

1 [Real Property Lease - Chinatown Community Children’s Center - \$1 Annual Base Rent]

2

3 **Resolution approving a Lease with the Chinatown Community Children’s Center for**
4 **approximately 6,372 square feet of real property located in City Hall and its grounds**
5 **appurtenant, at a base rent of \$1 per year; authorizing the Director of Property, upon**
6 **receipt of approved permits for the construction of tenant improvements to the leased**
7 **premises, to execute a lease on behalf of the City and County of San Francisco for an**
8 **initial 10-year term, with two 10-year options to renew; and authorizing the Director of**
9 **Property to enter into any additions, amendments, or other modifications to the Lease,**
10 **that do not materially increase the obligations or liabilities of the City, in order to**
11 **effectuate the purposes of the Lease or this Resolution.**

12

13 WHEREAS, The City desires to make a supportive child care amenity (“Child Care
14 Services”) available to employees at City Hall (“the Building”), other City-occupied buildings
15 and residents in the community; and

16 WHEREAS, The Real Estate Division (“RED”) issued a Request for Proposals (“RFP”)
17 for a licensed Child Care operator (“Operator”) to operate and manage a Child Care Center to
18 be located at the Building, and

19 WHEREAS, The non-profit Chinatown Community Children’s Center (“CCCC” or
20 “Tenant”) was selected as the most qualified and well-regarded of respondents to the RFP;
21 and

22 WHEREAS, CCCC has provided RED with a detailed business plan to be implemented
23 at the Building; and

24

25

1 WHEREAS, CCCC proposes to lease 4,372 square feet located on both sides of the
2 North Vestibule entrance to the Building, and approximately 2,000 square feet of a designated
3 outdoor play area located on the north side of the building (“Premises”); and

4 WHEREAS, RED issued a permit last February for CCCC, its architects and
5 consultants, to conduct due diligence for planning the design, construction and permitting of a
6 Child Care Center; and

7 WHEREAS, CCCC will submit schematic, design development and construction
8 documents, developed at its cost, to RED and the permitting agencies for approval; and

9 WHEREAS, CCCC would pay \$1 per year in base rent for the Premises, as has been
10 the practice for the lease of Child Care Centers at other City-occupied buildings; and

11 WHEREAS, RED will provide electrical, water, custodial, repair and maintenance
12 services at no additional cost to CCCC; now, therefore, be it

13 RESOLVED, That the Board of Supervisors approves this Resolution to authorize the
14 Director of Property to execute a lease with CCCC upon the issuance of permits for the
15 construction of tenant improvements; and be it

16 FUTHER RESOLVED, That upon confirmation that permits have been issued to
17 CCCC, the Director of Property is authorized to enter into a lease without requirement for an
18 additional vote of the Board; and be it

19 FURTHER RESOLVED, That CCCC may undertake tenant improvement construction,
20 at its cost, following full lease execution; and, be it

21 FURTHER RESOLVED, That RED, at City cost, will undertake any repairs,
22 maintenance and connections of the Building’s systems to facilitate the construction of tenant
23 improvements by CCCC and provide base building services to the Premises; and, be it

24 FURTHER RESOLVED, That previously approved modifications to the base building
25 systems will be undertaken by the City at Tenant’s cost; and be it

1 FURTHER RESOLVED, That the Director of Property is authorized to enter into any
2 amendments or modifications to the Lease that they determine, in consultation with the City
3 Attorney, are in the City's best interest, do not materially increase the obligations or liabilities
4 of the City, are necessary or advisable to effectuate the purposes of the lease or this
5 Resolution, and are in compliance with all applicable laws, including the City Charter; and, be
6 it

7 FURTHER RESOLVED, That all actions heretofore taken by the officers of the City
8 with respect to the Lease are hereby approved, confirmed and ratified; and be it

9 FURTHER RESOLVED, That within thirty (30) days of the Lease being fully-executed
10 by all parties, RED shall provide a copy to the Clerk of the Board for inclusion into the official
11 file.

12
13
14
15 /s/
16 Real Estate Division
17 Director of Property