

1 [Real Property Lease - Bayview Plaza, LLC - 3801 Third Street, Suites 200, 205, 210, 230,
2 235, 240, 220 and 250 - \$526,251 Initial Base Year Rent]

3 **Resolution approving and authorizing the Director of Property, on behalf of the Human**
4 **Services Agency, to execute a Lease Agreement for a term of three years with one five-**
5 **year option with Bayview Plaza, LLC for approximately 15,947 square feet of space**
6 **located at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and 250 at an**
7 **annual base rent of \$526,251 with no annual rent increases commencing upon approval**
8 **of this Resolution; and authorizing the Director of Property to execute any**
9 **amendments or modifications to the Lease including exercising options to extend the**
10 **agreement term, make certain modifications and take certain actions that do not**
11 **materially increase the obligations or liabilities to the City, do not materially decrease**
12 **the benefits to the City and are necessary to effectuate the purposes of the Lease or**
13 **this Resolution.**

14

15 WHEREAS, The Human Services Agency (the "HSA") has occupied the 15,947
16 square foot premises at 3801 Third Street, Suites 200, 205, 210, 220, 230, 235, 240 and
17 250 since 1998 and currently operates its Family and Children's Services (Child Welfare)
18 program; and

19 WHEREAS, The lease agreement had an expiration date of November 30, 2024,
20 and is in holdover currently; and

21 WHEREAS, The Real Estate Division ("RED") on behalf of the Human Services
22 Agency in consultation with the City Attorney has negotiated a new fully serviced Lease
23 Agreement with a three-year term with one option to extend the term for five years at 95%
24 of the prevailing market rent; and

1 WHEREAS, The proposed annual rent of \$526,251 or \$33 per square foot fully
2 serviced with no escalations was determined to be equal or below fair market rent by the
3 Director of Property and that no appraisal was required by Administrative Code, Chapter
4 23; and

5 WHEREAS, A copy of the proposed Lease Agreement is on file with the Clerk of the
6 Board in File No. 250323; now, therefore, be it

7 RESOLVED, That in accordance with the recommendation of the Director of
8 Property, on behalf of the Human Services Agency, the Board of Supervisors approves the
9 Lease Agreement and authorizes the Director of Property to take all actions on behalf of
10 the City necessary or advisable to effectuate the Lease Agreement with Bayview Plaza,
11 LLC as the Landlord, for 3801 Third Street, Suites 200, 205, 210, 220, 230, 240, and 250,
12 substantially in the form on file with the Clerk of the Board of Supervisors in File
13 No. 250323; and, be it

14 FURTHER RESOLVED, That commencing upon the approval by the Board of
15 Supervisors and Mayor, the annual base rent shall be \$526,251 (approximately \$33 per
16 square foot) with no annual rent increases; and, be it

17 FURTHER RESOLVED, Authorizing the Director of Property to execute any
18 amendments to the Lease, options to extend to the Lease term, and make certain
19 modifications and take certain actions that do not materially increase the obligations or
20 liabilities to the City, do not materially decrease the benefits to the City and are necessary or
21 advisable to effectuate the purposes of the Lease Agreement or this Resolution; and, be it

22 FURTHER RESOLVED, That within 30 days of the Lease Agreement being fully
23 executed by all parties, the Director of Property shall provide the final Lease Agreement to
24 the Clerk of the Board for inclusion into the official file.

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3 Available: \$131,562.75
4 (base rent for period April 1, 2025
Through 6/30/2025)

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Fund ID:	10000	GF Annual Account Ctrl
Department ID:	149657	HSA AM Central Mgmt
Project ID:	10001700	HS AD County Expense Claim
Authority ID:	10000	Operating
Account ID:	530110	Property Rent
Activity ID:	1	Allocable Staff & Overhead

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13 /s/
14 Michelle Allersma, Budget and Analysis
15 Division Director on behalf of
16 Greg Wagner, Controller

17 RECOMMENDED:

18 /s/
19 Dan Kaplan
SFHSA Deputy Director for
Administration and Finance

20
21 /s/
22 Andrico Q. Pennick, Director of Property
Real Estate Division