

1 [Police Sublease for Hunters Point Naval Shipyard]

2 AUTHORIZING THE DIRECTOR OF REAL ESTATE TO ENTER INTO AN AMENDED AND
3 RESTATED SUBLEASE ON BEHALF OF THE SAN FRANCISCO POLICE DEPARTMENT
4 WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY FOR THE CONTINUED USE
5 OF BUILDING 606 AT THE HUNTERS POINT NAVAL SHIPYARD AND ADDING THERETO
6 CERTAIN ADJACENT PROPERTY FOR USE AS A HELICOPTER LANDING PAD.

7 WHEREAS, The San Francisco Redevelopment Agency (the "Agency") is the Local
8 Reuse Authority for the redevelopment and conversion of the former Hunters Point Naval
9 Shipyard (the "Shipyard") to productive civilian reuse; and,

10 WHEREAS, This Board of Supervisors (the "Board") previously approved a sublease
11 between the San Francisco Police Department ("SFPD") and the Agency (Under Resolution
12 No. 317-97) for the use of Building 606 and certain associated parking areas at the Shipyard,
13 dated May 1, 1997, for, among other things, a crime lab and the headquarters of the SFPD's
14 Special Operations Unit (the "Sublease"); and,

15 WHEREAS, The SFPD and the Agency desire to amend and restate the Sublease to
16 expand the premises thereunder to include certain property (approximately 3.3 acres)
17 adjacent to Building 606 (the "Adjacent Property", and together with the original premises
18 under the Sublease, the "Premises") for use as a helicopter landing pad; and

19 WHEREAS, the Agency and the SFPD have negotiated an Amended and Restated
20 Sublease, in the form filed with the Clerk of the Board in File No. 990237 herewith
21 (the "Amended Sublease"); and,

22 WHEREAS, Under the amended Sublease, in addition to its uses of Building 606 as
23 provided under the Sublease, the SFPD will be permitted to use the Adjacent Property to
24 construct and use a heli-pad of approximately 400 feet by 360 feet to land helicopters on
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1 average no more than twice a day, plus emergency response flights which are estimated to be
2 limited to 8 to 10 flights per month; and,

3 WHEREAS, the term of the Amended Sublease expires on June 30, 2002; and,

4 WHEREAS, the SFPD shall pay the Agency base rent in the amount of \$29,100 per
5 month, plus the Navy's Common Area Maintenance ("CAM") charges in the amount of
6 \$15,500 per month, less offsets for (i) the costs of providing the services of a Department of
7 Public Health Industrial Hygienist ("IH") to the Premises estimated to be approximately \$9,500
8 per month and (ii) the costs of providing certain security services to the Shipyard in the
9 amount of \$17,517 per month, so that the total rent due and payable by the SFPD to the
10 Agency under the Amended Sublease (but exclusive of payments to the Department of Health
11 for the IH) is approximately \$17,583 per month; and,

12 WHEREAS, Under the Amended Sublease, the SFPD continues to indemnify the
13 Agency for losses suffered by the Agency due to the actions of the SFPD arising under the
14 Amended Sublease; and

15 WHEREAS, On October 28, 1998, the preliminary negative declaration concerning the
16 Amended Sublease and the creation of a heli-pad for SFPD use at the Shipyard issued by the
17 San Francisco Planning Department, pursuant to the California Environmental Quality Act
18 (CEQA), Public Resources Code sections 21000 et seq., the CEQA Guidelines, Title 15
19 California Code of Regulations, and Chapter 31 of the San Francisco Administrative Code
20 became final; and,

21 WHEREAS, This Board has reviewed the final negative declaration, a copy of which
22 was filed with the Clerk of the Board herewith in File No. 990237 and
23 finds in its independent judgment, on the basis of the initial study contained in the negative
24 declaration, the negative declaration itself and public testimony received, that there is no
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substantial evidence that approving the Amended Sublease will cause, create or contribute to a significant effect on the environment; now, therefore be it,

RESOLVED, That the Board hereby approves the Amended Sublease and authorizes the Director of Property to execute such Amended Sublease on behalf of the SFPD; and be it

FURTHER RESOLVED, that the Board authorizes the Director of Property, or his deisngee, to enter into modifications to the Amended Sublase (including, without limitation, the attachment of exhibits) that the Director of Property determines are in the best interests of the City, do not materially increase the obligations or liabilities of the City, and are necessary and advisable to effectuate the purpose and intent of this resolution.

RECOMMENDED:




Chief of Police



Director of Property

1G-AGF-AAA 38-00-00
\$70,332.00 Available 385036 03011


Controller



City and County of San Francisco

Tails

Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 990237

Date Passed:

Resolution authorizing the Director of Real Estate to enter into an amended and restated sublease on behalf of the San Francisco Police Department with the San Francisco Redevelopment Agency for the continued use of Building 606 at the Hunters Point Naval Shipyard and adding thereto certain adjacent property for use as a helicopter landing pad.

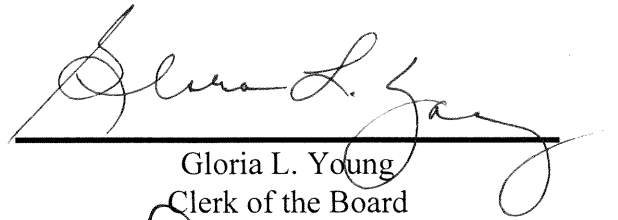
March 15, 1999 Board of Supervisors — ADOPTED

Ayes: 6 - Ammiano, Brown, Leno, Newsom, Teng, Yee

Absent: 5 - Becerril, Bierman, Katz, Kaufman, Yaki

File No. 990237

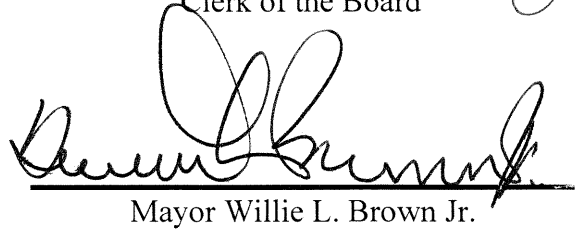
I hereby certify that the foregoing Resolution
was ADOPTED on March 15, 1999 by the
Board of Supervisors of the City and County
of San Francisco.



Gloria L. Young
Clerk of the Board

MAR 26 1999

Date Approved



Mayor Willie L. Brown Jr.

File No. 990237 continued...