

File No. 121080

Committee Item No. \_\_\_\_\_

Board Item No. 18

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date November 6, 2012

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion                                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget Analyst Report                        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Analyst Report                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form (for hearings)             |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Erica Dayrit  
Completed by: \_\_\_\_\_

Date November 1, 2012  
Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

81  
1 [Committee of the Whole - Real Property Leases - 110-12<sup>th</sup> Street, 875 Stevenson Street, and  
2 1155 Market Street]

3 **Motion directing the Board of Supervisors to hold a public hearing on November 6,**  
4 **2012, at 3:00 p.m., with the Board sitting as a Committee of the Whole, to consider**  
5 **adopting Resolutions associated with various real property leases located at 110-12<sup>th</sup>**  
6 **Street, 875 Stevenson Street, and 1155 Market Street (File Nos. 121046, 121047,**  
7 **121048).**

8  
9 MOVED, That the Board of Supervisors convene as a Committee of the Whole on  
10 November 6, 2012, at 3:00 p.m., to conduct a public hearing on Resolutions: 1) Resolution  
11 authorizing the lease of 10,469 sq. ft. of space at 110-12th Street with the St. James Family  
12 Partnership, L.P., for use by the Office of Contract Administration's ReproMail for the term of  
13 approximately ten years commencing on February 1, 2013 and terminating January 31, 2023  
14 for the renovation of the property; and 2) Resolution authorizing the Fourth Amendment to  
15 Lease of 875 Stevenson Street floors 1, 3 and 4, terminating said lease with SRI Nine Market  
16 Square, LLC for the renovation of the property; and 3) Resolution authorizing the lease of  
17 approximately 103,501 sq. ft. of space at 1155 Market Street with 1155 SF Partners, LLC, for  
18 use by various City Departments for the term of approximately ten years commencing January  
19 15, 2013, and terminating on January 14, 2023 for renovation of the property.  
20  
21  
22  
23  
24  
25

**Fw: Request for BOS Committee of the Whole Consideration on 11/6/2012**

Bill Barnes to: Rick Caldeira

10/31/2012 10:28 AM

**Bill Barnes**

Project Manager  
Office of the City Administrator  
415-554-6075  
bill.barnes@sfgov.org

— Forwarded by Bill Barnes/ADMSVC/SFGOV on 10/31/2012 10:29 AM —

From: John Updike/ADMSVC/SFGOV  
To: Angela Calvillo/BOS/SFGOV@SFGOV,  
Cc: Judson True/BOS/SFGOV@SFGOV, Bill Barnes/ADMSVC/SFGOV@SFGOV, Katy  
Tang/BOS/SFGOV@SFGOV  
Date: 10/31/2012 09:12 AM  
Subject: Request for BOS Committee of the Whole Consideration on 11/6/2012

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re: File Nos. 121046 (110th 12th Street lease), 121047 (875 Stevenson exit agreement), 121048 (1155 Market lease)

I mentioned this to Judson in passing yesterday, and while he was not receptive to the notion, I need to make this formal request for consideration. Here's our problem. We have a three party, three property, interconnected set of agreements we've submitted to the Board. The Analyst will have their report completed Thursday for an anticipated Budget & Finance hearing on 11/7. That would then flow to the full Board on 11/20.

Our problem is one of timing of expenses by the Landlords at 1155 Market and 110 12th Streets - our destinations after vacating 875 Stevenson. We have some long lead items that must be ordered in the next 10 days, or we won't make our move-in targets. Landlords will not spend serious funds (on the order of \$2,000,000 at 1155 Market, around \$400,000 at 110 12th Street) without a signed/accepted lease. They have now made that very clear to me in discussions yesterday, and I can't fault them for that.

If we are delayed from our exit at 875 Stevenson, we face a fiscal penalty of \$10,000/day for the first week, and \$20,000/day for any day thereafter. We also delay the reconstruction of that building and potentially delay occupancy by other tech companies already pre-leased to come in behind us.

This problem would be solved if these files were allowed to go straight to the Board as a committee of the whole on 11/6. Is that a remote possibility, and if so, who do I speak with to secure necessary approvals?

Angela, we owe your staff, for the Board files, the leases (all finally negotiated this week), and the Form 126's (also completed). I'll tender those to your assigned clerk - do let me know to whom we send them.

Many thanks for your consideration of this request.

**john**

John Updike, LEED AP O+M  
Director of Real Estate  
City & County of San Francisco  
25 Van Ness, Suite 400  
San Francisco, CA 94102  
Voice: 415-554-9860  
E-Mail: john.updike@sfgov.org

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2012 OCT 3 AM 10:56  
 Time stamp or meeting date *AK*

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee:
- An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee:
- 4. Request for letter beginning "Supervisor  inquires"
- 5. City Attorney request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No.
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission     Youth Commission     Ethics Commission
- Planning Commission     Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a different form.**

**Sponsor(s):**

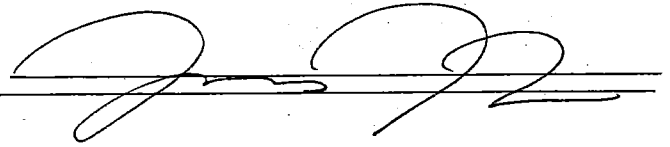
Supervisor Kim

**Subject:**

Committee of the Whole - Public Hearing - Real Estate Leases 110 12th Street, 875 Stevenson St, 1155 Market St

**The text is listed below or attached:**

Hearing on Resolutions File Number 121046, 121047, 121048

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: