



Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator



John Updike
Director of Real Estate

October 16, 2013

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, California 94102

Re: Resolution authorizing the renewal of the lease at 755 + 759 South Van Ness Ave., San Francisco

Dear Ms. Calvillo:

Attached please find an original and two copies of the proposed resolution for Board of Supervisors approval, which authorizes the lease of real property located at 755 + 759 South Van Ness Ave., in San Francisco. The Department of Public Health (DPH) has occupied the premises since 2001 and currently operates its Community Behavioral Health Services (CBHS) programs at the site.

At the request of DPH, the Real Estate Division negotiated the renewal lease with the Landlord, AIM TWO, for the 13,545 s.f. premises and adjacent 3,675 s.f. parking area at no additional charge for an initial 5-year term commencing upon approval by the Board of Supervisors and Mayor with one additional 4-year option term at 95% of the prevailing market rent subject to enactment of a resolution by the Board of Supervisors and the Mayor.

The initial fair market monthly rental rate, including janitorial services and the parking area, for the initial term is \$38,738.70 (\$2.86/s.f.) subject to annual CPI adjustments of no less than 3% and no more than 5%. The current monthly rent is \$20,317.50 (\$1.50/s.f.).

The following is a list of accompanying documents (three sets):

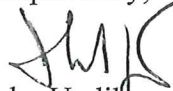
- The lease
- SFEC 126 for the Board of Supervisors and Mayor

In addition, the Word version of the resolution has been sent electronically, as well as PDF versions of all attachments to BOS.Legislation@SFgov.org.

The DPH and Real Estate Division recommend the lease be approved. We are advised that funds are available in Index Code HMHMCB731943, for fiscal year 2013-2014. If you have any questions in

this regard, please contact Claudine Venegas of my staff at 554-9872 or Tyrone Navarro with DPH at 255-3405.

Respectfully,



John Updike
Director of Property

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Attachments

cc: Michelle Ruggels, DPH
Tyrone Navarro, DPH
Naomi Kelly, City Administrator