



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
MAY 24 1983

DEPARTMENT OF ENGINEERING

915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

J. F. VAROZZA
CITY ENGINEER

APPROVED
BY THE CITY COUNCIL
MAY 19, 1983

APPROVED
BY THE CITY COUNCIL
Cont to 6-7-83
MAY 31 1983

M. H. JOHNSON
ASSISTANT CITY ENGINEER

City Council
Sacramento, California

JUN - 7 1983

Honorable Members in Session: OFFICE OF THE CITY CLERK

OFFICE OF THE CITY CLERK

SUBJECT: Proposed Lease of a Portion of the Oak Park Clubhouse/Library Building, District 5

SUMMARY

This report provides information relating to the Oak Park Clubhouse/Library Building and recommends that the clubhouse portion of the building be made available for lease.

BACKGROUND

The Oak Park Clubhouse/Library Building has been used as a community clubhouse for more than 40 years. With the opening of the new Oak Park Community Center on September 19, 1980, all programs and community use previously conducted at the clubhouse were relocated to the new center. Since September, 1980, the clubhouse has been utilized (through July 1982) 23 times by staff for C.P.R. training, for seven Urban League Youth Training sessions, and 28 times by McGeorge Law School for Volunteer Income Tax Assistance classes.

Due to the lack of community use and the potential revenue generation from the facility, the Department is proposing to lease a portion of the facility at the fair market value. The Department has met with and gained support from the Oak Park Project Area Committee (PAC) on the condition that revenue generated from the lease arrangement be earmarked for the Oak Park community (refer to Attachment I). Discussions of various uses of the revenue included sponsorship of free or low cost activities for the community youth, additional Workrecreation team, and specialty workshops. Specific programs and operational details would be developed after confirmation of the lease arrangements and actual revenues are known.

The portion of the Oak Park Clubhouse to be leased consists of an auditorium (56' x 49'), stage (56' x 14'), office, hallway, kitchen, and restrooms (71' x 25'), basement (56' x 64') for a total of 8,887 square feet more or less. Because of the type of space we are offering, which does not lend itself to office, commercial or retail use, we are recommending that the minimum rental rate be \$2,500.00 per month or \$.28 per square foot.

FINANCIAL DATA

Based on our minimum rental rate of \$2,500.00 per month, the lease will generate \$30,000.00 per year for the next five years.

6.

Revenues from the lease would be utilized for program activities and improvements in the Oak Park community.

RECOMMENDATION

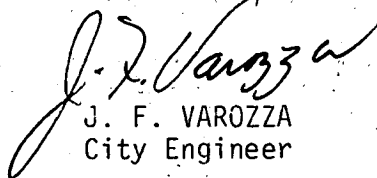
It is recommended that the City Council, by resolution:

1. Establish the minimum monthly rental rate and direct the City Clerk to advertise for bids to be received on June 21, 1983.
2. Designate revenues received from the lease agreement for use in the Oak Park community.

Respectfully submitted,

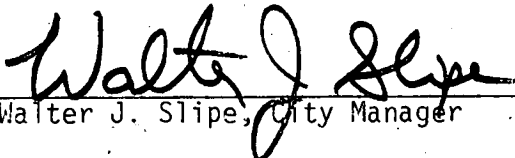


R. P. THOMAS
Director of Community Services



J. F. VAROZZA
City Engineer

Recommendation Approved:



Walter J. Slipe, City Manager

RPT:GEL:bw

Attachments

May 31, 1983
District No. 5

RESOLUTION NO. 83-~~438~~439

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

ESTABLISHING RENTAL RATE FOR PORTION OF THE OAK PARK CLUBHOUSE AND LIBRARY BUILDING (33rd STREET & 5TH AVENUE) AND AUTHORIZING THE ADVERTISING FOR LEASE OF SAID SPACE

WHEREAS, the City of Sacramento has vacant space in the Oak Park Clubhouse that is surplus to City needs; and

WHEREAS, said space consists of some 8,887 square feet more or less, with 5,359 square feet being at ground floor; and 5,528 square feet located in a basement;

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 leasing 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 minimum rental rate for the portion of the Oak Park Clubhouse to be rented be not less than \$2,500.00 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 leasing of vacant space located in the Oak Park Clubhouse and Library Building, 33rd Street and 5th Avenue, owned by the City of Sacramento and so designated 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

CITY CLERK

APPROVED BY THE CITY COUNCIL

JUN - 7 1983

OFFICE OF THE CITY CLERK

NOTICE TO BIDDERS

Lease of a Portion of the Oak Park Clubhouse
and Library Building in the City of Sacramento
Located at 33rd Street and 5th Avenue

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, June 21, 1983, at the hour of 10:30 A.M., and opened shortly thereafter in the Council Chambers, City Hall, on June 21, 1983, for the leasing of commercial space located in the Oak Park Clubhouse and Library Building which is generally located at the Northeast corner of 33rd Street and 5th Avenue in the City of Sacramento. A map showing the space designated is on file in the office of the City Engineer.

THE MINIMUM BID PRICE that will be accepted is \$2,500.00 per month. No bid less than the specified minimum shall be responsive. City reserves the discretion to reject any and all bids.

Details of the lease shall substantially conform to the lease on file in the office of the City Clerk which is applicable to this parcel. The term of the lease shall be for a period of five (5) years, which term shall commence as provided in the lease on file in the office of the City Clerk. At 7:30 P.M., or shortly thereafter, on June 28, 1983, 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. 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 lease with such minor modifications in said lease as are necessary to identify the bidder and the sum bid. Each bid shall be submitted in a sealed envelope which identifies the parcel to which the bid is submitted.

Bidders shall accompany said executed lease 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, or waive any informality in any bid received.

Dated: June 29, 1983

LORRAINE MAGANA
CITY CLERK

440

RESOLUTION NO. 83-~~439~~

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION DESIGNATING USE OF REVENUES RECEIVED
FROM THE OAK PARK CLUBHOUSE LEASE AGREEMENT

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

That all revenues received from the lease of a portion of the Oak Park Clubhouse, consisting of approximately 8,887 square feet, be designated for use in the Oak Park Community.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

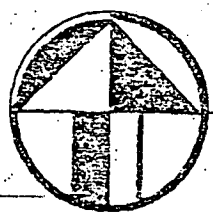
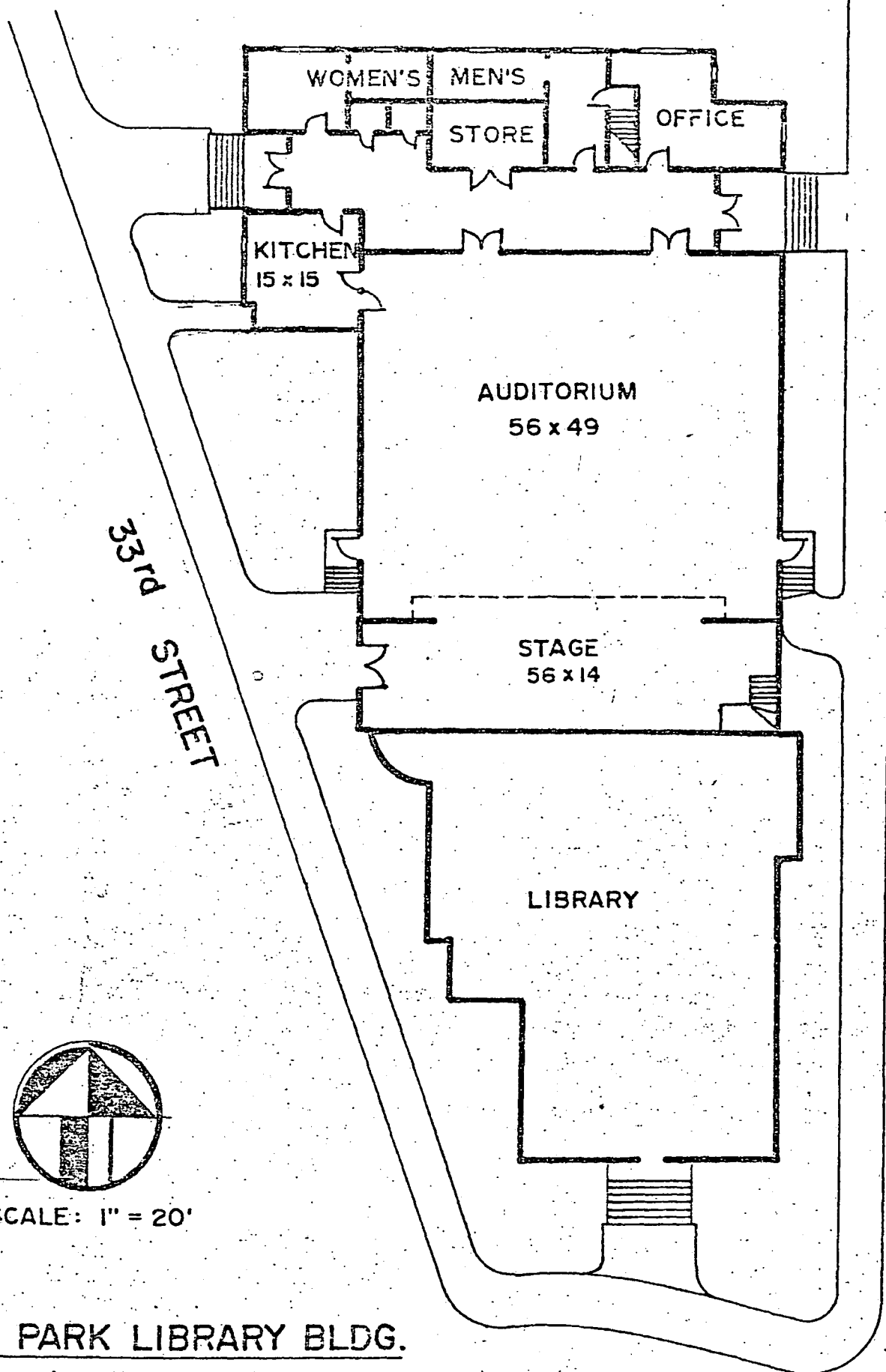
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OFFICE OF THE
CITY CLERK

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MAY 31 1983

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CITY CLERK



SCALE: 1" = 20'

OAK PARK LIBRARY BLDG.

1st FLOOR PLAN

34th STREET

33rd STREET

BASEMENT
56 x 49

MECH.
ROOM

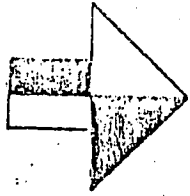
WOM.

7 x 10

7 x 10

MEN

10 x 15



SCALE: 1" = 20'

OAK PARK LIBRARY BLDG.

BASEMENT PLAN

