

ZSFGH – SPOK, INC. – Lease for Building 25, iDAS Participation

Preliminary Information Request
Budget and Finance Committee Meeting Preparation

1. Attached via email
 - a. Proposed Resolution
 - b. Proposed Lease
 - c. Health Commission Resolution (passed)
 - d. Letter re UCSF Agreement

2. Lease summary:

	Existing Lease Terms	New Lease Terms
Lease Period	N/A	Five Years ~January 1, 2017 – December 31, 2022
Size of property	N/A	Participation in DAS
Options to extend the lease	N/A	Two, Five-Year (5 yr.) Option to Extend at fair market rent
Base rent paid by tenant	N/A	\$5,000.00 per month (\$60,000 per yr.) to be waived during term Tenant's Master Agreement for paging services with UCSF
Annual rent adjustments to base rent	N/A	Three percent per year
Tenant Improvement Allowance	N/A	None. No Tenant Improvements required
Utilities and services	N/A	City to pay for electric during term of Tenant's Master Agreement for paging services; otherwise, \$3,708 per term subject to three percent annual increase

Note: SPOK provides paging services and equipment to UCSF for doctors, nurses, medical staff and emergency personnel (including doctors, nurses and staff at ZSFGH). The new ZSFGH Building 25 is not conducive to receipt of paging/cellular coverage within the middle, basement or confined areas of the building. In response, the City installed a "Distributed Antenna System" ("DAS") within Building 25 (a series of repeaters that transmit and create better coverage within the building) and companies, such as SPOK, can join into the system for coverage in the building, with the vendors supplying their own equipment and racks to connect/participate (and remains responsible for their own equipment) in the system.

3. N/A

4. The greater of: (a) City's minimum monthly base rent for similar personal communications sites, including equipment and antennas, atop and within City owned assets and (b) Base Rent prior to the start of any Option Year term after adjusting for annual Base Rent escalations – both subject to annual escalation of three percent.
5. N/A – No Tenant Improvements required. Tenant to supply own equipment and hook up into the DAS.
6. During the Term, so long as Tenant provides paging services to UCSF medical staff, and in consideration of, the benefit of Tenant's paging services and equipment to ZSFGH and City – which are necessary within Building 25 and its doctors, nurses, other medical staff, patients and visitors – Tenant is exempt from payment of rent and utilities.
7. Participation is open to both paging companies (AMS and SPOK) that provide paging equipment and services to the City and its partner at ZSFGH – UCSF; and, open to cellular companies (such as AT&T, Verizon, T-Mobile, Sprint).
8. SPOK is providing its own equipment to connect to the DAS. The minimum charge of \$5,000 is what the City charges at other locations for cellular sites on City's real property.