

1 [Sprint Spectrum Limited Partnership Transmitter Lease]

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3 **Resolution authorizing and approving a lease of cellular transmitter space at the**
4 **Mental Health Rehabilitation Facility at San Francisco General Hospital to Sprint**
5 **Spectrum Limited Partnership.**

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7 WHEREAS, The San Francisco Board of Supervisors hereby adopts the following
8 findings regarding a proposed lease of cellular transmitter space at the Mental Health
9 Rehabilitation Facility at San Francisco General Hospital, Block 4090 Lots 2 (the "MHRF"),
10 owned by the City and County of San Francisco (the "City"), operated by Department of
11 Public Health on behalf of the City; the Director of Property has negotiated a form of
12 agreement (the "Lease") with Sprint Spectrum Limited Partnership (SSLP) for the lease of
13 the Premises for a monthly rental of \$5,000.00 for a term of five years, with the tenant
14 having the right to extend the lease for an additional five years, and there is an annual rent
15 increase based upon the Consumer Price Index and the rent will be reappraised prior to the
16 exercise of the option, and the Lease also provides that the cost of all tenant improvements
17 to the Premises will be borne by SSLP; and SSLP will pay all electric utility costs; and

18 WHEREAS, SSLP has received a City Planning Commission approval and as well
19 as a building permit to place five equipment cabinets and six antennae on the roof of the
20 MHRF; and

21 WHEREAS, a form of the Lease is on file with the Clerk of the Board of Supervisors;
22 now, therefore, be it

23 RESOLVED, That in accordance with the recommendation of the Director of the
24 Department of Public Health and the Director of Property, the Mayor, the Clerk of the Board
25 of Supervisors and the Director of Property are hereby authorized to take all actions, on

1 behalf of the City and County of San Francisco, as Landlord, to execute a written lease and
2 other related documents with SSLP, as Tenant; and, be it

3 FURTHER RESOLVED, The Board of Supervisors hereby finds that it is in the best
4 interests of the City to enter into the Lease based upon direct negotiations with SSLP
5 without a competitive bid process. Competitive bidding in this situation would be
6 impracticable or impossible. There is sufficient space for a second cell phone company to
7 place a transmitter and antenna on this site; and, be it

8 FURTHER RESOLVED, The Mayor or his designee is hereby authorized to execute,
9 and the Clerk of the Board of Supervisors is hereby authorized to attest and affix the seal of
10 the City thereon, the Lease on behalf of the City and County of San Francisco on file with
11 the Clerk of the Board of Supervisors; and, be it

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

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20 RECOMMENDED:

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Director, Department of Public Health

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Director of Property

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