

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

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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.**
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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 uses an inclusion specialist to ensure that a quality, inclusive
23 environment is available to children with disabilities and their families; and
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1 WHEREAS, CCCC has partnered with local agencies offering education-related
2 services, including the Community Alliance for Special Education (CASE), and the San
3 Francisco Unified School District; and

4 WHEREAS, CCCC has contracted with the San Francisco Early Learning Alliance
5 (SFELA) for enrolling low-income families; and

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

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

11 WHEREAS, RED issued a permit in February of 2024 for CCCC, its architects and
12 consultants, to conduct due diligence for planning the design, construction and permitting of a
13 Child Care Center; and

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

16 WHEREAS, CCCC would pay a nominal \$1 per year base rent for the Premises, as
17 has been the practice for the lease with the previous child care operator at City Hall and other
18 City-occupied buildings; and

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

21 RESOLVED, The Board of Supervisors finds that leasing sub-market rate space to
22 CCCC at City Hall offers a convenient income-scaled option for childcare and supplementary
23 services, furthers a proper public purpose for the residents and City workers of the Civic
24 Center community; and, be it
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1 FUTHER RESOLVED, That upon confirmation that permits have been issued to
2 CCCC, the Director of Property is authorized to enter into a lease without requirement for an
3 additional vote of the Board; and, be it

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

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

9 FURTHER RESOLVED, That approved modifications to the base building systems will
10 be undertaken by the City at Tenant's cost; and, be it

11 FURTHER RESOLVED, That the Director of Property is authorized to enter into any
12 amendments or modifications to the Lease that are determined, in consultation with the City
13 Attorney, to be in the City's best interest, do not materially increase the obligations or liabilities
14 of the City, are necessary or advisable to effectuate the purposes of the lease or this
15 Resolution, and are in compliance with all applicable laws, including the City Charter; and, be
16 it

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

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

1 RECOMMENDED:

2 /s/

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4 Andrico Q. Penick
5 Real Estate Division
6 Director of Property
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