

ORDINANCE NUMBER O- 18966 (NEW SERIES)

ADOPTED ON JUL 31 2001

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE AN OFFICE LEASE AGREEMENT WITH 707 BROADWAY, LLC, FOR OFFICE AND STORAGE SPACE

WHEREAS, the City of San Diego and 707 Broadway, LLC have negotiated a lease for approximately 15,009 square feet of office and storage space at the 707 Broadway Tower, for use by the Library. The monthly base rent will be \$1.50 per square foot or \$14,223.00 per month for 9,482 square feet of office space, and \$1.00 per square foot or \$5,527 per month for 5,527 square feet of book storage space; and

WHEREAS, electricity consumption will be separately metered and paid by the City. The estimated cost of electricity is approximately \$1,800 per month; and

WHEREAS, 707 Broadway, LLC will install tenant improvements at Landlord's sole cost and expense. The cost of improvements is estimated at \$280,000. In addition, 707 Broadway, LLC will be paying up to \$80,000 to install the Library's data-line infrastructure; and

WHEREAS, the lease term will be for approximately five years with the target lease commencement date being September 15, 2001 and the lease termination date being September 14, 2006. The lease will also allow the City one option to extend the lease for five years; NOW, THEREFORE,

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That the City Manager is authorized to execute, for and on behalf of the City

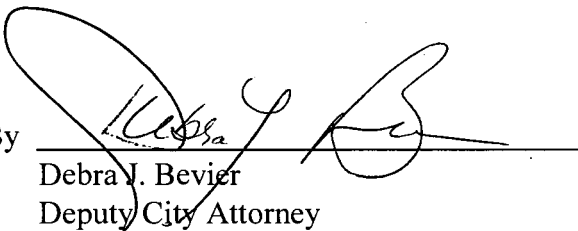
of San Diego, the lease with 707 Broadway, LLC for a total leasehold area of approximately 15,009 square feet, at the base rent of \$19,750 per month, under the terms and conditions set forth in that Lease on file in the office of the City Clerk as Document No. OO- 18966.

Section 2. That the City Auditor and Comptroller is authorized to expend an amount not to exceed \$205,443.44 from the Library's Fund No. 100, Dept. 310, for rent and utility charges from the FY 2002 Budget, and \$300,000 from the General Fund No. 100, Dept. 601, for moving costs and data infrastructure costs from the FY 2002 Budget. These expenditures are contingent upon approval of the FY 2002 Budget by the Mayor and City Council.

Section 3. That a full reading of this Ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That this Ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: CASEY GWINN, City Attorney

By 
Debra J. Bevier
Deputy City Attorney

DJB:mm
06/28/01
Or.Dept:REA
O-2002-4
Form=leaseord.frm

The City of San Diego
CERTIFICATE OF CITY AUDITOR AND COMPTROLLER

CERTIFICATE OF UNALLOTTED BALANCE

AC 2200022
 ORIGINATING DEPT. NO.: 601

I HEREBY CERTIFY that the money required for the allotment of funds for the purpose set forth in the foregoing resolution is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unallotted.

Amount \$ _____ Fund _____

Purpose _____

Date _____ By: _____

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
TOTAL AMOUNT										

FUND OVERRIDE

CERTIFICATION OF UNENCUMBERED BALANCE

I HEREBY CERTIFY that the indebtedness and obligation to be incurred by the contract or agreement authorized by the hereto attached resolution, can be incurred without the violation of any of the provisions of the Charter of the City of San Diego; and I do hereby further certify, in conformity with the requirements of the Charter of the City of San Diego, that sufficient moneys have been appropriated for the purpose of said contract, that sufficient moneys to meet the obligations of said contract are actually in the Treasury, or are anticipated to come into the Treasury, to the credit of the appropriation from which the same are to be drawn, and that the said money now actually in the Treasury, together with the moneys anticipated to come into the Treasury, to the credit of said appropriation, are otherwise unencumbered.

Not to Exceed \$ 505,443.44

Vendor 707 Broadway, LLC

Purpose To authorize the expenditure of funds for the office space lease agreement at 707 Broadway.

Date 06/29/01 By: *Albert Cuevas*

AUDITOR AND COMPTROLLER'S DEPARTMENT

ACCOUNTING DATA

ACCTG. LINE	CY PY	FUND	DEPT	ORG.	ACCOUNT	JOB ORDER	OPERATION ACCOUNT	BENF/ EQUIP	FACILITY	AMOUNT
1	0	100	310	4001	4682	002024				\$205,443.44
2	0	100	601	2500	4436	002500				300,000.00
TOTAL AMOUNT										\$505,443.44

FUND OVERRIDE