



Request for Information

To Lease the Historic

Sacramento Valley Station

Intermodal Mixed Use Building

Sacramento, California

Request for Information

No. I16154551001

Release Date: 05/19/2016

Response Deadline: 06/17/2016

No later than 5:00 PM Pacific Daylight Time

City of Sacramento RFI No. I16154551001

Sacramento Valley Station

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Exhibit A – Letter of Interest	

Related Documents (see links below and additional links within this RFI)

- 1. Sacramento Valley Station:**
<http://www.cityofsacramento.org/public-works/sacramento-valley-station>
- 2. Downtown Sacramento Partnership:**
<http://downtownsac.org/>
- 3. AMTRAK annual ridership:**
<https://www.amtrak.com/servlet/ContentServer?c=Page&pagename=am%2FLayout&cid=1246041980246>
- 4. The Railyards Development:**
<http://www.ldkventures.com/projects.html#urbanMixed>
- 5. Planet Bids**
<https://www.planetbids.com/portal/portal.cfm?CompanyID=15300>

1. Introduction

Sacramento Valley Station (SVS), the region's intermodal transportation station, will be ready for new tenancies in approximately 25,000 square feet of leasable area in late 2016 when construction is complete. The station, currently boasting 1.1 million riders annually moving through the site, consists of a refurbished 1926 historic railway station on a prime 8.82 acre site in downtown Sacramento, CA. A considerable increase in passengers and patronage at the site is anticipated stemming from ongoing investments in rail service, historic rehabilitation, construction of new amenities and building systems, and completion of the nearby Golden 1 Center. Additional proposed development in close proximity to the SVS includes The Sacramento Railyards, County Courthouse, Downtown Riverfront Streetcar, a Major League Soccer (MLS) Stadium, and California High Speed Rail.

Purpose of the Request for Information (RFI): The City's Department of Public Works is seeking information from interested parties that would potentially lease all or a portion of the vacant +/- 25,000 square feet currently under renovation.

The City is excited to invite your participation in this process and looks forward to receiving and reviewing your letters of interest. The information received will assist the City in determining the selection criteria for the Request for Proposals (RFP), which will be released at a later date.

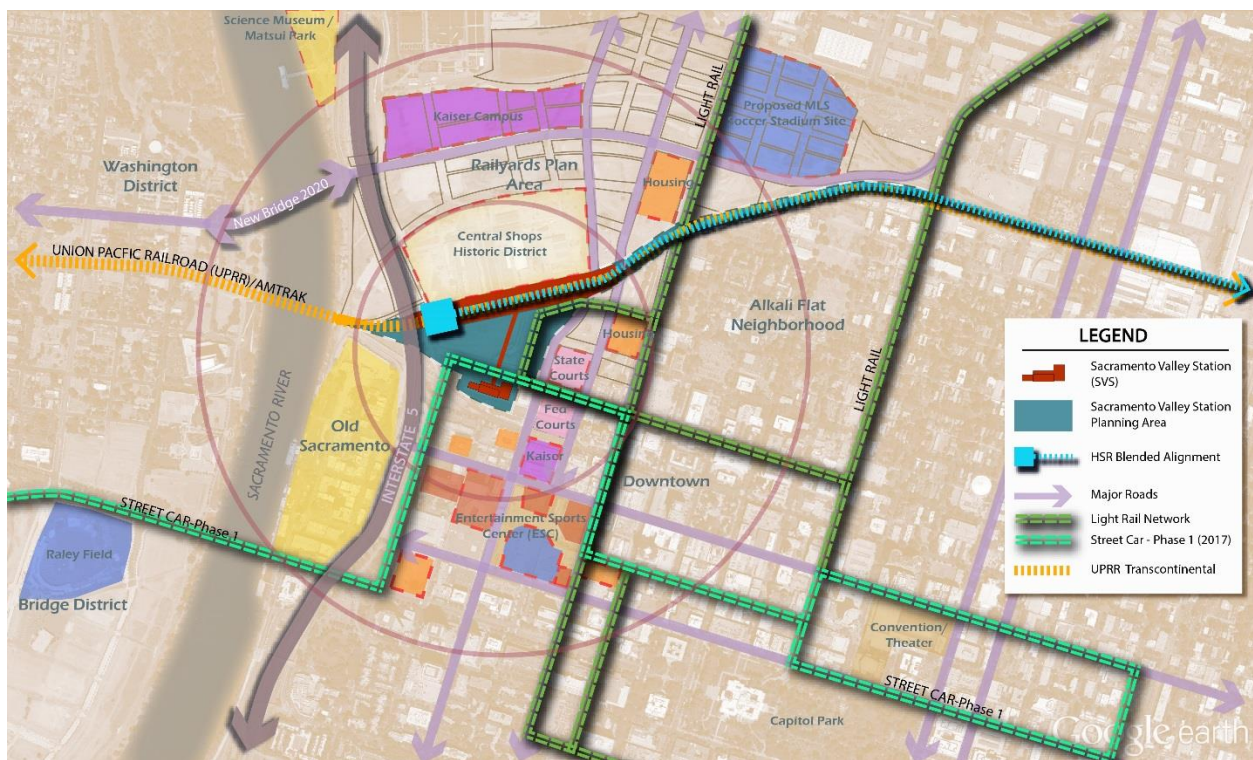
The suggested tenant mix for the retail portion of the approximately 25,000 square foot leasable area within the SVS, which is owned by the City of Sacramento, should provide retail amenities to the transit users, as well as serve to attract patrons to this iconic building. See building floor plans in Section 8 of the RFI for areas available for lease.



2. Regional Transportation Center & Downtown Destination

The current Sacramento Valley Station (SVS) historic depot building has served continuously as the primary transit center hub in the region since it was opened on February 26, 1926.

Located in downtown Sacramento, the station is midway between the Central Business District and The Sacramento Railyards redevelopment. In close proximity are the Sacramento River waterfront, historic Old Sacramento, and a series of civic and entertainment venues within walking distance. The Golden 1 Center, home to the Sacramento Kings of the National Basketball Association (NBA), is two blocks to the south.



The Station currently houses Amtrak and other regional rail and transit operators. In the Amtrak nationwide system, the station ranked number seven in passenger embarkation/debarkation at 1.02 million and is the second busiest Amtrak station west of Chicago. The station serves long distance travelers on the California Zephyr, the transcontinental train connecting San Francisco (Oakland) and Chicago, and the Coast Starlight route between Los Angeles and Seattle. It also is a major nexus for two of Amtrak's most successful intrastate services: The Capitol Corridor and The San Joaquins. The Capitol Corridor, the 3rd busiest Amtrak route in the nation, connects commuters from the valley and foothills to the Bay Area and has seen continued passenger growth. Similarly, The San Joaquins, Amtrak's 5th busiest route, links rail and bus south to Los Angeles and has been experiencing exponential growth during recent years.

<https://www.amtrak.com/servlet/ContentServer?c=Page&pagename=am%2FLayout&cid=1246041980246>

Currently 38 trains and 20 Amtrak bus connections serve 4,700 passengers daily. Local transit connections are made via Sacramento Regional Transit light rail and buses, Paratransit, taxis, rideshare, and bicycles. In addition, a substantial number of park and ride spaces are available on-site and nearby. By the end of 2016, the station will upgrade bicycle parking by adding 160 state-of-the-art protected bike spaces with future accommodations for Sacramento's Bike Share Program.



3. Recently Renovated Historic Station

Since taking ownership in 2006, the City has made major improvements at the SVS with new track alignments, passenger rail platforms, tunnels, railcar servicing facilities and seismic strengthening and rehabilitation of the depot building. When the current construction phase completes in late 2016, on the 90th anniversary of the station's opening, nearly \$200 million will have been invested at the station site.

Notably for the depot building, in 2014 the City completed a \$14 million seismic retrofit project and commenced on a 2-year \$31 million renovation of the Sacramento Valley Station. This current project will result in greatly improved passenger flow through the building, including the reopening of the arched portals on the north, south and west sides of the Main Waiting Room.

Areas in the east wing and on upper levels will be remodeled and repurposed for new uses and activities. The reintroduction of many historic features will enrich the character of the spaces. Additionally, the building's large windows and roof terrace will provide city skyline views stretching north over the rail yards and south to the new downtown arena. The renovation will result in the station qualifying as a Leadership in Energy and Environmental Design (LEED) Gold building with new efficient energy and climate control systems tailored for small or large space tenancy.

The entire station terminal is roughly 65,000 square feet in size and the sole current tenant is Amtrak, which occupies approximately 26,000 square feet in the building's west wing and west side of the Main Waiting Room. Approximately 25,000 square feet, split between three floors, is available for lease in the east side of the Main Waiting Room and in the building's east wing. Also, the building has a unique third floor that offers +/- 1,500 square feet of interior space with an adjacent 1,200 square feet of exterior rooftop terrace. See floor plans for further details on space available.

To fulfill the Sacramento Valley Station's potential as a regional multimodal transportation center, and as a dynamic destination of retail and commercial businesses, the City is seeking submittals of information regarding proposed uses for not only the Historic Depot building, but for the entirety of the Sacramento Valley Station itself, which at present consists of track platforms, passenger and service tunnels and exterior plaza areas in addition to the Depot.

In responding to this RFI, the following facts and information should be considered:

- The City of Sacramento's Vision Statement for the SVS is:

The Sacramento Valley Station is the premier multimodal transportation center and gateway to the region, providing unparalleled transport services, seamless mobility and modern passenger amenities. Furthermore, the Sacramento Valley Station is a celebrated destination comprised of outstanding commercial and civic development amid vibrant urban and historic venues.

- The SVS is an iconic and historic place – "...a Great American Rail Station..." – that integrates past, present and future, and therefore, shall be a place of exceptional quality in design, services and activities/uses.
- The SVS is a gateway to Sacramento and the region. It directly serves the Central Business District, Golden 1 Center, and the developing Railyards District while also providing regional multimodal connections for commuters and tourists.

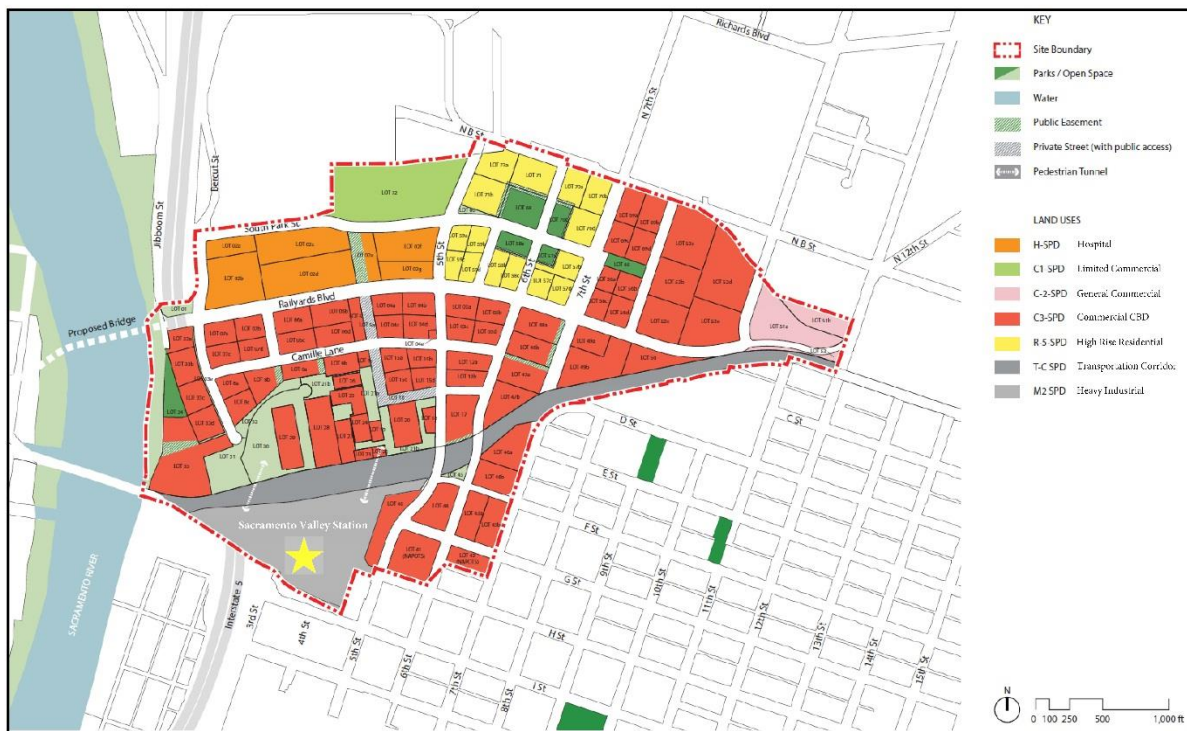
- The SVS, which has been in public ownership since 2006, will incorporate non-rail service tenants into the Historic Depot Building in 2016 for the first time in over 45 years. The federal TIGER grant funding the historic rehabilitation requires that the Station's retail and commercial uses provide amenities to the traveling public. It is anticipated that the office and retail leasing opportunities will generate revenue that will support the facility's operational and maintenance needs.
- Transportation is and will continue to be a site priority. The SVS is the Sacramento Area Council of Governments (SACOG) designated regional transportation hub for continued expansion of all rail, bus and transit services. It will maintain and expand the required supportive infrastructure to efficiently deliver current and future services.
- As a transportation hub, there will be a high level of service provided and many passengers transferring among multiple modes. The SVS facility should facilitate the connections and provide amenities to the over 1 million passengers that use the site annually.
- The SVS is situated on the northern edge of the Sacramento Central Business District (CBD), which is expanding to the north as the Railyard and River District develop. Thus, it soon will be an integral part of the downtown and will offer outstanding locations for a wide-range of uses and varied-sized spaces for retail, office, start-ups, executive suites and other venues.
- The City will begin a planning process for the 30-year expansion of the facility which, in addition to transportation planning, will include integration of transit-oriented commercial and housing development within the overall site boundaries of SVS.

4. Downtown Sacramento

Founded in 1849, the City of Sacramento is the oldest incorporated city in California and is the capitol city of the state. With an estimated population of 485,000, Sacramento ranks as the sixth-largest city in California. It is the economic and cultural hub of the Sacramento Metropolitan Statistical Area (MSA), including seven counties with an estimated population of 2.4 million. A charter city operating under the City Council Manager Form of government, Sacramento has an annual budget of \$951.6 million for fiscal year 2015/2016 and 4,300 full-time equivalent positions. The City boasts great pride in its cultural and entertainment diversity including sports, theatre, art, concerts, and museum facilities i.e.:

- Golden 1 Center – hosting NBA basketball games and events 300 out of 365 days per year

- California State Capitol and its associated Capitol Park
- California State Railroad Museum – often cited as a leading railroad museum in the country
- Crocker Art Museum – recently underwent a \$100M expansion and is a noted art museum in California
- Sutter’s Fort
- California Automobile Museum
- Governor’s Mansion State Historic Park
- Leland Stanford Mansion State Historic Park
- Old Sacramento State Historic Park
- Sacramento Convention Center
- Memorial Auditorium
- B Street Theatre (debuting two new theaters soon)
- Regional festivals and celebrations; for example, events featuring local food (“Farm to Fork”), wine (“Grape Escape”), craft beer (“Capitol Beer Fest”), bicycle races (“AMGEN Tour of California”), running races (“California International Marathon”), charity walks and other activities.



Additionally, the Downtown Sacramento Partnership, a private non-profit organization dedicated to the improvement of the central business district, strives to improve Sacramento through public-private collaboration. The Sacramento Valley Station falls within the Property Based

Improvement District (PBID), which provides a unified voice for the 176 property owners and over 400 retail businesses in the 66-block district. Relevant current statistical information, noted below, can be found on their website (<http://downtownsac.org/>):

- Daytime population of over 94,000 in the CBD
- Over 11,000 housing units in the 66 block district
- Over 19,000 residential units in the 66 block district
- 600,000 annual average convention attendees
- Over 15 million visitors to the region annually
- Over 400 retail businesses in the 66 block district
- Over 24 million sq. ft. of buildings with over 9 million sq. ft. of Class A office space
- Please note that this information does not take into account the planned growth occurring in the Sacramento Railyards, which is one of the largest infill projects in the nation.

5. Disclaimer

The information contained in this RFI has been obtained from sources believed to be reliable. The City of Sacramento makes no representations, guarantees, or warranties as to its accuracy. The City reserves the right to terminate or modify this RFI process at any time and to reject any and all RFI submittals. The City reserves the right, at its sole discretion, to discuss and/or negotiate with parties who respond to this RFI, or may choose at its sole discretion, not to discuss and/or negotiate with any respondents. This RFI process does not constitute any type of offer and creates no contractual obligation or other liability to The City.

6. Inquiries

Direct all inquiries and letters of interest regarding this RFI in writing to:

Mr. Steve Ward
City of Sacramento Department of Public Works
Real Estate Services Division
915 I Street, 2nd floor
Sacramento, CA 95814
Phone: (916) 808-1081
Email: stward@cityofsacramento.org

It is recommended that you do not contact City departments, City staff, or other parties directly. Information provided by other than the above contact may be invalid and responses which are submitted in accordance with such information may be declared non-responsive.

In the event that additional information becomes available, or it becomes necessary to revise any part of this RFI, written addenda will be issued. Any amendment to this RFI is valid only if in writing and issued by the City of Sacramento Real Estate Services Division through Planet Bids website.

All addenda for this RFI will be distributed via the Planet Bids website:

<https://www.planetbids.com/portal/portal.cfm?CompanyID=15300>

It is the respondent's sole responsibility to monitor this website for possible addenda to this RFI. Failure of the respondent to retrieve addenda from this site shall not relieve him/her of the requirements contained therein.

To standardize this RFI process, the City requests that respondents to this RFI limit responses to the form attached as Exhibit A. If you have any additional questions prior to or after you have submitted the RFI form(s), please contact Steve Ward, whose contact information is above.

The City's primary objective for this request for interest ("RFI") is to solicit information that will assist the City in determining the content of a Request for Proposals ("RFP") that will be released at a later date. Non-participation in the RFI process does not preclude interested parties from responding to the forthcoming RFP.

After the City has reviewed the information received through this RFI, it will be used to finalize the selection criteria for the RFP, which the City anticipates releasing in summer or fall 2016. By responding to this RFI, respondents will be formally sent the link to the RFP on the Planet Bids website.

Building tours will be offered to gain firsthand familiarity with the SVS. See below for information on signing up for a tour.

All materials submitted during the RFI process will become public record, as prescribed by the State of California Public Records Act (Govt. Code 6250, et seq).

7. Tentative RFI Schedule

The following represents the tentative schedule for this RFI and subsequent steps. Any change in the scheduled events up to and including the Response Deadline will be advertised in the form of an addendum to this RFI. The schedule for other milestone dates may be adjusted without notice.

Activity	Date
Release Date	May 19 th , 2016
Guided Site Tour #1	June 1 st , 2016 at 3:30 PM PDT
Guided Site Tour #2	June 1 st , 2016 at 4:30 PM PDT
Guided Site Tour #3	June 8 th , 2016 at 3:30 PM PDT
Guided Site Tour #4	June 8 th , 2016 at 4:30 PM PDT
Response Deadline	June 17 th , 2016 5:00 PM PDT

Guided Site Visits. Interested lessees will have four opportunities to visit the property, guided by City staff. All site visits will offer the same information and access. Two dates have been scheduled solely for the convenience of interested parties. Attendance is strictly voluntary, and respondents do not need to attend to be eligible to submit a response to this RFI. However, these will be the only opportunities to fully access the property prior to the submittal deadline. Guided Site Tours will be limited to 15 people and registration will be on a first come first serve basis. Respondents are asked to email (steward@cityofsacramento.org) to request which site tour they would like to attend. A hard hat will be provided for use on the tour, however, respondents are asked to wear closed toe shoes (no high heels or sandals).



8. Property Description

Assessor Parcel Number: 002-0010-044

Situs Address: 401 I Street, Sacramento, CA 95814

Owner: City of Sacramento

Owner's Address: 915 I Street, Sacramento, CA 95814

Zoning: M-2-SPD - HEAVY INDUSTRIAL/SPECIAL PLANNING DISTRICT (Office and Retail Uses Allowed)

Assessor Parcel Description: POR OF LAND IN THE CITY AND COUNTY OF SACRAMENTO AS SHOWN IN OS 51-10 AND POR OF PCL A PM 120-10 DES AS BEG AT A PT LOC S71D34'07"E 169.51FT FM SW COR OF SD OS 51-10., TH FR SD POB S 71D34'07"E 120.48FT., TH S 71D34'07"E 335.65FT., TH S64D16'41"E 80.71FT., TH S54D53'30"E 40.98FT., TH S55D39'05"E 63.64FT., TH S55D39'41"E 78.45FT., TH S 54D34'23"E 30.17FT., TH S45D07'09"E 27.55FT., TH S50D37'16"E 57.41FT., TH S58D54'04"E 60.24FT., TH S64D37'37"E 60.90FT., TH S69D08'30"E 75.45FT., TH S18D18'36"E 122.27FT., CURVING LT ON RAD 450FT CEN ANGLE 08D32'01" ., TH CURVING LT ON RAD 113.01FT CEN ANGLE 13D30'44"., TH S64D29'00"E 251.51FT., TH CURVING LT ON RAD 100.67FT CEN ANGLE 07D01'19" DIST 12.34FT., TH S71D30'19"E 174.07FT., TH N18D29'41"E 319.55FT., TH N18D19'44"E 219.75FT., TH N74D25'02"W 324.15FT., TH CURVING LT ON RAD 463FT CEN ANGLE 16D45'28" DIST 135.42FT., TH S 88D49'30"W 65.06FT., TH CURVING RT ON RAD 598FT CEN AGLE 16D38'31" DIST 173.69FT., TH N74D31'59"W 71.04FT., TH CURVING LT ON RAD 300FT CEN ANGLE 07D14'13" DIST 37.89FT., TH N81D46'12"W 126.38FT., TH CURVING RT ON RAD 465.50FT CEN ANGLE 10D07'32" DIST 82.27FT., TH N71D38'40"W 81.23FT., TH N71D36'58"W 73.92FT., TH S85D33'27"W 56.27FT., TH CURVING RT ON RAD 843FT CEN ANGLE 22D52'26" DIST 336.55FT TO POB.

Parcel Size: 384,199 sq. ft. / 8.82 acres

Total Building Area: +/- 65,000 sq. ft.

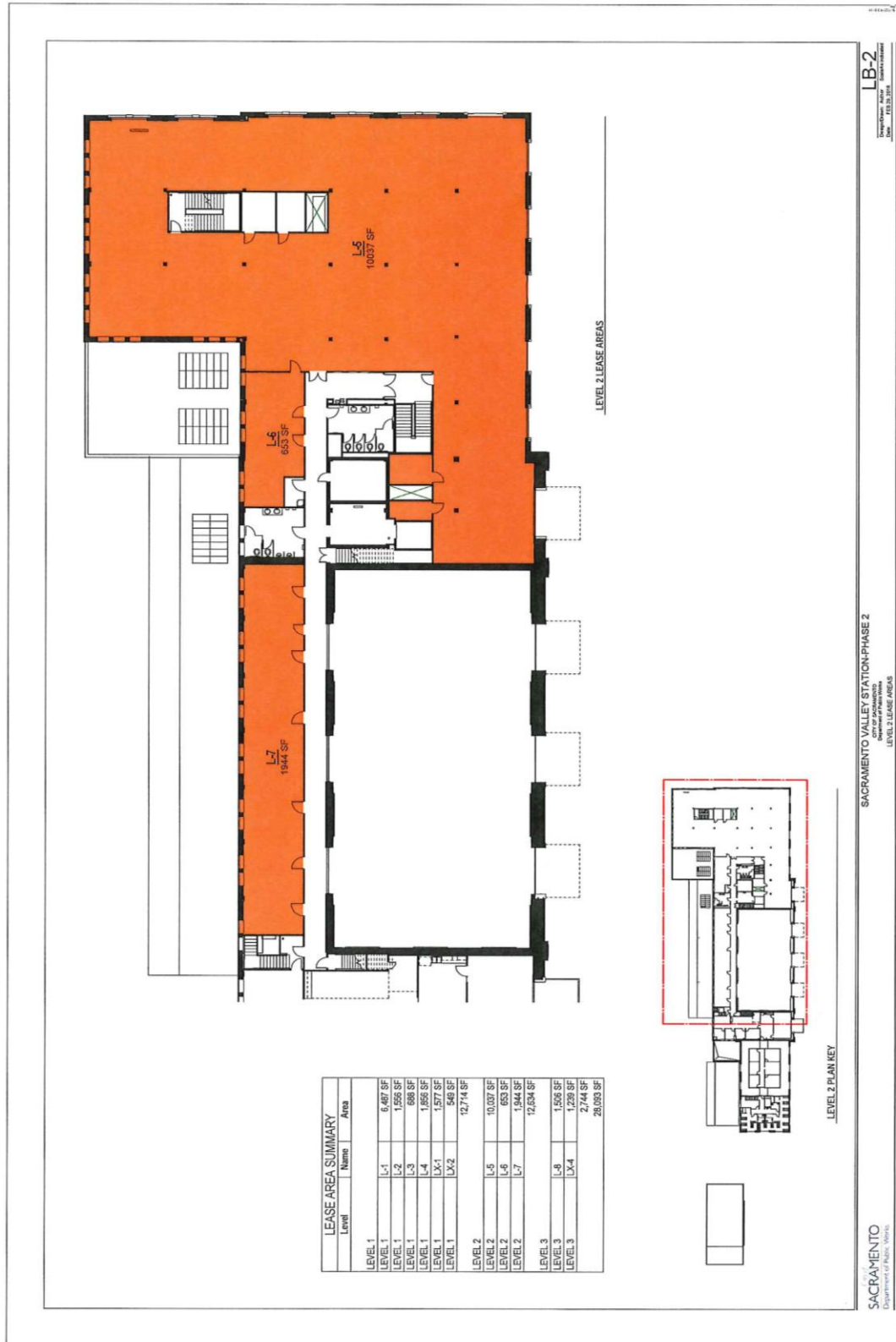
Total Available Vacant Suites (actual size to be measured using BOMA standards)					
Floor	Potential Suite #	Square Feet	Use	Interior or Exterior	Divisible
1 st	L-1	6,487	Retail	Interior	Yes
1 st	L-2	1,556	Retail / Restaurant (tied to suite L-8)	Interior	No
1 st	L-3	688	Retail / Restaurant (tied to suite L-2)	Interior	No
1 st	L-4	1,856	Retail / Restaurant	Interior	No
1 st	LX-1	1,577	Patio for Restaurant (could be tied to L-4)	Exterior	No
1 st	LX-2	549	Patio for Retail (could be tied to L-1)	Exterior	No
2 nd	L-5	9,984	Office	Interior	Yes
2 nd	L-6	653	Office	Interior	No
2 nd	L-7	1,944	Office	Interior	Yes
3 rd	L-8	1,506	Tied to Suite L-2	Interior	No
3 rd	LX-4	1,239	Tied to Suite L-8	Exterior	No



1st Floor Plan



2nd Floor Plan



3rd Floor Plan

