



February 1, 2017

Through Naomi Kelly,
City Administrator

Honorable Board of Supervisors
City and County of San Francisco
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, California 94102

Dept. of Technology
Dept. of Emergency Management
Real Estate Division
1 Bayview Park Road

Dear Board Members:

Attached for your consideration is a Resolution authorizing a communications site lease at 1 Bayview Park Road, San Francisco for use by the Department of Technology (DT) and the Department of Emergency Management (DEM).

The proposed lease provides DT and DEM with antennae and related equipment on a privately owned tower located at 1 Bayview Park Rd (Assessor's Block 4991, Lot 1C) for vital public safety (911) communications equipment.

DT, in conjunction with DEM, is currently in the process of replacing the City's end-of-life 800 MHz Citywide Emergency Radio System (CERS). CERS serves the City's police, fire, and other first responders. CERS currently consists of eight (8) radio sites throughout the City.

The proposed site at will be the ninth CERS site and is crucial to public safety communications in the Southeast sector of the City. The proposed radio system installation at the site will include:

- installing four antennas approximately 70' and 90' above ground level on the existing 390' tower,
- installing four (4) racks of electronic equipment and batteries in a secure room inside the existing building,
- and on the building roof installing two (2) microwave dish antennas, two (2) Yagi antennas and two (2) GPS antennas

The proposed term is for approximately ten years with three (3) five (5) years option to extend the term. The proposed Base Rent is \$7,650 per month, the City pay a one-time fee of \$25,000, and its own utility, janitorial and security costs. The City will reimburse Landlord up to \$15,000 for the new installation of a dedicated 150 amp 240 V circuit. The Base Rent is adjusted annually by three percent (3 %) on each April 1. Base Rent during the option terms continues the annual adjustment and is subject to further approval by the Board of Supervisors and Mayor.



In 2015, the Board approved a very similar lease for the SFMTA for its radio system (for communication with its bus, transit operations and maintenance workers). Attachment 1 provides a Lease summary, provided by the Real Estate Division of the proposed transaction and a comparison to the SFMTA lease (Resolution 8-15).

On December 7, 2016 an MAI appraisal by CBRE, Inc. found the Fair Market Rent with the \$25,000 one-time fee to be \$8,000 per month (versus the proposed \$7,650 per month).

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

If you have any questions regarding antennas being installed, please contact Christopher Chamberlain with DT at 415-558-3828. For public safety communication information, please contact Michelle Geddes with the DEM at 558-3825. For questions about the real estate terms please contact Charlie Dunn with RED at 554-9861 of my office.

Respectfully,



Kenneth Bukowski
Deputy City Administrator
Interim Director,
Department of Technology

Attachments

cc: Anne Kronenberg, DEM
Michelle Geddes, DEM
John Updike, RED
Christopher Chamberlain, DT

Attachment #1
1 Bayview Park Lease

	Recent SFMTA Lease	Proposed DT/DEM Lease
Date	January 2015	Proposed
Equipment	Equipment Rm (12' x 17.5') (4) Tower Antenna (2) Microwave Antenna (2) GPS W3 Antenna	Equipment Rm (7 x 12) (4) Tower Antenna (2) Microwave Antenna (2) Yagi Antenna (2) GPS W3 Antenna
Base Rent	Originally \$6500*, currently \$6896, monthly and reimbursement up to \$15,000 for a dedicated 240 V 150 Amp circuit. (*SFMTA installed an emergency generator and receives a negotiated credit for providing 80KW power to the Owner.)	\$7,650 monthly plus a one-time fee of \$25,000 and reimbursement up to \$15,000 for a dedicated 240 V 150 Amp circuit.
Base Rent Increase Date	Annually on Anniversary (February 1)	Annually on Anniversary (April 1)
Base Rent Increase Amount	3%	3%
Term	10 years (February 1, 2015 through January 31, 2025)	10 years (Expected to be April 1, 2017 through March 31, 2027)
Options to Extend	Three (3) five year options at a continuation of the 3% annual increase	Three (3) five year options at a continuation of the 3% annual increase