duplication services, secure and dry storage, employee lunch and rest areas.
- B. Fire Department Administrative Offices - This space is to be remodeled for open office use tentatively assigned to the Department of Public Works.
- C. Central Printing and Duplicating - This space is to be remodeled for open office use tentatively assigned to the Department of Finance.
- D. Leased Space - 1023 "J" Street. The current lease on this space expires on October 31, 1985. The lease is for 7,582 S.F. and includes eleven (11) parking spaces. The Mayor's Safety Belt Project occupies one (1) suite and may be moved depending on our efforts to lease or sub-lease the total space. The location is excellent and the rates are favorable.
- E. Leased Space - 927 - 10th Street. The current lease on this space expires on October 31, 1986. The lease is for 18,939 S.F. of office space and 5,000 S.F. of basement storage. Efforts are being made to lease or sub-lease this space. The location is excellent and the rates are very favorable.
- F. City Owned Office - 3520 - 5th Avenue. This two story building has been headquarters of the Department of Parks and Community Services in Oak Park since 1965. The building structure contains about 10,000 S.F. of net usable space. The feasibility of leasing this structure to the Police Athletic League for an activity center adjacent to the McClatchy Park is being explored currently.

RECOMMENDATION

It is recommended that the Budget & Finance Committee receive and review this report, and further, recommend an augmentation of \$1,375,000 to the City's FY 84-85 Budget to provide sufficient funding for equipment and improvements to the new City owned Fire Station No 2 and the leased office building at 13th and "I" Streets.

Respectfully submitted,


SOLON WISHAM, JR.
Assistant City Manager

February 19, 1985