

1 [Lease of real property]

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Resolution authorizing the lease of 4,945 sq. ft. at 1500 Howard Street for the
4 Department of Public Health.

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WHEREAS, The Department of Public Health's Mobile Crisis Treatment Team
8 provides an important public service by providing outreach to persons in crisis who are
9 reported by the public, police and merchants as in need of emergency mental health
10 intervention; and

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WHEREAS, The Department of Public Health desires to expand the current public
13 program by expanding the hours of service to 24 hrs per day, 7 days a week by adding
14 approximately 9 employees to the 19 current employees; now, therefore be it

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RESOLVED, That in accordance with the recommendation of the Director of the
Department of Public Health and the Director of Property, that the Director of Property is
hereby authorized to take all actions, on behalf of the City and County of San Francisco, as
Tenant, to execute a written lease and other related documents with ARC San Francisco,
as Landlord, for ground floor and second floor space in the building commonly known as
1500 Howard Street, San Francisco, California, which comprises an approximate area of
4,945 square feet on the terms and conditions contained herein and substantially in the
form of the lease on file with Clerk of the Board; and, be it

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FURTHER RESOLVED, That the lease shall commence upon substantial completion

(REAL ESTATE)

1 of tenant improvements (expected to be about June 1, 2001) and terminate May 31, 2006.
2 The City shall have two 5-year options to extend the term. The monthly rent for the term
3 shall be \$13,000.00. The City shall pay the Landlord \$27,335 upon lease commencement
4 for its share of tenant improvements. The City will pay other typical tenant costs including
5 any operating expense increases over a 2001 base year; and, be it

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7 FURTHER RESOLVED, That the lease may include an appropriate clause (in a form
8 approved by the Director of Property and the City Attorney, indemnifying and holding
9 harmless the Landlord, from and agreeing to defend the Landlord against any and all
10 claims, costs and expenses, including, without limitation, reasonable attorney's fees,
11 incurred as a result of City's use of the premises, any default by the City in the performance
12 of any of its obligations under the lease, or any acts or omissions of City or its agents, in,
13 on or about the premises or the property on which the premises are located, excluding
14 those claims, costs and expenses incurred as a result of the gross negligence or willful
15 misconduct of Landlord or its agents; and be it

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17 FURTHER RESOLVED, That the lease shall be subject to and conditioned upon, the
18 Human Rights Commission's approval of Landlord's compliance with City's Non-
19 Discrimination and Equal Benefits in Employment Ordinance; and, be

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21 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
22 with respect to such lease are hereby approved, confirmed and ratified; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
24 Property to enter into any amendments or modifications to the Lease (including without

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(REAL ESTATE)

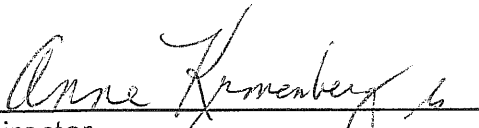
1 limitation, the exhibits) that the Director of Property determines, in consultation with the City
2 Attorney, are in the best interest of the City, do not increase the rent or otherwise materially
3 increase the obligations or liabilities of the City, are necessary or advisable to effectuate
4 the purposes of the Lease or this resolution, and are in compliance with all applicable laws,
5 including City's Charter; and, be it
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7 FURTHER RESOLVED, That the City shall occupy the Premises for the entire term
8 of the lease unless funds for Department of Public Health's rental payments are not
9 appropriated in any subsequent fiscal year at which time City may terminate the lease with
10 advance written notice to Landlord.
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13 \$40,335.00 Available
14 Appropriation No.
HMHMCC730515

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Controller

17 RECOMMENDED:

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20 Director
Department of Public Health

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23 Director of Property
CD

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25 (REAL ESTATE)



City and County of San Francisco

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

Tails
Resolution

File Number: 010816

Date Passed:

Resolution authorizing the lease of 4,945 sq.ft. at 1500 Howard Street for the Department of Public Health.

May 29, 2001 Board of Supervisors — ADOPTED

Ayes: 8 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, Newsom, Peskin

Absent: 3 - McGoldrick, Sandoval, Yee

File No. 010816

I hereby certify that the foregoing Resolution was ADOPTED on May 29, 2001 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

JUN 08 2001

Date Approved

Mayor Willie L. Brown Jr.