

## **RESOLUTION NO. 2008-769**

Adopted by the Sacramento City Council

November 25, 2008

### **AUTHORIZING THE LEASE OF A PORTION OF 5725-5735 47TH AVENUE FOR ADMINISTRATIVE OFFICES OF THE 4TH "R" CHILD CARE PROGRAM**

#### **BACKGROUND**

- A. The Parks and Recreation Department's 4th "R" Child Care program has provided a consistently high quality and valuable service since 1986. Child care services are provided before, during and after school hours, from 7:00 A.M. to 6:00 P.M. throughout the year. The program serves approximately 2,700 children each year at 26 programs on 25 elementary school campuses.
- B. The 4th "R" program has been leasing office space since 2002 in the headquarters building of the Sacramento City Unified School District at 5725-5735 47th Avenue at the request of the school district. The lease has expired and a new five-year lease has been prepared for the period November 1, 2008, to October 31, 2013.
- C. The 4th "R" administrative offices currently occupy 2,285 square feet at the school district's headquarters building. Additional office space is required. The school district has space available and has offered up to an additional 2,215 square feet, for a maximum total of 4,500 square feet. The potential maximum size of 4,500 square feet was written into the lease so that adjustments could be made during the term of the lease as conditions change.
- D. The proposed lease is a full-service agreement that makes the school district responsible for all expenses, including utilities, maintenance, repairs and janitorial services without pass-through to the City. The school district will pay for any tenant improvements required for enlarging or moving the City's office space within the building.
- E. With annual rent increases of just over three percent, the monthly rate would increase from \$1.65 to \$1.88 per square foot over the five years. Assuming a maximum size of 4,500 square feet, the maximum rent that could be paid under the proposed lease is \$475,740 for the five-year term.
- F. Funding will continue to come from the 4th "R" Fund (6012). The 4th "R" program is a fee-based, self-sufficient program. No General Fund dollars are used in the delivery or management of the program. No new funds or fund appropriation is required.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

Section 1. The City Manager or City Manager's designee is authorized to execute a five-year lease with the Sacramento City Unified School District for office space for the 4th "R" Child Care Program at 5725-5735 47th Avenue.

Section 2. The City Manager or the City Manager's designee is authorized to execute such additional documents and to take such additional actions as necessary to implement the lease.

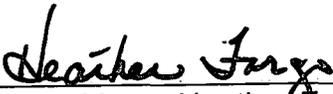
Adopted by the City of Sacramento City Council on November 25, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.

  
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Mayor Heather Fargo

Attest:

  
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Shirley Concolino, City Clerk