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DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

October 30, 1986

916-449-5200

G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:

APPROVED
BY THE CITY COUNCIL

CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM & HISTORY
PARKS
RECREATION
ZOO

City Council
Sacramento, California

NOV 5 1986

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: Old Sacramento Riverfront Buildings Lease

SUMMARY

This report provides information relating to the Old Sacramento Riverfront buildings and requests authorization to extend the deadline for proposals relating to the riverfront buildings lease.

BACKGROUND INFORMATION

The Old Sacramento Riverfront Master Plan project includes the reconstruction and revitalization of approximately 4.5 acres of riverfront area. Designed to interpret the 1849 to 1870 period, principal elements of the plan include historic riverfront buildings, floating hulks, and historic ships. Proposed uses for the riverfront area are commercial, tour boats, public open space, and riverfront access. The Specific Use and Leasing Plan approved January 1985 includes reconstruction of the shells of the three historic riverfront buildings in the area located west of Front Street between L and K Streets on a site leased to the City under a master lease with the State Lands Commission. Reconstruction of these buildings by SHRA and subsequent operations by the Waterfront Management Section of the Department of Parks and Community Services will provide private entrepreneurs with an opportunity to lease a part of living history and to join one of the most distinctive retail/office/residential areas on the pacific coast.

These commercially leasable buildings are authentic re-creations of the warehouse, office, and depot originally constructed by the California Steam Navigation Company (CSNC) and the Central Pacific Railroad (CPRR). In accordance with the Specific Use and Leasing Plan, the proposed use of the three buildings calls for a mix of restaurant and retail uses. The buildings which are being constructed as shells to allow for tenant improvements to meet individual needs are tentatively scheduled for tenant occupancy in January 1987.

In an effort to both secure high quality tenants who are sensitive to the unique historical setting afforded by Old Sacramento and to maximize the revenue to the City, the proposal process has been initiated following City Council authorization on October 28, 1986 to select tenants for these leasing opportunities.

Both the development of the Request for Proposal to lease the Old Sacramento riverfront buildings and the subsequent marketing of this leasing opportunity is being done by Ralph Anderson and Associates under a consultant services contract. In order to reach as many potential proposers as possible, Ralph Anderson and Associates has provided, in accordance with the terms of their consultant services contract, suggested lists of potential lessees as well as recommended advertising and marketing techniques to effectively target the distribution of the RFP. In order to maximize these efforts so as to secure high quality tenants and to provide revenue to the City, Ralph Anderson and Associates have suggested targeting approximately 300 prospective potential lessees with individualized invitations to submit proposals. Implementation of these substantial marketing efforts and the subsequent preparation of leasing proposals requires the proposal period be extended by three weeks.

FINANCIAL DATA

There is no cost involved in extending the proposal period for the Old Sacramento buildings lease.

The amount of revenue to the City from the proposed leases for the three Old Sacramento Riverfront buildings is dependent upon the terms of the new leases. Terms of the proposed leases will include tenant improvements and an annual minimum guarantee to be negotiated. Revenue realized under the Old Sacramento Riverfront building leases will be deposited in the General Fund in order to offset City costs of operating Old Sacramento.

RECOMMENDATION

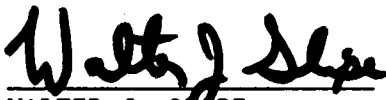
It is recommended that the City Council, by resolution, authorize the extension of the Old Sacramento Riverfront building lease proposal period to December 16, 1986.

Respectfully submitted,



ROBERT J. THOMAS, Director
Parks and Community Services

Recommendation Approved:



WALTER J. SIPE
City Manager

RPT:ja

November 5, 1986
District No. 1

RESOLUTION NO. 86-855

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION EXTENDING THE DEADLINE FOR PROPOSALS RELATING TO THE OLD SACRAMENTO RIVERFRONT BUILDINGS LEASE IN OLD SACRAMENTO

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

1. The Sacramento City Council hereby extends the deadline for sealed offers or proposals for the Old Sacramento Riverfront buildings lease in accordance with the specifications entitled "Request for Lease Proposals for the Old Sacramento Riverfront Buildings." Copies of the specifications are available in the office of the City Clerk, Room 203, 915 I Street, Sacramento, California 95814. Sealed offers or proposals shall be submitted to the City Clerk no later than 10:30 a.m., December 16, 1986.
2. The offers or proposals will be opened on December 16, 1986 by the City Clerk in the Council Chambers, 915 I Street, Sacramento, California at 10:30 a.m. or as soon thereafter as practicable.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

NOV 5 1986

OFFICE OF THE
CITY CLERK

#32



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DEPARTMENT OF PARKS AND COMMUNITY SERVICES

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RECREATION DIVISION
PARKS DIVISION
ZOO DIVISION

October 30, 1986

Enclosed is Addendum Number One for the "Request for Lease Proposals for Old Sacramento Riverfront Buildings."

Please attach this addendum to your proposal documents and acknowledge acceptance by noting on your proposal package that Addendum Number One has been received and accepted.

Sincerely,

Robert P. Thomas, Director
Parks and Community Services

RPT:jh

Enclosure

Addendum Number One
October 30, 1986

Request for Lease Proposals for Old Sacramento Riverfront Buildings

This addendum is applicable to the work designated herein and shall be part of and included in the proposal packet, and the proposer shall acknowledge his acceptance of this addendum by writing its number designation on the proposal form.

BE A PART OF HISTORY...IN OLD SACRAMENTO!

The buildings are being constructed as shells to allow for tenant improvements to meet individual needs, and are tentatively scheduled for tenant occupancy on January 21, 1987.

The City is using a proposal process to select tenants for these unique lease opportunities. Sealed proposals are due on December 16, 1986. This Request for Proposals provides basic information on the buildings and lease arrangements. If you are interested in becoming part of the Old Sacramento family, contact Ms. Liz Brenner, Waterfront Management Section, (916) 449-2032. Be a part of history...in Old Sacramento!

PROPOSAL REVIEW PROCESS

Proposal review schedule

The tentative schedule for the receipt and review of Lease Proposals is as follows:

<u>Date</u>	<u>Event</u>
December 16, 1986	Proposals due: 10:30 a.m. at Office of the City Clerk, 915 I Street, Room 203, City Hall, Sacramento, California 95814.
December 17, 1986, to January 19, 1986	Parks and Community Services panel review Interviews with prospective tenants Negotiate leases Sacramento Housing and Redevelopment Agency review
January 20, 1987	City Council award of lease
January 21, 1987, or as soon thereafter as possible	Lease effective
January 21-March 31, 1987	Completion of tenant improvements
April 1, 1987	Building open for use