

January 19, 2017

Through Supervisor Malia Cohen

Honorable Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Board Members:

Attached for your consideration is a Resolution approving and authorizing the lease of a portion of Building 25, the new Zuckerberg San Francisco General Hospital and Trauma Center (“ZSFGH”), located at 1001 Potrero Avenue, San Francisco, which allows the proposed tenant American Messaging Services, LLC (“AMS”), to participate in Building 25’s DAS (a multi-carrier cellular, paging and public safety radio “Distributed Antenna System”) and to install and operate equipment for its radio paging telecommunications system used by the City, including the doctors and staff at ZSFGH, via a Master Service Contract entered into in 2013 for AMS to provide paging equipment and services to the City.

Specifically, the Resolution approves:

- (A) A lease term of five years commencing upon approval by the Board of Supervisors and Mayor;
- (B) Two additional option terms of five years to extend the lease;
- (C) A base monthly rent of \$5,000, subject to annual adjustments of 3% (in both the initial and option terms);
- (D) The Tenant to pay for utilities and other services for a service charge of \$3,708.00 per year;
- (E) A waiver that the Tenant is to be exempt from payment of Base Rent and utilities and other services so long as the City and Tenant’s Master Services Contract for AMS to provide paging services and equipment to the City is in effect and City benefits from the Master Agreement;
- (F) A finding that Competitive Bidding Procedures would be impractical in light of the existing Master Agreement between AMS and the City;
- (G) That the actions contemplated in the Resolution are consistent with the City’s General Plan and with Planning Code Section 101.1-(b) for the reasons set forth in the General Plan Referral dated September 8, 2015; and
- (H) Authorizes other actions in furtherance of the Resolution.

## **Background**

The Department of Public Health (“DPH”), emergency services (such as SFFD, SFPD and SFSD) and the doctors, nurses, patients and visitors of the new Zuckerberg San Francisco General Hospital and Trauma Center (“ZSFGH”), aka Building 25 at the campus, require strong paging and cellular services for daily and emergency communications. Building 25 was constructed with materials that hinder radio and cellular signals from reaching essential portions of the building for daily operation (such as the basement surgical areas, stairwells, building system areas – such as mechanical and electrical rooms, restrooms and general use spaces such as break rooms) and in emergencies (such as crawl spaces, sub-basement areas, and moat area a requirement for First Responders).

To resolve the issue, DPH installed a Distributed Antenna System which enhances coverage inside the building through a series of “in-building” antennas (repeaters) distributing the radio/cellular frequencies of the participants of the DAS throughout designated spaces within the building - - connecting service providers, such as AMS, to clinicians, clients and care. The DAS supports a broad range of wireless services, cellular, public safety, first responder, two-way radios, and paging.

In light of AMS’ Master Service Agreement to provide the City with paging services throughout the City, DPH agreed to allow AMS to install equipment not only for paging service within Building 25 but also to provide more and stronger coverage in the neighborhood (one rack, associated cables, two antennas and one dish on the roof).

In consideration of the benefit to the City, DPH, ZSFGH, and emergency services, and the patients, doctors, staff and visitors to ZSFGH, during the term of the Master Services Contract, rent and all service charges (for utilities and other services) will be waived. If and when Building 25 ceases to be used as ZSFGH or the service agreement is terminated or ends, the waiver ceases.

The Department of Public Health and the Real Estate Division of the General Services Agency recommend approval of the proposed Resolution. If you have any questions regarding the project or the lease, please contact Vernie Roble at [Verwina.roble@sfdph.org](mailto:Verwina.roble@sfdph.org) or Claudia J. Gorham at 415.554.9871 or [Claudia.gorham@sfgov.org](mailto:Claudia.gorham@sfgov.org).

Respectfully,