

1 [Lease of Real Property - C and E Haas Development Company, LLC - 1 Bayview Park Road
2 - Initial Annual Lease Rate of \$78,000]

3 **Resolution approving a lease between C and E Haas Development Company, LLC, as**
4 **landlord, and the City and County of San Francisco, acting by and through the**
5 **Municipal Transportation Agency (MTA), as tenant, for certain premises at 1 Bayview**
6 **Park Road (Assessor Block No. 4991, Lot No. 1C), for an approximate ten-year term to**
7 **commence upon lease execution (expected to be about January 1, 2015) through**
8 **December 31, 2024, with three five-year options at an initial annual lease rate of \$78,000**
9 **with annual increases, for use as an MTA radio transmission site; adopting**
10 **environmental findings; and authorizing other actions in furtherance of this Resolution**
11 **as defined.**

12
13 WHEREAS, The Municipal Transportation Agency's (MTA) radio communications
14 system provides voice communications to all MTA buses and transit operation and
15 maintenance workers and is critical to transit operations; and

16 WHEREAS, The current radio communications system dates back to the 1970s and is
17 obsolete and is no longer supported by any manufacturers; and

18 WHEREAS, There is no other compatible radio equipment available in the market; and

19 WHEREAS, The MTA has embarked on the \$116,425,667 Radio Replacement Project
20 to update its communication system to provide such sufficient radio channels and data
21 bandwidth to support the current transit services and provide additional capacity for future
22 growth; and

23 WHEREAS, A new radio system will also provide up-to-date features that the current
24 system cannot provide including:

- 25 • Better radio coverage and elimination of coverage gaps

- 1 • Advanced Computer Aided Dispatch/Automatic Vehicle Location (CAD/AVL)
2 Systems for quick search of a vehicle location (or a group of vehicles) to
3 efficiently enable direct communications with the vehicle operator(s) to respond
4 to real-time incidents or bus service adjustments
- 5 • Use of the Advanced Automatic Vehicle Location feature for pin point the real-
6 time locations of each bus providing real-time vehicle information and NextBus
7 bus arrival prediction services
- 8 • Equipment that will provide interoperability with emergency responders and
9 other City departments
- 10 • “Trunking” capability to maximize the number of concurrent radio conversations
11 and talking paths
- 12 • Use of Onboard Mobile Data Terminal’s visual texting messaging feature to
13 provide alternate routes to the bus operators from the Central Control Center
- 14 • Use of Advanced Computer Aided Dispatch (CAD) schedule adherence feature
15 to provide MTA’s Central Control Center with real-time on-time performance
16 information for each bus and bus line
- 17 • Use of Traffic Signal Priority features to provide advanced signal priority to
18 buses in revenue service in order to improve bus on-time performance
- 19 • Use of Digital Next Stop Announcement System to automatically provide visual
20 and audio announcements of next stops on MTA light rail vehicles for improved
21 passenger service and ADA compliance; and

22 WHEREAS, The Radio Replacement Project requires a minimum of four (4) radio
23 transmission sites to provide adequate radio coverage; and

24 WHEREAS, C&E Haas Development Company, LLC, is willing to lease certain
25 premises at 1 Bayview Park Road (Premises), for use as a MTA radio transmission site for an

1 approximate ten-year term with three five-year options to extend the term, at an initial annual
2 base rent of \$78,000, plus an additional 3% increase every year, all on the terms and
3 conditions contained in a lease substantially in the form on file with the Clerk of the Board of
4 Supervisors in File No. 141239 (Lease), which is hereby declared to be a part of this
5 Resolution as if set forth fully herein; and

6 WHEREAS, The proposed Lease would provide the MTA with a transmission site for
7 approximately twenty-five years with (1) an equipment room in the main building consisting of
8 approximately 12 feet by 17.5 feet; (2) space to install four radio antennae mounted to a tower
9 at approximately 140 feet and 160 feet; (3) space to install two 24-inch microwave dishes and
10 two 16-inch GPS antennae on the main building roof and space to install a condensing unit on
11 the northeastern corner of the main building; (4) a 9 feet by 22 feet fenced exterior foundation
12 pad for City's emergency generator; (5) space to install all conduits, panels, and equipment
13 necessary to connect such emergency generator to the City's equipment; (6) space to install
14 all conduits, panels and equipment necessary to connect fiber between the City's equipment
15 in the main building and the tower and to connect such equipment to the main building's
16 grounding system; and

17 WHEREAS, On April 25, 2014, the City's Planning Department determined that the
18 proposal to lease the Premises for the Bayview Park radio base station is a Class 1
19 categorical exemption under the California Environmental Quality Act (CEQA) as the Lease
20 would be for an existing facility involving negligible expansion of use beyond what currently
21 exists; and

22 WHEREAS, A copy of such categorical exemption is on file with the Clerk of the Board
23 of Supervisors in File No. 141239, which is hereby declared to be a part of this resolution as if
24 set forth fully herein, and this Board affirms the Planning Department determination as further
25 set forth in such categorical exemption; and

1 WHEREAS, The estimated \$1,237,293 cost of necessary improvements to upgrade the
2 Premises for SFMTA’s use are being funded by federal and local grants; and

3 WHEREAS, The base rent under the Lease and the estimated operating costs are
4 being funded by federal and local grants during the project construction period and by
5 SFMTA’s operation budget after the project completion; and

6 WHEREAS, On October 7, 2014, the MTA Board of Directors approved the proposed
7 Lease through MTA Board Resolution No.14-146, and directed the Director of Transportation
8 of the MTA to submit the proposed Lease to the City’s Board of Supervisors and Mayor for
9 approval; now, therefore, be it

10 RESOLVED, That the Director of Transportation of the MTA is hereby authorized, on
11 behalf of the City, to execute the Lease and to take all actions under the Lease, including the
12 exercise of the extension options described in the Lease; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors authorizes the Director of
14 Transportation of the MTA to enter into any amendments or modifications to the Lease
15 (including without limitation, the exhibits) that the Director of Transportation determines, in
16 consultation with the City Attorney, are in the best interest of the City, do not increase the rent
17 or otherwise materially increase the obligations or liabilities of the City, are necessary or
18 advisable to effectuate the purposes of the Lease or this Resolution, and are in compliance
19 with all applicable laws, including City's Charter; and, be it

20 FURTHER RESOLVED, That the Lease shall be subject to certification as to funds by
21 the City's Controller, pursuant to Charter, Section 3.105; and, be it

22 FURTHER RESOLVED, That within 30 days of the Lease being fully executed by all
23 parties, the MTA shall provide the final Lease to the Clerk of the Board for inclusion into the
24 official file.

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