



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



John Updike
Director of Real Estate

September 24, 2015

Through Naomi Kelly,
City Administrator

Dept. of Emergency Management
1250 Jones St.
Assignment # 6900

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 the extension and modification of the communications site license at 1250 Jones St., San Francisco for use by the Department of Emergency Management (DEM)

The City has leased 1250 Jones St., comprising of multiple antennas and support infrastructure, for public safety communications equipment since 1998. 1250 Jones Street is located at the southeast corner of Clay Street, near the top of Nob Hill in San Francisco and it provides excellent radio transmission coverage from a tower mounted on the roof. 1250 Jones St. is one of eight strategically located public safety equipment sites. The 1250 Jones St. License was authorized by Board Resolution 805-97 and currently expires January 31, 2019 with no further options to extend the License.

City's equipment currently located at 1250 Jones Street includes (1) an equipment room in the main building; (2) microwave dishes, omni-directional antennas and panel antennas mounted on the tower and the roof of the building; (3) space for City's HVAC equipment on the building roof; (4) space for City's emergency generator also on the building roof; (5) conduits, panels, and equipment necessary to connect such emergency generator to the City's equipment; (6) conduits, panels and equipment necessary to connect fiber between the City's equipment in the building and the tower to City's fiber network in the street; and (7) connection of City equipment to the building's grounding system.

By Resolution 143-15, the Board of Supervisors approved the City's 5-year Information and Communication Technology Plan. Under the plan, the 1250 Jones site will undergo an upgrade of its equipment and facilities. Since the communication equipment at the site is vital, DEM will need to run redundant systems for a period of up to 18 months before a cutover to the new system.

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The proposed License Amendment (i) extends the License for 10 years beyond the current January 31, 2019 license expiration, (ii) provides for four (4) additional options to renew the license for five (5) years each at fixed rental rates (subject to an enactment of a Resolution by the Board of Supervisors and Mayor, in their sole and absolute discretion, approving and authorizing the same), (iii) updates the license for additional equipment added to the site since 1998, (iv) provides flexibility to add and remove equipment as technology and City's needs change; and (v) provides for dual equipment at no extra cost during an 18 month period for DEM's radio replacement project.

The proposed Base Rent is \$11,286.25 per month, continuing with the existing two and a half percent (2.5 %) annual increase on each February 1 as in the original contract and then increasing to four percent (4%) annually after the expiration of the original contract (February 1, 2019). City shall also pay a one-time fee of \$25,000. Attachment #1 provides current license terms and the proposed terms.

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

If you have any questions, please contact Charlie Dunn at 554-9861 of my office. For public safety communication information, please contact Michelle Geddes with the DEM at 558-3825.

Respectfully,

John Updike
Director of Property

Attachments

cc: Anne Kronenberg, DEM
Michelle Geddes, DEM
Miguel Gamino, DT
Clint Turner, DT

Attachment #1
1250 Jones St License

	Current	Proposed
Equipment	(9) Equipment Racks (4) Tower Antenna (1) GPS W3 Antenna	Unlimited Equipment Racks (4) Tower Antenna (3) Flat panel Antenna (1) VHF whip Antenna (3) GPS W3 Antenna
Base Rent	\$9,112.00 monthly	\$11,286.25 monthly plus a one-time fee of \$25,000
Base Rent Increase Date	Annually on February 1	Annually on February 1
Base Rent Increase Amount	2.5%	2.5 % to 2019, then 4%
Term	January 31, 2019	January 31, 2029
Options to Extend	None Remaining	Four (4) five year options at a continuation of the 4% annual increase