



CITY OF SACRAMENTO

January 26th, 1982

REAL ESTATE AND STREET ASSESSMENTS DIVISION

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CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
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CITY MANAGER'S OFFICE

RECEIVED

JAN 20 1982

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Sublease of Parcel No. 9, 10th and L Streets
Parking Garage, 1009 L Street

SUMMARY

Establishment of minimum rental rate and directing the City Clerk to advertise for bids for subleasing the premises located at 1009 L Street.

BACKGROUND INFORMATION

The existing sublease with Sacramento Valley Computer Systems Inc. for 1009 L Street expires March 31st, 1982. Sacramento Valley Computer Systems Inc. is desirous of leasing said premises for an additional 5 years. They were informed of our bidding procedure whereby we would call for sealed bids with a provision in the Notice to Bidders that the existing tenant will have the right to match the highest bid received in the event they are not the successful bidder.

On June 9th, 1981, the Council established \$1.10 per square foot as the rental rate for three other parcels in the 10th and L Streets Parking Garage. It is suggested that this figure be used for this parcel. There are 1,680 square feet of office space at \$1.10 per square foot which amounts to \$1,848.00 per month.

FINANCIAL DATA

Using the minimum rental rate of \$1,848.00 per month, this will generate \$110,880.00 over the next 5 years of the sublease. All funds received will be deposited into the Parking Fund.

APPROVED
BY THE CITY COUNCIL

JAN 26 1982

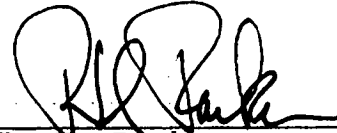
OFFICE OF THE
CITY CLERK

*Bids due
2-16-82*

RECOMMENDATION

It is recommended that the attached Resolution be adopted which established the minimum rental rate for 1009 L Street, Parcel No. 9, at \$1,848.00 per month for a duration of 5 years and also directs the City Clerk to advertise the premises for lease with a provision in the Notice to Bidders that the existing tenant shall have the right to match the highest bid received in the event they are not the successful bidder.

Respectfully submitted,



R. H. Parker
City Engineer

Recommendation Approved



Walter J. Slupe
City Manager

RHP:IEM:bb
Attachments

January 26th, 1982
DISTRICT NO. 1

RESOLUTION NO. 82-053

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JANUARY 26, 1982

ESTABLISHING RENTAL RATE FOR PARCEL NO. 9, IN THE 10TH AND L STREETS PARKING GARAGE (LOT H) AND AUTHORIZING THE ADVERTISING FOR SUBLEASE OF COMMERCIAL SPACE, PARCEL NO. 9 (1009 L STREET) IN 10TH AND L STREETS PARKING GARAGE (LOT H)

WHEREAS, the City of Sacramento has leased from the Parking Authority of the City of Sacramento a parking facility at the north side of L Street between 9th and 10th Streets; and

WHEREAS, said parking facility contains commercial space on the ground floor; and,

WHEREAS, the Council of the City of Sacramento is desirous of establishing a minimum rental rate for the premises for purposes of receiving bids for the subleasing of the premises as provided in Chapter 12 of the Sacramento City Code,

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

That the rental rate for Parcel No. 9 set aside for commercial use within the 10th and L Streets (Lot H) Parking Garage be not less than \$1,848.00 per month.

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

That pursuant to Article II of Chapter 12 of the Sacramento City Code, the City Council hereby calls for bids for the subleasing of commercial space in the 10th and L Streets Parking Garage owned by the Parking Authority of the City of Sacramento and leased to the City of Sacramento, the space to be subleased being designated as Parcel 9 on the map on file in the office of the City Engineer. Said call for bids shall be in accordance with the attached Notice to Bidders and the City Clerk is hereby instructed to publish said notice in compliance with Section 12.32 of the City Code.

MAYOR

APPROVED
BY THE CITY COUNCIL

JAN 26 1982

OFFICE OF THE
CITY CLERK

CITY CLERK

NOTICE TO BIDDERS

Sublease of Parcel 9 in the City of Sacramento's
Parking Garage Situated at 10th and L Streets

Sealed bids will be received by the City Clerk of the City of Sacramento at the office of the City Clerk, Room 203, City Hall, Sacramento, California; on or before Tuesday, February 16th, 1982, at the hour of 10:30 A. M., and opened shortly thereafter, in the Council Chambers, City Hall, for the subleasing of commercial space located at 1009 L Street (Parcel 9 in the City public parking garage) which is generally located at the Northeast corner of 10th and L Streets in the City of Sacramento. A map showing the space designated as Parcel 9 is on file in the office of the City Engineer.

THE RECOMMENDED MINIMUM BID PRICE IS \$1,848.00 per month. City reserves the discretion to reject any and all bids. The City also reserves the right to award the lease to the existing tenant of Parcel 9 if they are not the successful high bidder but they are willing to execute a lease equal to the amount of the highest bid received within 5 days after the opening of said bids for Parcel 9. However, in no event will the City give an existing tenant the opportunity of matching the highest bid unless the tenant submits a sealed bid at the time specified in the first paragraph of this notice.

Details of the sublease shall substantially conform to the sublease on file in the office of the City Clerk which is applicable to this parcel. The bids shall be made in toto for the above-described property. The term of the sublease shall be for a period of five (5) years, which term shall commence as provided in the sublease on file in the office of the City Clerk. At 7:30 P. M., or shortly thereafter, on February 23rd, 1982, all bids will be considered by the City Council.

All bids must comply with the City ordinances applicable thereto and the City Charter of the City of Sacramento and bidders are hereby cautioned that any bid that fails to comply cannot be considered.

Each bid shall be made by the bidder by his completion, execution and submission of a copy of said sublease with such minor modifications in said sublease as are necessary to identify the bidder.

Bidders shall accompany said executed sublease with a written statement indicating the identity and interest of all persons or firms having an interest in said bid. The Council reserves complete and sole discretion with respect to bids, including the right to select or reject any and all bids, to negotiate or waive changes or modifications in any or all bids, to waive or modify said performance of the sublease at any time and to waive any information in any bid received. Acceptance or rejection of the bids made on February 23rd, 1982.

DATED: Janua

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