



SAN FRANCISCO DEPARTMENT OF TECHNOLOGY

Honorable Board of Supervisors
City and County of San Francisco
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Dear Board Members:

Attached for your consideration is a Resolution authorizing and approving an amendment to a communications site lease at 4150 Clement Street, San Francisco, at the Veterans Affairs Medical Center (VA), for use by the Department of Technology (DT) to operate the City's 800MHz Citywide Emergency Public Safety Radio System.

The original Sharing Agreement with the VA was executed in 2003, and approved by the Board of Supervisors in Resolution 580-03. The VA has requested that the City relocate its current equipment, as the current location on the VA water tank is being demolished as part of the VA's long term development plan.

DT, in conjunction with the Department of Emergency Management (DEM), is currently in the process of replacing the City's end-of-life 800 MHz Citywide Emergency Radio System (CERS). As part of this CERS radio replacement project, DEM and DT will construct a prefabricated telecommunications shelter at Building 2 within the VA Hospital campus at 4150 Clement Street, and have space on the roof to install new equipment and antennae to support the new CERS system.

The new equipment will include:

- installing a prefabricated RF shelter on parapet of Building 2
- installing four (4) whip antennas and two (2) microwave dish antennas on the roof of Building 2
- installing two (2) GPS antennas on the prefabricated RF shelter

The proposed Base Rent is \$4,537.40 per month adjusted annually by three percent (3%) **beginning on April 1st, 2018**. The amendment also changes the calculation of Base Rent at the City's next option period. Under the current agreement Option Period Rent is a Fair Market Value as determined solely by the VA. Under the proposed amendment, the Option Period Rent simply continues the 3% annual increases. Other than the change in location of the Premises on the VA site and a small monthly increase (\$133.12/month) in rent and a likely reduced option rent, all other terms of the Original Sharing Agreement remain the same. Attachment 1 provides a before and after summary of the Sharing Agreement changes.



SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY

On May 18, 2017 an MAI appraisal by Mateo Advisors Inc. found the Fair Market Rent to be \$8,250 per month (versus the \$4,537.40 per month proposed).

The Department of Technology, Department of Emergency Management, and Real Estate Division recommend approval of the proposed lease.

If you have any questions, please contact Christopher Chamberlain with DT at 415-603-9629. For the public safety radio replacement project questions, please contact Michelle Geddes with the DEM at 558-3825. And for real estate questions please contact Charlie Dunn at 554-9861 of the Real Estate Division.

Respectfully,

A handwritten signature in black ink, appearing to read "Nina D'Amato".

Nina D'Amato

Acting Director, Department of Technology

Attachments

cc: Anne Kronenberg, DEM
Michelle Geddes, DEM
Christopher Chamberlain, DT
John Updike, RED



SAN FRANCISCO
DEPARTMENT OF
TECHNOLOGY

Attachment #1
VA Hospital - 4150 Clement Street

	Current Agreement	Proposed Amendment
Premises	4150 Clement Street, Water tower	4150 Clement Street, Building 200
Equipment	Equipment Shelter (4) Whip Antenna (4) Microwave Antenna (1) GPS W3 Antenna	Equipment Shelter (4) Whip Antenna (2) Microwave Antenna (2) GPS W3 Antenna
Base Rent	\$4,404.28 monthly	\$4,537.40 monthly
Base Rent Increase Amount	To Fair Market Rent (FMR) on April 1, 2018, if option is exercised	3% annually beginning April 1, 2018
Term	Through March 31, 2018	Through March 31, 2023
Options to Extend	1 remaining for 5 years (through March 31 2023) at the VA's sole determination of FMR.	None
City's Appraised FMR per MAI appraisal May 15, 2018	NA	\$8,250/ monthly

