

City & County of San Francisco
London N. Breed, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Andrico Q. Penick, Director of Real Estate

June 25, 2021

Through City Administrator Carmen Chu

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

Subject: Renewal Lease – Department of Technology/Department of Emergency Management at San Francisco State University

Dear Board Members:

Attached for your consideration is a Resolution approving and authorizing the renewal of a lease of approximately 440 square feet for existing City-owned and operated emergency radio telecommunications antennas and equipment with San Francisco State University, for use by the Department of Technology and the Department of Emergency Management.

Background

In 1997, the Board of Supervisors approved an 800 MHz Radio System to be installed and used for emergency public services (SFFD, SFPD, SFSD, Public Health, etc.). For optimal coverage within the City, in 1998, the City entered into a lease agreement to use a portion of the roof, radio room and space at San Francisco State University (SF State) and install antennas, a generator and related equipment. The City has been using the space ever since. In October 2016, the Board of Supervisors adopted Resolution No.16-0967, approving a new 800 MHz Project which proposes to continue to use the existing tower and equipment at SF State for optimal coverage.

Terms

The proposed lease is for the existing equipment and antennas to remain with replacement microwave dishes for a twenty (20) year term. Initial base rent is \$91,800 per year [based upon an independent appraisal and a RED negotiated 10% discount] which increases 3% percent annually. It should be noted that similar cell locations (similar number of antennas) are being charged \$120,000 per year.

City will be paying SF State \$850 per month for its utilities until it can install its own meter. The Department of Technology, the Department of Emergency Management, and the Department of Real Estate recommend approval of the proposed Resolution. If you have any questions regarding the Citywide 800 Mhz Project, please contact Michelle Geddes of DEM at 415.518.8126 (cell) or michelle.geddes@sfgov.org and questions regarding the lease to Claudia J. Gorham of Real Estate at 415.554.9871 or Claudia.gorham@sfgov.org.

Respectfully,



Andrico Q. Penick
Director of Property