

1 [Lease of Real Property]
2

3 **Resolution authorizing the lease of 3,900 sq. ft. at 1449 Webster Street for employment**
4 **assistance programs.**
5

6 WHEREAS, many Western Addition residents face a number of barriers to employment
7 such as lack of occupational and job readiness skills, a lack of basic education and numeric
8 skills, substance abuse, and prior incarceration among other barriers.

9 WHEREAS, the Mayor's Office of Economic and Workforce Development (MOEWD)
10 has contracted with Rubicon Programs Incorporated and Westside Community Services to
11 design and operate a comprehensive Neighborhood Workforce Center in the Western
12 Addition,

13 WHEREAS, the comprehensive Neighborhood Workforce Center will greatly increase
14 access to the tools necessary for residents to find good employment such as job search
15 services, job readiness skills training, resume and interview coaching, job training and
16 education services, access to public training funding, and coordination with supportive
17 services such as childcare and transportation assistance.

18 WHEREAS, the Neighborhood Workforce Center will further work with employers
19 throughout San Francisco to meet their staffing needs while increasing access to new jobs for
20 Western Addition residents.

21 WHEREAS, Rubicon Programs Incorporated and Westside Community Services plans
22 to begin to offer services as soon as a site can be established.

23 WHEREAS, funds for the One Stop employment program were appropriated in fiscal
24 2007-2008 for this program
25

****Supervisor Mirkarimi**
BOARD OF SUPERVISORS

1 BE IT RESOLVED, That the Director of Property is hereby authorized to take all
2 actions, on behalf of the City and County of San Francisco, as tenant, to execute a written
3 lease and other related documents with WCPI Commercial, LLC, ("Landlord"), for the retail
4 area commonly known as 1449 Webster Street, San Francisco, California, which comprises
5 an area of approximately 3,900 square feet on the terms and conditions herein and on a form
6 approved by the City Attorney; and, be it

7 FURTHER RESOLVED, That the lease shall commence upon substantial completion
8 of tenant improvements (expected to be about September 1, 2008) and terminate August 31,
9 2011 (approximately 3 years), however, City shall have the unilateral right of early termination
10 anytime after August 31, 2010 (approximately 2 years), with 180 day advance notice. The
11 monthly rent shall be \$8,000.00. Beginning September 1, 2010, and each September 1,
12 thereafter the monthly Base Rent shall be increased by the proportional increase in the
13 Consumer Price Index. However, in no event shall such increase in Base Rent be more than
14 5% nor less than 2% of the previous Base Rent. The City shall pay for the construction of a
15 portion of the tenant improvements (not to exceed \$200,000). The City shall also pay for
16 utilities, janitorial and other typical tenant costs including data, telecommunications and
17 moving expenses; and, be it

18 FURTHER RESOLVED, That the lease shall include a clause approved by the City
19 Attorney, indemnifying and holding harmless the Landlord, from and agreeing to defend the
20 Landlord against any and all claims, costs and expenses, including, without limitation,
21 reasonable attorney's fees, incurred as a result of City's use of the premises, any default by
22 the City in the performance of any of its obligations under the lease, or any acts or omissions
23 of City or its agents, in, on or about the premises or the property on which the premises are
24 located, excluding those claims, costs and expenses incurred as a result of the active gross
25 negligence or willful misconduct of Landlord or its agents; and, be it

****Supervisor Mirkarimi
BOARD OF SUPERVISORS**

1 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
2 with respect to such lease are hereby approved, confirmed and ratified; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
4 Property to enter into any amendments or modifications to the Lease (including without
5 limitation, the exhibits) that the Director of Property determines, in consultation with the City
6 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially
7 increase the obligations or liabilities of the City, are necessary or advisable to effectuate the
8 purposes of the Lease or this resolution, and are in compliance with all applicable laws,
9 including City's Charter; and, be it

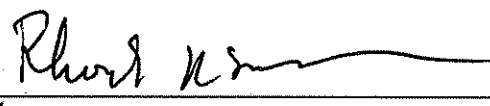
10 FURTHER RESOLVED, That the City shall occupy the entire Premises for the full term
11 of the lease unless funds for rental payments are not appropriated in any subsequent fiscal
12 year at which time City may terminate the lease with ninety (90) days advance written notice
13 to Landlord. Said Lease shall be subject to certification as to funds by the Controller,
14 pursuant to Section 3.105 of the Charter.

15 Available: \$280,000
16 Appropriation No.
17 Index Code 210043
18 Project PBE008
19 Subobject 02700

20 
21 _____
22 Controller

23 RECOMMENDED:

24 
25 _____
26 Director
27 Real Estate Division

28 
29 _____
30 Director
31 Workforce Development, Office of Economic and Workforce Development

32 **Supervisor Mirkarimi
33 BOARD OF SUPERVISORS



City and County of San Francisco

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

Tails
Resolution

File Number: 080882

Date Passed:

Resolution authorizing the lease of 3,900 sq. ft. at 1449 Webster Street for employment assistance programs.

July 29, 2008 Board of Supervisors — ADOPTED

Ayes: 11 - Alioto-Pier, Ammiano, Chu, Daly, Dufty, Elsbernd, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 080882

I hereby certify that the foregoing Resolution was ADOPTED on July 29, 2008 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Date Approved

Mayor Gavin Newsom