

1 [Real Property Sublease Amendment - General Assistance Services - 1235 Mission Street]

2
3 **Resolution establishing rent and term for second extension and confirming second**
4 **sublease extension of a Lease with the San Francisco Unified School District for real**
5 **property at 1235 Mission Street for the Human Services Agency for general**
6 **assistance services.**

7
8 WHEREAS, On August 1, 1992, The City and County of San Francisco ("City")
9 previously entered into a Sublease ("Sublease") with the San Francisco Unified School
10 District ("SFUSD") for approximately 118,000 square feet of office space at 1235 Mission
11 Street ("Premises") to accommodate the Human Services Agency, which was authorized by
12 the Board of Supervisors through Board Resolution No. 20-92 adopted January 16, 1992;
13 and

14 WHEREAS, By a Notice of Establishment of Rent for First Extension Period, dated
15 May 29, 2003, City and SFUSD agreed to a five year extension of the sublease, which was
16 approved by the Board of Supervisors through Board Resolution No. 404-03 adopted June
17 27, 2003; and

18 WHEREAS, The Human Services Agency continues to provide vital General
19 Assistance Services from the Premises; and

20 WHEREAS, The Director of Property, in consultation with the City Attorney's Office,
21 has negotiated an Agreement Establishing Rent and Term for Second Extension Period and
22 Confirming Second Sublease Extension ("Second Extension") to extend the term for the
23 Premises to August 31, 2013 at a fixed rate of \$18.05 per square foot per year, on file with
24 the Clerk of the Board in File No. 120885, and by reference made a part hereof; and

25 WHEREAS, The Director of Property has determined that the proposed rental rate for

1 the entire extension period, from July 1, 2008 through August 31, 2013, as set forth in the
2 Second Extension, is equal to 95% of fair market rent for the Premises, as prescribed in the
3 renewal process of the Sublease; now, therefore, be it

4 RESOLVED, That in accordance with the recommendation of the City Attorney and
5 the Director of Property, the Board of Supervisor hereby approves the Second Extension
6 and transaction contemplated thereby in substantially the form of such agreement presented
7 to the Board and authorizes the Director of Property to execute and deliver the Second
8 Extension, and authorizes City staff to take all actions, on behalf of the City, to perform its
9 obligations and exercise its rights under the Sublease as amended by the Second
10 Extension; and, be it

11 FURTHER RESOLVED, That all actions heretofore taken by any employee or official
12 of the City with respect to this Second Extension are hereby approved, confirmed and
13 ratified; and, be it

14 FURTHER RESOLVED, That the application of the terms and conditions of the
15 Second Extension shall be retroactive to the date of July 1, 2008, including payment of
16 accrued rent as detailed in the Second Extension; and, be it


17 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
18 Property to enter into any amendments or modifications to the Second Extension (including
19 without limitation, the exhibits) that the Director of Property determines, in consultation with
20 the City Attorney, are in the best interest of the City, do not materially increase the
21 obligations or liabilities of the City, do not materially decrease the benefits to the City, or are
22 necessary or advisable to effectuate the purposes of the Second Extension or this
23 Resolution, and are in compliance with all applicable laws, including City's Charter; and, be
24 it

25 FURTHER RESOLVED, That said Second Extension shall be subject to certification
as to funds by the Controller, pursuant to Section 3.105 of the Charter.

\$3,208,629 Available

(Accrued amount owed in rent from July 1, 2008 through September 30, 2012 plus rent owed from October 1, 2012 through June 30, 2013)

Fund/Subfund: 1GAGFAAA
Program: CAO
Index Code: 45ADOH
Sub object: 03011



Controller

RECOMMENDED:



John Updike
Acting Director
Real Estate Division

RECOMMENDED:
HUMAN SERVICES AGENCY



Trent Rhorer
Director
Human Services Agency



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 120885

Date Passed: September 18, 2012

Resolution establishing rent and term for second extension; and confirming second sublease extension of a Lease with the San Francisco Unified School District for real property at 1235 Mission Street for the Human Services Agency for general assistance services.


September 12, 2012 Budget and Finance Committee - RECOMMENDED

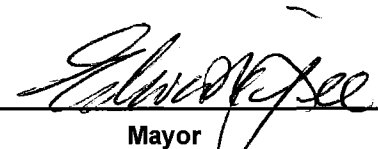
September 18, 2012 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

File No. 120885

I hereby certify that the foregoing Resolution was ADOPTED on 9/18/2012 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved