

AMENDED IN COMMITTEE
4/30/14

FILE NO. 140249

RESOLUTION NO. 156-14

1 [Real Property Lease Renewal - Ruth Mellinger - 70 Oak Grove Street - \$37,208.33 monthly]

2
3 **Resolution authorizing the exercise of an option to extend the lease of 10,000 sq. ft. at**
4 **70 Oak Grove with Ruth Mellinger, for five years for use by the Sheriff's Department at**
5 **\$37,208.33 monthly for the period of May 31, 2014 through May 30, 2019.**
6

7 WHEREAS, The City and County of San Francisco, ("Tenant"), and Ruth Mellinger,
8 ("Landlord"), executed a lease dated March 25, 2004 (the "Lease"), authorized by Board of
9 Supervisors Resolution No. 109-04 for the entire property (the "Premises") commonly known
10 and numbered as 70 Oak Grove and consisting of approximately 10,000 sq. ft. for use by
11 the Sheriff's Department (SFSD); and

12 WHEREAS, Such Lease currently expires on May 30, 2014 and contains an option to
13 extend the Lease for five (5) years on the same terms and conditions except that during the
14 Extended Term, the Base Monthly Rental is to be adjusted to 95% of the market rental
15 value; and

16 WHEREAS, From 70 Oak Grove, SFSD provides a number of integrated programs
17 including the 5 Keys Charter School, NoVA (the No Violence Alliance), the SWAP (Sheriff's
18 Work Alternative Program), Electronic Monitoring, and Post Release Education Programs
19 (PREP); and

20 WHEREAS, These SFSD programs provide basic education, post-release intensive
21 case management, referrals to services for training, job readiness, health and housing and
22 electronic monitoring (for qualified sentenced and pre-sentenced prisoners) which allows
23 them to work and live in their home; and

24 WHEREAS, The SFSD programs provided at 70 Oak Grove are deemed essential to
25 reduce incarceration and recidivism in the City and County of San Francisco; and

1 WHEREAS, Pursuant to the terms of the Lease, the Real Estate Division and the
2 Landlord have negotiated such 95% of fair market rental, considering all factors, for the five
3 (5) year extension period to be \$37,208.33 per month (approximately \$44.65 per square foot
4 per year) fixed for the entire five year term; and

5 WHEREAS, The Extension Term is subject to enactment of a resolution by the Board
6 of Supervisors and the Mayor, in their respective sole and absolute direction, approving and
7 authorizing such exercise; now, therefore, be it

8 RESOLVED, That the Director of Real Estate is hereby authorized to take all actions,
9 on behalf of the City and County of San Francisco, as Tenant, to extend the lease with Ruth
10 Mellinger, Landlord, for the Premises commonly known as 70 Oak Grove, San Francisco,
11 California, which comprises an area of approximately 10,000 square feet on the terms and
12 conditions contain in the First Lease Amendment (a copy of which is on file with the Clerk of
13 the Board of Supervisors in File No. 140249); and, be it

14 FURTHER RESOLVED, That the Lease extension shall be for a term of five (5) years
15 (through May 30, 2019) at a base rent \$37,208.33 per month, (approximately \$44.65 per sq.
16 ft. annually) and the City shall continue to pay for its own janitorial services and utilities at a
17 current cost of approximately \$1,950.80 per month (approximately \$2.34 per sq. ft. annually)
18 and other typical tenant costs; and, be it

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

21 FURTHER RESOLVED, That an evaluation of reentry programs provided by
22 community justice departments of the City be analyzed for opportunities of consolidation
23 where feasible to effect reductions in leasing expenses; and be it

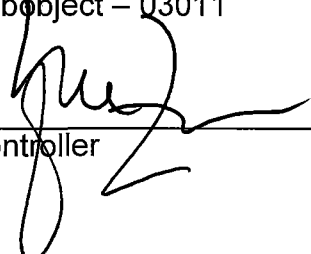
24 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
25 Real Estate to enter into any amendments or modifications to the Lease (including without

1 limitation, the exhibits) that the Director of Real Estate determines, in consultation with the
2 City Attorney, are in the best interest of the City, do not increase the rent or otherwise
3 materially increase the obligations or liabilities of the City, are necessary or advisable to
4 effectuate the purposes of the Lease or this resolution, and are in compliance with all
5 applicable laws, including City's Charter; and, be it

6 FURTHER RESOLVED, That the City shall occupy the entire Premises for the full
7 term of the lease unless funds for rental payments are not appropriated in any subsequent
8 fiscal year at which time City may terminate the lease with ninety (90) days advance written
9 notice to Landlord. Said Lease shall be subject to certification as to funds by the Controller,
10 pursuant to Section 3.105 of the Charter; and, be it

11 FURTHER RESOLVED, That within thirty (30) days of the agreements being fully
12 executed by all parties, the Director of Real Estate shall provide the agreements to the Clerk
13 of the Board for inclusion into the official file.

14
15 Available: \$37,328.60
16 (1 month plus 1 day of Base Rent in
17 FY13/14)
18 Appropriation No.
19 Index code – 062400
20 Subject – 03011

21
22 
23 _____
24 Controller

25 RECOMMENDED:



Director of Real Estate



Sheriff



City and County of San Francisco
Tails
Resolution

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

File Number: 140249

Date Passed: May 13, 2014

Resolution authorizing the exercise of an option to extend the lease of 10,000 sq. ft. at 70 Oak Grove with Ruth Mellinger, for five years for use by the Sheriff's Department at \$37,208.33 monthly for the period of May 31, 2014 through May 30, 2019.

April 30, 2014 Budget and Finance Sub-Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

April 30, 2014 Budget and Finance Sub-Committee - RECOMMENDED AS AMENDED

May 13, 2014 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 140249

I hereby certify that the foregoing Resolution was ADOPTED on 5/13/2014 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor


Date Approved