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

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

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

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

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

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

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

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

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

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

**Supervisor Mirkarimi
BOARD OF SUPERVISORS
FURTHER RESOLVED, That all actions heretofore taken by the officers of the City with respect to such lease are hereby approved, confirmed and ratified; and, be it

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

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

Available: $280,000
Appropriation No.
Index Code 210043
Project PBE008
Subobject 02700

RECOMMENDED:

[Signatures]

Controller

Director
Real Estate Division

Director
Workforce Development, Office of Economic and Workforce Development
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

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