File No. 120281 Committee Item No. 4
Board Item No. _____

# COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

**Committee:** Budget and Finance Sub-Committee **Date** May 9, 2012

**Board of Supervisors Meeting** **Date** _____

| Cmte | Board | |
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| ☒ | ☐ | Resolution |
| ☐ | ☐ | Ordinance |
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**OTHER** **(Use back side if additional space is needed)**

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| ☐ | ☐ | |
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**Completed by:** Victor Young **Date** May 4, 2012
**Completed by:** Victor Young **Date** _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[Lease of Real Property - 220 Golden Gate Clinic, LLC - 230 Golden Gate Avenue]

**Resolution authorizing the lease of approximately 11,700 sq. ft. at 230 Golden Gate Avenue with 220 Golden Gate Clinic, LLC, for the Department of Public Health for use as a health clinic.**

WHEREAS, The City has embarked on a multi-departmental effort to rehabilitate and reuse the former Central City YMCA for the public purpose of supportive housing and primary care services for homeless and extremely low-income people; and

WHEREAS, The City's Department of Public Health (DPH) reports that homeless and low-income people in and around the Tenderloin neighborhood continue to experience great need for primary care services; and

WHEREAS, The provision of on-going community-based primary care services greatly improves the quality of life for homeless people and reduces early mortality; and

WHEREAS, Treating people in primary care clinics helps to ensure homeless and low-income people's health conditions do not deteriorate to the point of being life threatening and/or in need of costly hospital-based services; and

WHEREAS, The City and non-profit landlord worked together to rehabilitate the historic structure at 220-230 Golden Gate Avenue to include 174 units of supportive housing and the construction of a primary care clinic; and

WHEREAS, The new Primary Care and Wellness Center at 230 Golden Gate will alleviate over-crowding at two existing DPH clinics (234 Eddy Street and 50 Ivy Street); and

WHEREAS, DPH and the Real Estate Division developed an occupancy agreement which will provide essential health care services in the Tenderloin neighborhood for the next 35 years; now, therefore, be it

RESOLVED, That in accordance with the recommendation of the Director of the Department of Public Health and the Director of Property, the Director of Property is hereby authorized to take all actions on behalf of the City and County of San Francisco, as tenant, to lease the ground floor and lower level areas commonly known as 230 Golden Gate Ave., San Francisco, California from 220 Golden Gate Clinic, LLC as landlord (a copy of the lease is on file with the Clerk of the Board of Supervisors in File No. 120281, which is hereby declared to be a part of this resolution as if set forth fully herein) and on a form approved by the City Attorney; and, be it

FURTHER RESOLVED, That the Lease for 230 Golden Gate Ave. shall be for the term of approximately ten (10) years commencing upon Substantial Completion of the tenant improvements and terminating on December 31, 2022 at the monthly rent of $11,700 and City shall pay either to landlord or the service provider those operating expenses outlined in the lease including utilities, janitorial, security, and other typical tenant expenses; and, be it

FURTHER RESOLVED, That the Lease shall include a lease clause, indemnifying, holding harmless, and defending Landlord and its agents from and against any and all claims, costs and expenses, including without limitation, reasonable attorneys' fees, incurred as a result of any default by the City in the performance of any of its obligations under the Lease, or any negligent acts or omissions of the 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 gross negligence or willful misconduct of the Landlord or its agents; and, be it

FURTHER RESOLVED, That all actions heretofore taken by the officers of the City with respect to such Lease is 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 the City 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 the City may terminate the Lease with advance notice to Landlord. Said Lease shall be subject to certification as to funds by the Controller, pursuant to Section 6.302 of the City Charter.

Available: $70,200
(Base Rent January 1, 2013 to June 30, 2013)
HCHAPURBNCLN

Controller
Subject to enactment of an Annual Appropriation Ordinance for Fiscal Year 2012/2013

RECOMMENDED:

Barbara Garcia, MPA, Director
Department of Public Health

Acting Director of Property
Real Estate Division

| Item 4<br>File 12-0281 | Department:<br>Real Estate<br>Public Health |
|---|---|

## EXECUTIVE SUMMARY

### Legislative Objectives

- The proposed resolution would authorize a new lease between the Department of Public Health (as Tenant) and 220 Golden Gate Clinic, LLC (as Landlord), for approximately 11,700 square feet for the planned Tenderloin Primary Care and Wellness Center at 230 Golden Gate Avenue.

### Key Points

- 220-230 Golden Gate Avenue (the former Central YMCA) is a supportive housing facility for chronically homeless adults, currently being developed by the Tenderloin Neighborhood Development Corporation, a nonprofit agency, with an expected completion date prior to December 31, 2012. The project includes 172 supportive housing units, a childcare center and a proposed new Department of Public Health (DPH) clinic (Tenderloin Primary Care and Wellness Center). According to Mr. Marc Trotz, DPH's Director of Housing and Urban Health, DPH expects to occupy the new Center on January 1, 2013. DPH will relocate its existing staff from the Housing and Urban Health Clinic, located at 234 Eddy Street, and some of the Tom Waddell Health Center staff, located at 101 Grove Street in order to staff the new Center at 230 Golden Gate Avenue. DPH has a 10-year master lease for 234 Eddy Street (the Windsor Hotel) for 91 supportive housing units and related services from 2010 through 2020, which includes the existing Housing and Urban Health Clinic. The Tom Waddell Health Center is in a City-owned building.
- The Center will be a Federally Qualified Health Center (FQHC)[1] providing primary care and behavioral health services for formerly homeless residents of San Francisco's supportive housing stock (residing in approximately 60 different facilities) as well as care for a portion of homeless persons currently served at Tom Waddell. The new Center will occupy 11,700 square feet and comprise most of the ground floor of the building. The Center will include 17 exam rooms, 7 counseling offices, 1 group behaviorist office, 2 nursing rooms, a pharmacy, a phlebotomy lab, storage areas, a large group meeting room and a large reception/waiting area.
- The proposed new lease term between the City and 220 Golden Gate Clinic LLC is for ten (10) years from approximately January 1, 2013 through December 31, 2022, with five 5-year options to extend, or a total of 35 years.

### Fiscal Impacts

- The rent to be paid by DPH to 220 Golden Gate Clinic, LLC, is $11,700 per month ($1.00 per square foot per month), or $140,400 annually ($12.00 per square foot per year). On January 1 of each year, base rent will be increased by the Consumer Price Index (CPI), with a minimum increase of 2% and a maximum increase of 5%. The City will pay janitorial, security and utilities costs estimated to be $194,065 annually. Total rent, janitorial, security, and utilities in the first year of the lease are $334,465.

[1] Federally Qualified Health Centers are eligible for Medicare and MediCal reimbursements.

- The Center's rent and related costs are to be paid from the City's General Fund. DPH has included these costs in the proposed FY 2012-13 DPH budget. Because the proposed lease would commit the City to new, ongoing General Fund costs, the Budget and Legislative Analyst considers approval of the proposed resolution to be a policy matter for the Board of Supervisors.

**Recommendations**

- Approval of the proposed resolution is a policy matter.

## MANDATE STATEMENT

In accordance with Sections 23.26 and 23.27 of the City's Administrative Code, leases of $5,000 or more per month that extend for more than one year, and in which the City is the tenant, are subject to Board of Supervisors approval by resolution.

## BACKGROUND

220-230 Golden Gate Avenue (the former Central YMCA) is a supportive housing facility for chronically homeless adults, currently under development by the Tenderloin Neighborhood Development Corporation, a nonprofit agency, and is funded by a combination of Federal, State, and other non-General Fund funds. The project includes 172 units of supportive housing, a childcare center and the Department of Public Health's (DPH) Tenderloin Primary Care and Wellness Center (Center). According to Mr. Marc Trotz, DPH's Director of Housing and Urban Health, construction of the facility will be completed by January 1, 2013, when DPH expects to occupy the Center at 230 Golden Gate Avenue.

DPH will relocate its existing staff from the Housing and Urban Health Clinic, located in the leased supportive housing facility at 234 Eddy Street (see below), and some of the staff from the Tom Waddell Health Center, located at the City-owned facility at 101 Grove Street, to 230 Golden Gate Avenue in order to staff the new Tenderloin Primary Care and Wellness Center.

The Tenderloin Primary Care and Wellness Center will be a Federally Qualified Health Center (FQHC)[2] providing primary care and behavioral health services for formerly homeless residents of San Francisco's supportive housing stock (residing in approximately 60 different facilities) as well as care for a portion of homeless persons currently served at the Tom Waddell Health Center.

The new Center will occupy 11,700 square feet and comprise most of the ground floor of the building. The Center will include 17 exam rooms, 7 counseling offices, 1 group behaviorist office, 2 nursing rooms, a pharmacy, a phlebotomy lab, storage areas, a large group meeting room and a large reception/waiting area.

[2] Federally Qualified Health Centers are eligible for Medicare and MediCal reimbursements.

The Center staff will treat homeless and formerly homeless patients on-site at the clinic as well as at the City's other approximately 60 supportive housing facilities. In addition to preventive, medical, and psychiatric care, the Center will offer on-site medication management, diabetes education, and substance abuse treatment. According to Mr. Trotz, the new Center will expand the availability of group services, mental health counseling, substance use counseling, and other recovery services.

## DETAILS OF PROPOSED LEGISLATION

The proposed resolution would authorize a new lease between the City (as Tenant) and 220 Golden Gate Clinic, LLC (as Landlord), for approximately 11,700 square feet for the planned DPH Tenderloin Primary Care and Wellness Center at 230 Golden Gate Avenue. The proposed lease term is ten (10) years commencing upon substantial completion of leasehold improvements (at Landlord's sole cost). The lease is estimated to commence January 1, 2013 and expire on December 31, 2022, with five 5-year options to the lease, totaling 35 years.

The proposed lease terms are shown in Table 1 below.

**Table 1**
**Summary of the Proposed Lease Terms**

| | |
|---|---|
| **Term** | 10 years, commencing approximately January 1, 2013 through December 31, 2022 |
| **Options to Extend** | Five 5-year options to extend (or 25 years), for a total lease term of 35 years |
| **Square Feet** | 11,700 |
| **Rent per Square Foot per Month** | $1.00 |
| **Total Rent per Month** | $11,700 |
| **Rent per Square Foot for First Year** | $12.00 |
| **Total Rent for First Year** | $140,400 |
| **Annual Rent Increases** | Consumer Price Index (CPI), of no less than 2% and no more than 5% |
| **Janitorial, Security, Utilities** | Costs to be paid by the City for approximately $194,065 annually |
| **Total Rent, Janitorial, Security, and Utilities** | $334,465 annually |

Currently, DPH provides primary care and urgent care service at the City-owned Tom Waddell Clinic, located at 101 Grove Street, and the leased Housing and Urban Health Clinic, located at 234 Eddy Street. According to Mr. Trotz, with the implementation of the proposed lease, DPH

will (1) transfer existing staff from the Housing and Urban Health Clinic located at 234 Eddy Street to the new Tenderloin Primary Care and Wellness Center at 230 Golden Gate Avenue (see below), and (2) transfer some of the staff currently located at the Tom Waddell Clinic to the new Tenderloin Primary Care and Wellness Center at 230 Golden Gate Avenue.

As shown in Table 2 below, the Tom Waddell Clinic and the proposed new Tenderloin Primary Care and Wellness Center would serve an additional 962 unduplicated primary care patients annually, without increasing the number of staff. According to Mr. Trotz, the proposed clinic at 230 Golden Gate Avenue will allow DPH to serve more people because of the additional exam rooms, nursing rooms, eligibility work rooms, and other functions which improve the overall efficiency of the clinics.

**Table 2**
**Summary of Health Clinic Operations Before and After Proposed New Lease**

| | Current Staffing and Services | New Staffing and Services | Increase |
|---|---|---|---|
| | Tom Waddell Clinic and Housing and Urban Health Clinic | Tom Waddell Clinic and Tenderloin Primary Care and Wellness Center | |
| Staff | 102 | 102 | 0 |
| Primary Care Exam Rooms | 10 | 17 | 7 |
| Urgent Care Exam Rooms | 5 | 11 | 6 |
| Primary Care Patients (Annual) | 4627 | 5589 | 962 |
| Urgent Care Patients (Annual) | 5528 | 5528 | 0 |

DPH currently has a 10-year master lease, from 2010 through 2020, previously approved by the Board of Supervisors (File 10-0598), for lease of 234 Eddy Street (the Windsor Hotel), providing 91 supportive housing units and associated services to chronically homeless individuals, which includes the Housing and Urban Health Clinic. According to Mr. Trotz, the space at 234 Eddy Street, currently occupied by the Housing and Urban Health Clinic staff,a lso includes eight administrative and case management staff. According to Mr. Trotz, the existing leased space is not sufficient to accommodate the Housing and Urban Health Clinic staff, administrative and case management staff, and clinic and case management clients. After the Housing and Urban Health Clinic closes, the eight administrative and case management staff will continue to occupy the space, which includes seven private offices and common areas. The common areas will be used for group counseling sessions, and meeting with clients for educational, job, and other counseling. As noted above, the subject space is part of the master lease for 234 Eddy Street, which is in effect until 2020.

## FISCAL IMPACTS

As shown in Table 3 below, DPH would pay first year rent, utilities, janitorial, and security costs of $334,465. Estimated rent and associated costs over the initial 10-year term of the proposed lease is $3,706,597.

**Table 3**
**Rent and Other Costs under the Proposed Lease**
**January 1, 2013 through December 31, 2022**

| Year | Rent* | Janitorial | `Utilities and Gas | Security | Total Costs |
|---|---|---|---|---|---|
| 1 | $140,400 | $75,000 | $29,065$ | 90,000 | $334,465 |
| 2 | 147,420 | 75,000 | 29,065 | 90,000 | 341,485 |
| 3 | 154,791 | 75,000 | 29,065 | 90,000 | 348,856 |
| 4 | 162,531 | 75,000 | 29,065 | 90,000 | 356,596 |
| 5 | 170,658 | 75,000 | 29,065 | 90,000 | 364,723 |
| 6 | 179,191 | 75,000 | 29,065 | 90,000 | 373,256 |
| 7 | 188,151 | 75,000 | 29,065 | 90,000 | 382,216 |
| 8 | 197,559 | 75,000 | 29,065 | 90,000 | 391,624 |
| 9 | 207,437 | 75,000 | 29,065 | 90,000 | 401,502 |
| 10 | 217,809 | 75,000 | 29,065 | 90,000 | 411,874 |
| **Total** | **$1,765,947** | **$750,000** | **$290,650** | **$900,000** | **$3,706,597** |
| *reflects high estimate of 5% annual increase | | | | | |

These estimated costs of $3,706,597 over the initial ten-year term of the lease are to be paid by the General Fund, subject to Board of Supervisors approval. DPH has included the first year costs of $334,465 in the proposed FY 2012-13 DPH budget. Because the proposed lease would commit the City to new, ongoing General Fund costs, the Budget and Legislative Analyst considers approval of the proposed resolution to be a policy matter for the Board of Supervisors.

## RECOMENDATIONS

Approval of the proposed resolution is a policy matter for the Board of Supervisors.

**Before**

| | Tom Waddell<br>101 Grove/50 Ivy | HUHC<br>234 Eddy | Total |
|---|---|---|---|
| Staff on Site | 83 | 19 | 102 |
| Primary Services Provided | Primary Care, Urgent Care, Dentistry | Primary Care and Behavior Health Services | |
| Primary Care Exam Rooms | 6 | 4 | 10 |
| Urgent Care Exam Rooms | 5 | 0 | 5 |
| Primary Care Patients served annually | 3,155 | 1,472 | 4,627 |
| Urgent Care Patients served annually | 5,528 | 0 | 5,528 |
| Sq. Ft. | 20,000 | 5,000 | 25,000 |
| Date Built/Renovated | Early 1900s<br><br>Over 30 years since Clinic has been upgrade | Early 1900s<br><br>Leased in 1999 (90 housing units – ground floor retail area adapted for clinic) | |
| Rent | City Owned | $5,000/month | $5,000/month |

**With the proposed Lease**

| | Tom Waddell 101 Grove/50 Ivy | HUHC 234 Eddy | 230 Golden Gate Clinic | Total | Increase |
|---|---|---|---|---|---|
| **Staff on Site** | 47 | 0 | 55 | 102 | None – will use existing staff |
| **Primary Services** | Urgent Care and Dentistry | Case management and support services for the 90 units above | Primary Care and Behavioral Health Services | | |
| **Primary Care Exam Rooms** | 0 | 0 | 17 | 17 | 7 New Primary Care Exam room |
| **Urgent Care Exam Rooms** | 11 | 0 | 0 | 11 | 6 Additional Urgent Care Exam Rooms |
| **Primary Care Patients served annually** | 0 | 0 | 5,589 | 5,589 | 962 Additional Primary Care Patients |
| **Urgent Care Patients served annually** | 5,528 | 0 | 0 | 5,528 | DPH will have 6 additional exam rooms for urgent care to improved patient care, increase client/ staff safety and decrease patient wait times |
| **Sq. Ft.** | 20,000 SF | 5,000 SF | 11,700 SF | 31,700 SF | 11,700 SF |
| **Date Built/Renovated** | Early 1900s<br><br>Over 30 years since Clinic has been upgrade | Early 1900s<br><br>Leased in 1999 (90 housing units – ground floor retail area adapted for clinic) | Major renovation of entire building and new tenant improvement in process. Anticipated completion date of December 2012 | | New primary Care clinic with adequate infrastructure such as electrical, lighting, & ventilation. |
| **Rent** | City Owned | $5000/month | $11,700/month | $16,700/month | $11,700/month |

City and County of San Francisco
REAL ESTATE DIVISION

*John Updike*
*Acting Director of Real Estate*

April 13, 2012

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 APR 16 AM 11:51
BY

To: Clerk of the Board

From: John Updike
Acting Director of Property

Re: Compliance with Chapter 79A of the San Francisco Administrative Code

File: New Lease at 230 Golden Gate Ave. for the Department of Public Health

The above referenced transaction is a "City Project" as defined by the Chapter 79A of the San Francisco Administrative Code. The Department of Public Health reports, as required, compliance with the Law has or will be completed by April 18, 2012:

1) DPH posting to their website
2) DPH signage posting
3) DPH will provide written notice within 5 days of any request.

Thus, we respectfully request that the authorizing legislation be introduced at the Board of Supervisors but not be approved until after May 18, 2012.

I:\Work\CDunn\65\6595 DPH TNDC Clinc\Legislation\Chapt 79A compliance memo.docx

Office of the Director of Real Estate • 25 Van Ness Avenue, Suite 400 • San Francisco, CA 94102
(415) 554-9850 • FAX: (415) 552-9216

*John Updike*
*Acting Director of Real Estate*

City and County of San Francisco
REAL ESTATE DIVISION

April 12, 2012

**DPH Health Clinic**
**Lease of Real Property**
**230 Golden Gate Ave.**
**Assign #6595**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2012 APR 16 AM 11:50

Through Naomi Kelly,
City Administrator

Honorable Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Board Members:

Attached for your consideration is a Resolution authorizing a lease at 230 Golden Gate Avenue for use by the Department of Health (DPH) for the Tenderloin Primary Care and Wellness Center.

According to DPH, the proposed Tenderloin Primary Care and Wellness Center will comprehensively meet the needs of homeless people, residents of supportive housing, including the 174 residents living above the center at 220 Golden Gate, and other low-income community members. This population, due to their often complex health care conditions, remains a priority population for DPH for two main reasons:

(i) Consistent and accessible primary care helps reduce preventable disease and premature mortality in the low income population while improving their quality of life and;

(ii) Providing primary care to this target population is consistent with the City's and federal Affordable Care Act mandates for reducing the over-use of costly hospital-based services at facilities such as San Francisco General Hospital.

DPH also reports that the proposed new clinic will alleviate over-crowding at two existing DPH clinics (the Housing and Urban Health Clinic located at 234 Eddy Street and the Tom Waddell Health Center located at 50 Ivy Street) by adding seventeen (17) exam rooms to the system of care. Physically neither of the existing sites can be expanded without renting additional space in another building.

The proposed term of the lease is approximately ten (10) years commencing upon landlord's substantial completion of the tenant improvements (expected to be on or about January 1, 2013)



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and terminating on December 31, 2022, subject to City's option rights to extend the term for up to twenty five (25) additional years. Each five (5) year option is subject to further approval by the Board of Supervisors and Mayor, in their sole discretion. Option period rents are not adjusted to fair market value but are Cost of Living Increases determined by the Consumer Price Index. Thus, the City has the ability to operate the clinic for the next 35 years at a stabilized occupancy cost.

The proposed Base Rent of $11,700 per month, (approximately $1.00 per sq. ft. monthly) is substantially below fair market value for ground floor space in the area. The proposed Base Rent is increased annually on each January 1 of the lease term by the proportionate increase in the Consumer Price Index with a two percent (2%) minimum increase and five (5%) maximum increase per year. The City will also pay for its own janitorial, utilities, and security, at an estimated cost of $16,172.05 per month (approximately $1.38 per sq. ft. monthly).

The proposed lease is the most appropriate vehicle to deliver the proposed Clinic at the least cost, as shown in Attachment #1.

In summary, the proposed lease provides an accessible primary care clinic for homeless people and other low-income residents at both minimal up-front and ongoing costs for up to the next 35 years.

We recommend approval of the proposed lease renewal. If you have any questions regarding this matter, please contact Charlie Dunn of our office at 554-9861.

Respectfully,

John Updike
Acting Director of Property

cc: Barbara Garcia, MPA, Director of Health
Marc Trotz, DPH

Attachment No. 1 (2 pages)

# Tenderloin Primary Care Clinic
# Lease versus Purchase

## Occupancy Cost under Proposed Lease

| Ongoing Costs | | Monthly | Annually |
|---|---|---|---|
| Base Rent | | $11,700 | $140,400 |
| Janitorial | $6,250.00 | | |
| Security | $7,500.00 | | |
| Utilities | $2,422.05 | | |
| | | $16,172.05 | $194,065 |
| **Total Ongoing Occupancy Cost - Lease** | | | **$334,465** |

## Estimated Costs for Cash Property Purchase*

| One Time Costs | | Low | High |
|---|---|---|---|
| Estimated Purchase Price | (1) | $3,000,000 | $4,200,000 |
| Closing costs ( at 10%) | | $300,000 | $420,000 |
| Estimated Building (Code) Upgrades | | $960,000 | $1,200,000 |
| Estimated Clinic Specific TIs | | $1,800,000 | $3,000,000 |
| Total | | $6,060,000 | $8,820,000 |
| Contingency @ 10% | | $606,000 | $882,000 |
| Total Funds needed for acquisition | | **$6,666,000** | **$9,702,000** |

| Ongoing Costs | | Monthly | Annually |
|---|---|---|---|
| Building Operating costs | (3) | $10,000 | $120,000 |
| Janitorial | $6,250.00 | | |
| Security | $7,500.00 | | |
| Utilities | $2,422.05 | | |
| | | $16,172.05 | $194,065 |
| **Total Ongoing Occupancy Cost - Cash Purchase** | | $26,172 | **$314,065** |

(Plus one time costs of $6.5 to $9.7 Million)

# Tenderloin Primary Care Clinic
# Lease versus Purchase

## Estimated Costs for Financed Property Purchase*

| Ongoing Costs | | | Monthly | Annually |
|---|---|---|---|---|
| Debt service | (2) | | $29,497 | $515,176 |
| Building Operating costs | (3) | | $10,000 | $120,000 |
| Janitorial | | $6,250.00 | | |
| Security | | $7,500.00 | | |
| Utilities | | $2,422.05 | | |
| | | | $16,172.05 | $194,065 |
| **Total Ongoing Occupancy Cost - Financed Purchase** | | | | **$829,241** |

(1) Assumes 12,000 sf building purchase at $250 psf (low) and $350 psf (high)

(2) Financing at 4% for 35 years

(3) Assumes $10.00 psf for base building operating costs such as maintenance, refuse removal, etc

GROUND FLOOR LEASE

between

220 GOLDEN GATE CLINIC, LLC,
as Landlord

and

CITY AND COUNTY OF SAN FRANCISCO,
as Tenant

For the lease of
230 Golden Gate Ave.
San Francisco, California

February 25, 2012

** Complete copy of document is located in

File No. 120281

File No. 120281

# FORM SFEC-126:
# NOTIFICATION OF CONTRACT APPROVAL
(S.F. Campaign and Governmental Conduct Code § 1.126)

| **City Elective Officer Information** *(Please print clearly.)* | |
|---|---|
| Name of City elective officer(s):<br>Members, Board of Supervisors | City elective office(s) held:<br>Members, Board of Supervisors |

| **Contractor Information** *(Please print clearly.)* | |
|---|---|
| Name of contractor:<br>**220 Golden Gate Clinic, LLC** | |
| *Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor.* ***Use additional pages as necessary.***<br>1. 220 Golden Gate Clinic, LLC's sole members is Turk Street, Inc., a corporate affiliate of Tednerloin Neighborhood Development Corporation (TNDC), and which shares the Board of TNDC. Board roster is attached.<br>2. Donald S. Falk, CEO; Paul Sussman, CFO; Elizabeth Orlin, COO. | |
| Contractor address:<br>220 Golden Gate Clinic LLC; c/o Tenderloin Neighborhood Development Corporation;<br>201 Eddy Street, San Francisco, CA 94102 | |
| Date that contract was approved:<br>*(By the SF Board of Supervisors)* | Amount of contracts: $11,700 per month for 120 months |
| Describe the nature of the contract that was approved:<br>Lease at 230 Golden Gate Ave for the Department of Public Health | |
| Comments: | |

This contract was approved by (check applicable):

☐ the City elective officer(s) identified on this form

☑ a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
Print Name of Board

☐ the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

_____
Print Name of Board

| **Filer Information** *(Please print clearly.)* | |
|---|---|
| Name of filer:<br>Angela Calvillo, Clerk of the Board | Contact telephone number:<br>( 415 ) 554-5184 |
| Address:<br>City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102 | E-mail:<br>Board.of.Supervisors@sfgov.org |

_____ _____
Signature of City Elective Officer (if submitted by City elective officer) Date Signed

_____ _____
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk) Date Signed

# January 2012 TNDC BOARD OF DIRECTORS

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|---|---|---|
| **NOREEN BEIRO, Vice President**<br>*[Housing Development, CPMC]*<br>{December 2013} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **DR. DEBORRAH BREMOND**<br>*[Tenant Services]*<br>{June 2014} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **CHARLES CASEY**<br>*[Executive, FD, COD]*<br>{June 2012} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **DR. SAUL FELDMAN**<br>*[Tenant Services]*<br>{ December 2014}1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **HYDEH GHAFFARI, President**<br>*[Executive, Audit]*<br>{June 2013} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **ELIJAH GLASPER**<br>*[Community Engagement]*<br>{December 2013} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **JOHN HAMILTON**<br>*[Housing Development, Audit]*<br>{December 2012} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **DINA HILLIARD, Secretary**<br>*[Executive, Community Engagement, CPMC]*<br>{December 2013}2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **DAVE KROOT, Chief Legal Officer**<br>*[Executive, Property Management]*<br>{December 2012} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **EUMI LEE**<br>*[Human Resources, Property Management]*<br>{June 2013} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **DICK MCNEIL JR.**<br>*[Community Engagement]*<br>{June 2014} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **BRAD PAUL**<br>*[Community Engagement]*<br>{June 2014} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **JAN PETERS**<br>*[Property Management]*<br>{ December 2014}1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **SAMIA RASHED, Treasurer**<br>*[Executive, Audit]*<br>{June 2014} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **NICOLE RIVERA**<br>*[Community Engagement]*<br>{December 2014}1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **JOHN ROGERS**<br>*[Fund Development, Audit]*<br>{December 2012} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **LOREN SANBORN**<br>*[Property Management, COD]*<br>{December 2011} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **EDWARD SCHULTZ**<br>*[Fund Development, Tenant Services]*<br>{June 2013} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 |
| **TOM SEBEKOS**<br>*[Executive, Audit, HD]*<br>{June 2012} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **ELIZABETH TRACEY**<br>*[Housing Development]*<br>{December 2013} 1st Term<br>201 Eddy Street<br>San Francisco, CA 94102 | **GREGOR WATSON**<br>*[Fund Development, COD]*<br>{June 2014} 2nd Term<br>201 Eddy Street<br>San Francisco, CA 94102 |

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