



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

May 14, 1985

CITY HALL
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Budget & Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Relocation of Sacramento Public Library System
Administration to Downtown

SUMMARY

This report recommends the execution of a new lease for the relocation of Sacramento Public Library System Administration from 7000 Franklin Blvd. to 1010 - 8th Street, the former California Bank Building, at the corner of 8th and J Streets effective September 1, 1985 and the assignment of an existing City lease for the Financial Building located at 927 - 10th Street.

BACKGROUND

The administration for the Sacramento Public Library System has been located at 7000 Franklin Boulevard, in Buildings 500 and 1200, since 1972. These buildings house Library Administration; the new book ordering and processing center; overflow storage for books that should be housed at the Central Library; and other centralized operations, for supplies and deliveries.

The current leased space totals approximately 26,000 square feet. The lease contract for this space is with the City. The County reimburses the City for their fair share of the costs incurred. Even though this is a City lease, it was negotiated in 1972 by the County Real Estate Division and has continued to be serviced by that division.

The original lease on the 1200 Building was due to expire in March of 1985. A request for expansion from 26,000 to 30,000 square feet was included in a new search for space to meet needs for the present and near term future.

In the interim, City and County Real Estate and Library staff informally investigated a number of proposed sites. These sites ranged from the downtown primary search area to the office corridor along Highway 50 and the office and warehouse developments near the intersection of Northgate and Interstate 80.

The two best proposals for Library Administration offer excellent locations, in close proximity to Central Library, City Hall and County Administration. The most attractive proposal is to move the entire Sacramento Public Library System Administration to 1010 8th Street, the former California Bank Building at 8th and J Streets. The second best proposal is to move approximately half of Library Administration to the 927 - 10th Street offices being vacated by City departments moving to the new office building at 13th and I. The remaining half of the centralized services would need to be housed in an office warehouse complex along Highway 160 or some other locations.

The 1010 - 8th Street building is preferred for the following reasons:

1. It meets the department's original objective to consolidate all of its centralized support services into one location.
2. There is a 320 space parking structure associated with this building. Therefore, moving Library Administration Central Services to this location downtown will have no impact on City or County garages and existing public parking.
3. The Building's open plan design is the most compatible with Library Administration's use. In addition, the structural support of the floors is enough to meet load requirement for 125 pounds per square foot for book storage.
4. Library Administration is heavily involved in data communications. There are currently 29 data terminals installed at Library Administration. The 8th and J Building has a conduit grid laid into the floor which will support all of the Library's present and future power and signal needs for data and telecommunications.
5. The site will support the storage and loading requirements for six Library delivery vans and three large bookmobile units.
6. The proposed lease offers 15 fee exempt parking spaces and 45 parking spaces at same cost as the City's Parking Lot B for potential use by Library Administration employees.

FINANCIAL DATA

The total monthly costs for the proposed lease for the 32,000 square feet at 8th and J Streets is \$25,500 per month or \$.80 per square foot. The lease includes full services and is for a period of ten

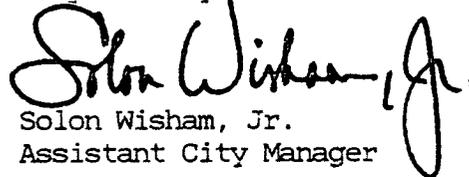
(10) years. After the first five (5) years of the lease, the City may cancel or continue the lease for five (5) additional years at a new cost not to exceed twenty-five percent (25%) of the previous five (5) years.

The County of Sacramento reimburses the City at a rate of fifty-six percent (56%) of the total cost. In recent years, the Library has been purchasing limited amounts of new furniture and equipment to support the new automated environment. This incremental purchasing policy will continue and no extraordinary furniture or equipment purchases are anticipated as a result of this move. A total of \$50,000 has been requested in 1985/86 budget with a 56/44% County/City sharing of the cost.

RECOMMENDATION

It is recommended that the Budget & Finance Committee approve for full Council action the execution of a lease for 1010 - 8th Street, the 8th and J Street Building, and the consent of assignment of the lease of 927 - 10th Street, the Financial Building.

Respectfully submitted,


Solon Wisham, Jr.
Assistant City Manager

May 21, 1985
All Districts

RESOLUTION No.

Adopted by The Sacramento City Council on date of

May 21, 1985

AUTHORIZING THE EXECUTION OF A LEASE FOR THE 8TH AND J BUILDING (1010 8TH STREET) AND THE CONSENT OF ASSIGNMENT OF THE LEASE OF THE FINANCIAL BUILDING (927 - 10th Street)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The City Manager is hereby authorized and directed to execute a lease between the City of Sacramento and Daniel Benvenuti, Jr. to lease the 8th and J Building (1010 8th Street).

BE IT FURTHER RESOLVED:

That the City Manager is hereby authorized and directed to execute a Consent of Assignment of the rights and obligations of the City of Sacramento Lessee under the Lease between the City of Sacramento and Larry D. Ingemanson, Maryanne Ingemanson, Quen Young and Suzanne Young for the Financial Building (927-10th Street), to Daniel Benvenuti, Jr.

Mayor

ATTEST:

CITY CLERK