

1 [Real Property Lease - William J. Piedmonte - 729 Filbert Street - \$531,216 Annual Base  
2 Rent]

3 **Resolution authorizing the Director of Real Estate to enter into a Lease of real**  
4 **property located at 729 Filbert Street with William J. Piedmonte, as landlord, for a**  
5 **five-year term to commence upon approval by the Board of Supervisors, at the**  
6 **monthly base rent of \$44,268 for a total annual base rent of \$531,216.**

7  
8 WHEREAS, The City, on behalf of the Department of Public Health ("DPH") entered  
9 into a lease in 2003 with William J. Piedmonte, as Landlord, for the Premises comprising  
10 approximately 11,067 square feet of space used as a mental health outpatient clinic located  
11 at 729 Filbert Street (the "Original Lease"); and

12 WHEREAS, The Real Estate Division ("RED") on behalf of DPH, negotiated a "New  
13 Lease" at a monthly base rent of \$44,268 or \$4 per square foot, increasing annually at CPI  
14 not to be less than 2% or greater than 5%, net of utilities, custodial and other services for  
15 the Premises, for the five year extension term; and

16 WHEREAS, RED negotiated the New Lease to require (i) certain leasehold  
17 improvements to be provided by Landlord with City responsible for up to only \$39,500; and  
18 (ii) an additional five year extension option; now, therefore, be it

19 RESOLVED, That in accordance with the recommendation of the Director of the  
20 Department of Public Health and the Director of Real Estate, the Director of Real Estate is  
21 hereby authorized to take all actions on behalf of the City and County of San Francisco, as  
22 Tenant, to execute the five year New Lease; and, be it

23 FURTHER RESOLVED, That commencing upon Board and Supervisors and Mayor  
24 approval, the Original Lease will be replaced by the New Lease, with a new monthly base  
25 rent for the five year extension term of \$44,268 (\$4 per square foot per month), increasing

1 annually pursuant to the terms of the New Lease, plus up to \$39,500 in tenant  
2 improvements; and, be it

3 FURTHER RESOLVED, That any action heretofore taken by any City employee or the  
4 Director of Property and other officers of the City with respect to the New Lease are hereby  
5 approved, confirmed and ratified; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of Real  
7 Estate to enter into any amendments or modifications to the lease (including without limitation,  
8 the exhibits) that the Director of Real Estate determines, in consultation with the City Attorney,  
9 are in the best interest of the City, do not increase the rent or otherwise materially increase  
10 the obligations or liabilities of the City, are necessary or advisable to effectuate the purposes  
11 of the lease or this resolution, and are in compliance with all applicable laws, including City's  
12 Charter; and, be it

13 FURTHER RESOLVED, That within 30 days of the New Lease being fully executed  
14 by all parties, the Director of Real Estate shall provide a copy to the Clerk of the Board for  
15 inclusion into the official file.

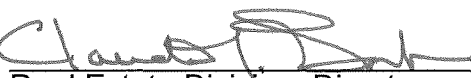
\$283,755 Available  
Fund ID: 10000  
Department ID: 251984  
PS Project ID: 10001792  
Authority ID: 10000  
Account ID: 4 530110  
Activity ID: 0001

  
Controller

Subject to enactment of the Annual  
Appropriation Ordinance for Fiscal Year  
2019/2020

RECOMMENDED:

  
Department of Public Health, Director

  
Real Estate Division, Director  
DEPUTY MANAGING DIRECTOR



City and County of San Francisco

Tails  
Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 190073

Date Passed: March 12, 2019

Resolution authorizing the Director of Real Estate to enter into a Lease of real property located at 729 Filbert Street with William J. Piedmonte, as landlord, for a five-year term to commence upon approval by the Board of Supervisors, at the monthly base rent of \$44,268 for a total annual base rent of \$531,216.

March 06, 2019 Budget and Finance Sub-Committee - RECOMMENDED

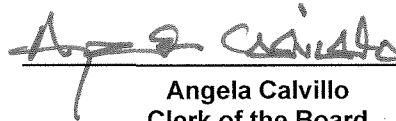
March 12, 2019 Board of Supervisors - ADOPTED

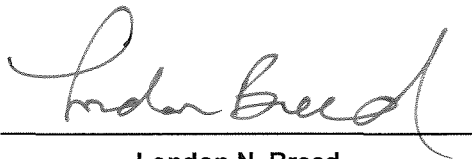
Ayes: 9 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Stefani and Yee

Absent: 2 - Safai and Walton

File No. 190073

I hereby certify that the foregoing Resolution was ADOPTED on 3/12/2019 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
London N. Breed  
Mayor

  
Date Approved