

FILE NO. 000784

RESOLUTION NO. 473-00

[Lease Option]

AUTHORIZING AN AMENDMENT TO LEASE REAL PROPERTY AT

**1650 MISSION STREET FOR THE DEPARTMENT OF HUMAN SERVICES AND THE
DEPARTMENT OF BUILDING INSPECTION.**

RESOLVED That, in accordance with the recommendation of the Director of the
Department of Human Services, the Director of the Department of Building Inspection, and the
Director of Property, the Mayor, the Clerk of the Board of Supervisors, and the Director of Property
are hereby authorized to execute a written lease amendment with G & I Mission, L.L.C.
~~1650 MISSION STREET-~~

~~ASSOCIATES, L.P.~~ a California Limited Partnership, as Landlord; for additional lease area on a
portion of the second and third floor located at 1650 Mission Street, San Francisco, California,
comprising an approximate total area of 16,564 square feet on the terms and conditions contained
herein and on a form approved by the City Attorney; and, be it

FURTHER RESOLVED, That the term of this lease amendment shall begin with substantial
completion of the tenant improvements for all Portions A,B and C, and end in five years. Estimated
commencement for Portion A (6,019 sf) and Portion C (1,945 sf), shall be between June 1, 2000 and
September 1, 2000. Estimated commencement for Portion B (8,600 sf) shall be by approximately
September 1, 2000. The base rent for the fully serviced additional lease area for Portion A and B shall
be \$64,567.25 per month (\$4.42 per square foot per month), and the base rent for the fully serviced
additional lease area for Portion C shall be \$7,293.75 per month (\$3.75 per square foot per month),
unless funds for rental payments are not appropriated in any subsequent City fiscal year, at which time
City may terminate the lease with advance notice to the Landlord. The annual rental rate per
square foot pertaining to Portions A and B shall increase a dollar per square foot per year, from a

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1 starting rate of \$53 per square foot per year to a 5th year rate of \$57 dollars per square foot per year in
2 the fifth year of the lease. The rental rate for Portion C shall remain level at \$45 per square foot per
3 year during the term of the lease.

4 FURTHER RESOLVED, The Landlord shall perform tenant improvement work at Landlord's
5 cost, not to exceed \$15.00 per square foot . Subject to the department's budget considerations, the
6 department shall be authorized to contribute additional money in order to complete necessary
7 improvements, including but not limited to telecommunication wiring and equipment, furniture and/or
8 furniture installation, additional electrical wiring or other items necessary to the department's
9 operation within the premises. In no case shall this amount exceed \$10 per square foot cost to City,
10 and be it
11

12 FURTHER RESOLVED, The City shall pay a "prorata" share of real estate taxes and
13 operating cost increases based upon a 2000 base year for the additional area, reflecting a 95%
14 building occupancy.
15

16 RECOMMENDED:

17 \$838,852 Available 2000-2001 Fiscal Year

18 
19 Director of Property

Appropriation Number - DHS

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21 Director of Human Services

22 \$189,120 Available 2000-2001 Fiscal Year

Appropriation Number - DHS

23 
24 Director of Department of Building Inspection

25 
Controller



City and County of San Francisco

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

Tails Resolution

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Date Passed:

Resolution authorizing an amendment to lease real property at 1650 Mission Street for the Department of Human Services and the Department of Building Inspection.

May 22, 2000 Board of Supervisors — ADOPTED

Ayes: 10 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Teng,
Yaki, Yee

Absent: 1 - Newsom

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I hereby certify that the foregoing Resolution was ADOPTED on May 22, 2000 by the Board of Supervisors of the City and County of San Francisco.



Gloria L. Young
Clerk of the Board

JUN - 2 2000

Date Approved



Mayor Willie L. Brown Jr.