



# City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814  
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**Meeting Date:** 1/17/2012

**Report Type:** Consent

**Title:** **Unscheduled Building Maintenance and Repair Payment for Building 600 at McClellan Business Park**

**Report ID:** 2012-00044

**Location:** Citywide

**Recommendation:** Pass a Motion authorizing the City Manager, or the City Manager's designee, to pay an amount not to exceed \$230,200 for unscheduled maintenance costs at Building 600 located in the McClellan Business Park.

**Contact:** Jim Hendrickson, Lieutenant, Homeland Security, (916) 874-2172, Police Department.

**Presenter:** None

**Department:** Police

**Division:** OES/HS

**Dept ID:** 11001411

**Attachments:**

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1-Description/Analysis  
2-Background

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## **City Attorney Review**

Approved as to Form  
David Womack  
1/6/2012 10:07:27 AM

## **City Treasurer Review**

Reviewed for Impact on Cash and Debt  
Russell Fehr  
1/3/2012 10:40:48 AM

## **Approvals/Acknowledgements**

Department Director or Designee: Rick Braziel - 1/5/2012 10:52:45 AM



## Description/Analysis

**Issue:** In 2005, the Sacramento Police Department (SPD), Office of Homeland Security entered into an agreement with the Northern California Regional Public Safety Training Authority (NCRPSTA) to lease facility space at McClellan Business Park, Building 600. This five-year sub-lease agreement expired on November 20, 2011. The SPD is recommending approval of \$230,200 to the NCRPSTA for unscheduled building maintenance and repairs provided during the agreement term.

**Policy Considerations:** The use of Homeland Security grant funds for Building 600 lease payments is consistent with past practice of using State and Federal grant funding to enhance public safety.

### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Ongoing administrative maintenance activities, such as purchases of supplies, equipment or materials, do not constitute a “project” and are exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines, Sections 15061(b)(3) and 15378(b)(2).

**Commission/Committee Action:** Not Applicable.

**Rationale for Recommendation:** The Sacramento Police Department, Office of Homeland Security has been leasing space at Building 600 in McClellan Park since 2006. The original five-year lease agreement included the costs for facility rental and the costs for tenant improvements. In the sub-lease agreement, the sub-lessee (SPD) was responsible for building maintenance and repair expenditures. The maintenance and repair costs, however, were under budgeted in the building’s original cost estimates. During the term of the five-year agreement, the sub-lessor (NCRPSTA) paid for unscheduled building maintenance and repair costs at Building 600. Consequently, NCRPSTA invoiced the SPD for unpaid building maintenance costs. City Council authority is necessary to process the outstanding payment of \$230,200.

**Financial Considerations:** The unscheduled building maintenance and repair costs for the facility will be funded with Homeland Security grant funding (G11008600). This payment will not impact the General Fund.

**Emerging Small Business Development (ESBD):** The purchase of supplies and equipment will be made in accordance with the City’s Emerging and Small Business Development (E/SBD) program requirements whenever possible.

## BACKGROUND

Since 2003, the City of Sacramento has received Urban Area Security Initiative (UASI) grant funds from the U.S. Department of Homeland Security to conduct and implement regional Homeland Security programs.

Under City Council Resolution #2005-800 and City Agreement #2005-0185, the City of Sacramento Office of Homeland Security leased facility space at McClellan Business Park, Building 600, through a five-year grant-funded agreement. The Sacramento Office of Homeland Security has been a tenant of Building 600 since 2006. This 77,500 square foot facility provides a centralized location for a diverse range of law enforcement agencies from State, local and Federal government. This building is a regional center for Homeland Security activities, and its main tenants are the: Sacramento UASI Regional Training Center, Sacramento City and County Office of Emergency Services, Regional Terrorism Threat Assessment Center (RTTAC) Fusion Center, California State Terrorism Threat Assessment Center, Federal Bureau of Investigation (Cyber Security and Sacramento Valley High Crime Task Forces), FEMA Incident Management Team West and the Sacramento Regional Emergency Operations Center (EOC). The lease costs for this facility are shared by the tenants based upon their square foot usage.

By providing a centralized location for law enforcement and Homeland Security activities, regional collaboration among State, local and Federal agencies has been enhanced. These activities include: extensive training for first responders, expansion of the Terrorism Liaison Officer Program, improved critical infrastructure protection and law enforcement communication. The interaction among the various Homeland Security offices in Building 600 is an invaluable regional resource that can remove or reduce local jurisdictional barriers for first responder operational purposes. A major goal of the UASI is to continue to maintain a regional training center that meets the needs of the region's emergency responders. The Homeland Security training and exercise activities provided by the UASI and RTTAC have been exceptionally valuable to the region's preparedness and security with more than 3,000 first responders trained in 2010 alone. The regional training and planning activities are specifically intended to meet the unique needs of the Sacramento urban area.

The City of Sacramento Police Department, Office of Homeland Security recently entered into a new agreement with the Northern California Regional Public Safety Training Authority ("NCRPSTA") to continue to lease facility space at McClellan Business Park, Building 600, using grant-funds. Over the course of the previous five-year sub-lease agreement, the City of Sacramento Police Department incurred \$230,200 in unscheduled building maintenance and repair costs associated with the Department's use of the subleased facilities. NCRPSTA has invoiced the City of Sacramento Police Department for those unscheduled costs and, as a result, the Department is seeking approval to pay those costs in the amount of \$230,200.

Under Section 5 of the original sub-lease agreement, the sub-lessee (City of Sacramento) was responsible for building maintenance and repair expenditures. These costs were based on expenditures necessary to maintain building upkeep. The maintenance and repair costs were under budgeted in the building's original cost estimates, and the sub-lessor (Northern California Regional Public Safety Training Authority), which oversaw the Building 600 facility maintenance and repair, has invoiced the Sacramento Police Department for unpaid building maintenance costs. Grant funds are available to pay for the unpaid invoice, and the City of Sacramento Police Department is seeking authority to pay the balance due.