



# CITY OF SACRAMENTO

October 13th, 1981

CITY MANAGER'S OFFICE

**RECEIVED**  
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City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: Sublease of Parcel No. 10, 10th and L Streets  
Parking Garage, 1129 10th Street

SUMMARY

Establishment of minimum rental rate and directing the City Clerk to advertise for bids for subleasing the premises located at 1129 10th Street.

BACKGROUND INFORMATION

The existing sublease with California Real Estate Associates for 1129 10th Street expires January 31st, 1982. California Real Estate Associates 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 2,500 square feet of office space at \$1.10 per square foot which amounts to \$2,750.00 per month.

FINANCIAL DATA

Using the minimum rental rate of \$2,750.00 per month, this will generate \$165,000.00 over the next 5 years of the sublease. All funds received will be deposited into the Parking Fund.

**APPROVED**  
BY THE CITY COUNCIL

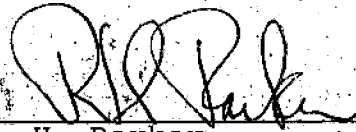
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OFFICE OF THE  
CITY CLERK

RECOMMENDATION

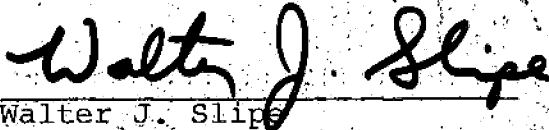
It is recommended that the attached Resolution be adopted which establishes the minimum rental rate for 1129 10th Street, Parcel No. 10, at \$2,750.00 per month for a duration of 5 years and also directs the City Clerk to advertise the premises for lease with a provision in the Notice to Bidders that 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. Slips  
City Manager

RHP:IEM:bb  
Attachment

October 13th, 1981  
DISTRICT NO. 1

# RESOLUTION NO. 81-740

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

OCTOBER 13, 1981

ESTABLISHING RENTAL RATE FOR PARCEL NO. 10, IN THE 10TH AND L STREETS PARKING GARAGE (LOT H) AND AUTHORIZING THE ADVERTISING FOR SUBLEASE OF COMMERCIAL SPACE, PARCEL NO. 10 (1129 10th 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 fo 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. 10 set aside for commercial use within the 10th and L Streets (Lot H) Parking Garage be not less than \$2,750.00 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 sub-leasing 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 10 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.

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**APPROVED**  
BY THE CITY COUNCIL

OCT 13 1981

OFFICE OF THE  
CITY CLERK

NOTICE TO BIDDERS

Sublease of Parcel 10 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 308, City Hall, Sacramento, California, on or before Tuesday, December 1st, 1981, at the hour of 10:00 A. M., and opened at 10:15 A. M., in the Council Chambers, City Hall, on December 1st, 1981, for the subleasing of commercial space located at 1129 10th Street (Parcel 10 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 10 is on file in the office of the City Engineer.

THE RECOMMENDED MINIMUM BID PRICE is \$2,750.00 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 10 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 10. 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 December 8th, 1981, 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 re 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 informality in any bid received. Acceptance or rejection of the bids will be made on December 8th, 1981.

DATED: October 14th, 1981

LORRAINE MAGANA  
CITY CLERK