



3.2

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

April 11, 1990

APPROVED
BY THE CITY COUNCIL

916-449-5704
FAX 916-449-8618

APR 17 1990

OFFICE OF THE
CITY CLERK

AG 90-025

City Council
Sacramento, California

Honorable Members In Session:

Subject: **Lease of Office Space for the Department of Employee Relations, Suite 201,
926 J Street**

SUMMARY

This report recommends that the City Council, by resolution, authorize the City Manager to execute a lease with the 926 J Street Partnership for Suite 201, 926 J Street consisting of approximately 2,037 square feet for the purpose of providing office space for the Department of Employee Relations.

BACKGROUND

Recent budget augmentations were authorized by the City Council to support the expanding needs of the Department of Law. Additional office space within the City owned Plaza Building is required. Adequate space for the expansion is available only if the suite occupied by the Department of Labor Relations is consolidated with the adjoining space occupied by the Law Department. The relocation of the Department of Labor Relations becomes the most cost effective and practical method of meeting the space needs of the Department of Law.

The City's Real Estate Division has located office space within the 926 J Building which meets the specifications of the Department of Labor Relations and continues to focus City services within a convenient distance to City Hall.

The City proposes to lease Suite 201, consisting of approximately 2,037 square feet, located within the 926 J Street Building. The building is located on the southwest corner of the 10th & J Streets intersection near City Hall and other City offices.

The term of the proposed lease is from April 23, 1990 through April 30, 1995. The City will have the right to renew the lease for another five years on the same terms and percentage of upward adjustment in rental as provided in the original lease.

The Lessor has agreed to complete the necessary remodeling to meet the City's specifications. The rental amounts are well within the leasing objectives of the City. The agreement is a full service agreement which includes utilities and custodial services. The specifics on the lease amounts are covered in the financial section of this report.

FINANCIAL DATA

The term of the lease is five years based on monthly payments beginning at \$1.05 a square foot for the first two years, \$1.10 a square foot of the next two years, and \$1.15 for the final year. The rent payments are as follows:

	<u>Period</u>	<u>Monthly Rent</u>
1.	April 23, 1990 through April 30, 1990	\$ 499.06
2.	May 1, 1990 through April 30, 1992	\$2,138.85
3.	May 1, 1992 through April 30, 1994	\$2,240.70
4.	May 1, 1994 through April 30, 1995	\$2,342.55

Payment is due in advance, on the first calendar day of each month.

The 1989-90 cost for the move is \$22,743.00. This includes space rental and one time moving costs, telephone and furniture. The furniture costs are for replacing built-in cabinetry remaining at the old location and for outfitting the new location with a necessary conference table, chairs and other equipment items. The 1989-90 costs are itemized as follows:

	<u>Item</u>	<u>1989-90 Cost</u>
1.	Rent	\$ 4,768.00
2.	Moving, design, furniture	\$12,975.00
3.	Telephone	\$ 5,000.00
	Total	<u>\$22,743.00</u>

Funds for the 1989-90 costs are available from the midyear budget cut restorations.

POLICY CONSIDERATIONS

The recommendation contained herein is consistent with the City policy to provide for the office needs of City departments classified as general government within the area referred to as the Civic Center Complex in close proximity to City Hall.

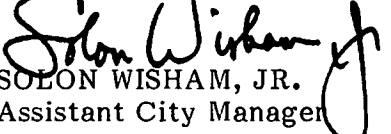
MBE/WBE EFFORTS

Not applicable.

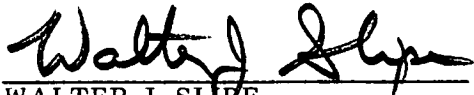
RECOMMENDATIONS

It is recommended that the City Council, by resolution, augment the 1989-90 Employee Relations budget by \$22,743.00 and authorize the City Manager to execute an agreement between the City and the 926 J Street Partnership for the lease of approximately 2,037 square feet on the second floor of the 926 J Street Building referred to as Suite 201 to serve as the office space required for the Department of Labor Relations.

Respectfully submitted,


SOLON WISHAM, JR.
Assistant City Manager

RECOMMENDATION APPROVED:


WALTER J. SLIFE
City Manager

Contact Persons:

Solon Wisham, Jr.
Assistant City Manager
449-5704

Steve Lakich
Employee Relations Director
449-5424

District 1
April 17, 1990

RESOLUTION NO. 90-282

ADOPTED BY THE SACRAMENTO CITY COUNCIL

APPROVED
BY THE CITY COUNCIL

ON DATE OF _____

APR 17 1990

OFFICE OF THE
CITY CLERK

RESOLUTION AUGMENTING THE 1989-90 EMPLOYEE RELATIONS BUDGET BY \$22,743.00 AND APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY AND THE 926 J STREET PARTNERSHIP FOR SUITE 201, 926 J STREET TO PROVIDE OFFICE SPACE FOR THE DEPARTMENT OF EMPLOYEE RELATIONS

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

1. The 1989-90 Employee Relations budget is augmented by \$22,743.00 from the 1989-90 midyear budget cut restoration.
2. The City Manager is hereby authorized to execute an agreement with the 926 J Street Partnership for the lease of 926 J Street, Suite 201 to provide office space for the Department of Employee Relations.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



3.3

DEPARTMENT OF
PUBLIC WORKS

ENGINEERING DIVISION

THOMAS M. FINLEY
ENGINEERING DIVISION MANAGER

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL

APR 17 1990

OFFICE OF THE
CITY CLERK

CO 90-001

927 TENTH STREET
ROOM 200
SACRAMENTO, CA
95814-2705

916-449-8220

CONSTRUCTION SECTION
640 BERKUT DRIVE
SUITE B
SACRAMENTO, CA
95814-0131

916-449-5282

April 17, 1990

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Norwood Avenue Widening - Fairbanks Avenue to Morrison Avenue
(PN:TA51/SE11/SE21) - Contract Award

SUMMARY

This project has been advertised for bids. Bids have been received and contract award is recommended.

BACKGROUND

The Norwood Avenue Widening project is the first major construction project to be advertised for bid using the Measure A, 1/2 Cent Sales Tax Funds. The widening of Norwood Avenue has been an identified need for a long time, which the City has been unable to fund until the sales tax was approved. This project and other similar forthcoming projects are possible at this time only because of Measure A.

Norwood Avenue is located in the North Sacramento area. It consists of sections of fully improved roadway with curbs, gutters, and sidewalks and sections of unimproved roadway. This varying roadway width creates difficulty for motorists using Norwood Avenue. The project will widen Norwood Avenue to its full width, including curbs, gutters, sidewalks and street lights. Traffic signals will be constructed at the intersections with West Silver Eagle Road (PN:SE21) and with Grand Avenue (PN:SE11). The project will improve the overall public safety and the appearance of the area.

City Council
Norwood Avenue Widening -
Fairbanks Avenue to Morrison Avenue
(PN:TA51/SE11/SE21)

On February 27, 1990, the City Council approved the plans and specifications for this project. Bids were received and opened by the City Clerk on March 27, 1990. The bids received were:

Lund Construction Co., Inc.	\$789,079.20
Grade-Way Construction	\$888,081.00
R.C. Collet, Inc.	\$890,586.00
Teichert Construction	\$915,115.00
W. Jaxon Baker, Inc.	\$972,598.92
Granite Construction Co.	\$1,052,830.00
C.S.V. Construction	\$1,216,449.50

The engineer's estimated construction cost was \$827,300. The estimated project completion date is October 15, 1990.

FINANCIAL DATA

Sufficient funds are available for this project. The project design has spanned many years and includes historic fund sources such as Jobs Bill Funds. The estimated total project cost, including all planning, design and construction costs, is \$1,137,500. The current budget is \$1,220,865 (PN:TA51/SE11/SE21), which was approved in the Capital Improvement Program with \$1,060,000 from Measure A Sales Tax funds (201), \$120,000 from Major Streets Construction funds (209), and \$40,865 from Jobs Bill funds (231). The funds currently available for this project amount to \$909,000, as of April 3, 1990. After the start of Fiscal Year 1990/91, the Sewer Division will transfer \$30,000 to the project to cover the cost of the sewer work being performed as a part of this project.

POLICY CONSIDERATIONS

This action is consistent with Chapter 58, Article III, Section 58.304 of the City Code.

MBE/WBE EFFORTS

Plans and Specifications were sent to nineteen (19) plan rooms and construction services organizations for publication and use by the construction industry in Northern California. There are four (4) organizations on the distribution list that are directly involved with MBE/WBE contractors. There were twenty-four (24) planholders for this project, two (2) of whom are certified MBE or WBE contractors. However, neither of these firms submitted bids.

City Council
Norwood Avenue Widening -
Fairbanks Avenue to Morrison Avenue
(PN:TA51/SE11/SE21)

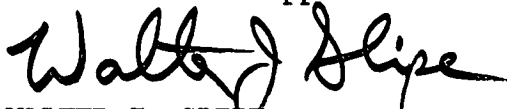
RECOMMENDATION

It is recommended that the City Council accept the low bid of Lund Construction Co., Inc. in the amount of \$789,079.20, and award the contract.


Respectfully submitted,


THOMAS M. FINLEY
Engineering Division Manager

Recommendation Approved:


WALTER J. SLIZE
City Manager

Approved:


MELVIN H. JOHNSON
Director of Public Works

CONTACT PERSON

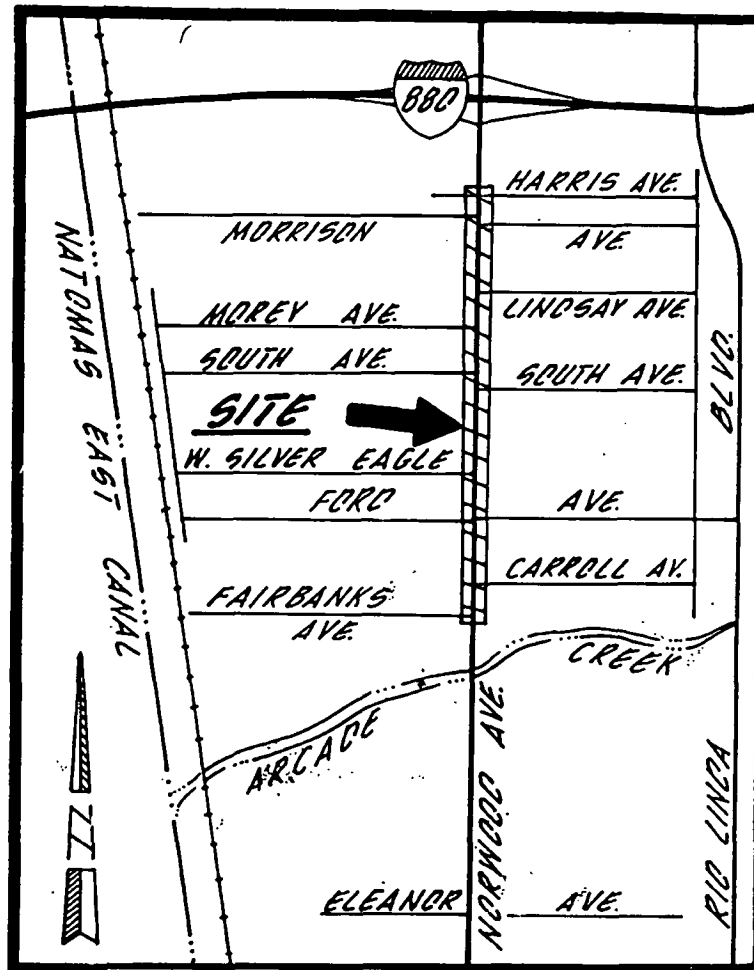
N. Dee Lewis, Supervising Engineer,
449-8230

GDC:mb
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Attachment

April 17, 1990
District No. 2

Norwood Avenue Widening



VICINITY MAP
NO SCALE

Project Number: TA51