



February 12, 2015



Edwin M. Lee, Mayor
Naomi M. Kelly, City Administrator

John Updike
Director of Real Estate

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

Re: Lease of 100 Blanken Avenue, San Francisco

Dear Board Members:

Attached for your consideration is a Resolution authorizing the lease renewal for a portion of the ground floor comprising approximately 3,000 square feet at 100 Blanken Ave, San Francisco, for the Department of Public Health's Southeast Child Family Therapy Center.

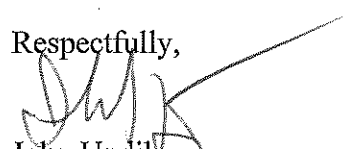
The proposed lease continues the Department of Public Health's occupancy for an initial term of five (5) years commencing upon approval of the transaction. In addition, City shall have one five (5) year option term to extend the lease term based on the same terms and conditions except that the rent shall be adjusted to 95% of the then prevailing rent for similar Premises subject to the enactment of a resolution by the Board of Supervisors and the Mayor, in their respective sole and absolute discretion, approving and authorizing the same.

On behalf of the Department of Public Health, the Real Estate Division negotiated the lease at a fair market rent of \$7,800 per month (\$2.60 psf), subject to annual CPI adjustments of no less than three (3%) percent and no more than five (5%) percent. The base fair market monthly rent is net of utilities and janitorial services.

The Department of Public Health and the Real Estate Division recommend approval of the proposed lease. We are advised that funds are available in index code HMHMCB731943 with funds encumbered for FY 2015 under PO #DPHM15000055-01.

If you have any questions in this regard, please contact Claudine Venegas of my staff at 554-9872 or Tyrone Navarro with the Department of Public Health at 255-3405.

Respectfully,


John Updike
Director of Property

cvh:A100BlankenBOSfinal2015

Attachments

cc: Tyrone Navarro, Lisa Zayas-Chien, Department of Public Health