



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



John Updike
Director of Real Estate

May 19, 2014

Through Naomi Kelly,
City Administrator

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

Re: Proposed Sublease of Space at 3450 Third Street

Dear Board Members:

Attached for your consideration is a Resolution authorizing the sublease of a specialized facility located at 3450 Third Street, San Francisco, California comprising approximately 6,024 rentable square feet on behalf of the Children's Advocacy Center ("CAC"), a newly formed collaborative effort created in partnership with the San Francisco Child Abuse Prevention Center ("SFCAPC"), and the City and County of San Francisco ("City") through the Office of the City Attorney, Office of the District Attorney, Human Services Agency, San Francisco Police Department and the Department of Public Health. The CAC is a multi-partner collaborative project that will provide a coordinated response to an abused child, including criminal and child protection investigation, forensic medical exams and interviews, mental health evaluation, family support and victim advocacy and parent education

The proposed sublease allows the CAC to accommodate their multi-agency staff, provides sufficient private offices and forensic interview rooms required for confidential meetings, medical exam room and conference rooms equipped with state of the art technology that will be used for training, peer review and multidisciplinary case conferences as well as staff meetings on the third floor. In addition, City staff will be able to utilize the childcare facility for clients and large training and conference spaces throughout the building.

The premises at 3450 Third Street meet all of the CAC's requirements for size, location, accessibility to transit, and co-location with pediatric services via California Pacific Medical Center's Bayview Child Health Center which can receive direct referrals for CAC clients and the Center for Youth Wellness which can provide access to mental health and wellness services.

After an extensive search, 3450 Third Street, proved to be the best location for a number of reasons:

- Located within the Bayview/Southeast sector of the City to ensure services are located where the majority of families with children currently live or are projected to live within the next ten years per an analysis from Human Services Agency.
- Accessibility to transit for families and partners.
- Proximity to SF General Hospital
- Multiple entrances required to allow children already in care of City to arrive without passing through lobby and staff entrances.

The proposed sublease is for a term of approximately nine (9) years commencing upon approval of the transaction and terminating on March 26, 2023, subject to City's right to terminate the Sublease at any time on or after March 26, 2018, by delivering no less than one (1) year's prior written notice to Sublessor and reimbursement of unamortized tenant improvements as a termination fee as set forth in the Sublease.

The base monthly rent is \$22,113.10 (\$3.67/s.f.) fully serviced with a yearly escalation rate of 3%. The rent also includes 8 parking spaces for City vehicles. The turn-key facility was designed and constructed to meet the specialized needs of the clients which include but are not limited to security, privacy, medical exam rooms, and forensic interview space while maintaining a family friendly environment.

The CAC serves children City-wide where there is a case of suspect physical or sexual abuse and is available to serve children that have been exposed to other forms of trauma. Approximately 800 CAC exists nationally and significant research has been done to evaluate their effectiveness. One cost-benefit analysis concluded that although CAC's have somewhat operating costs, CAC's create a 41% savings across the public system through improved coordination and reduction in duplication of services.

The CAC's collaborative program draws together representatives from child protective services, law enforcement, prosecution, medical, mental health, and family and/or victim advocacy to ensure that all aspects of a child's physical, mental and emotional health are addressed.

We recommend approval of the proposed sublease. If you have any questions regarding this matter, please contact Marta Bayol at 554-9865 or David Curto at 557-5581

Respectfully,

John Updike
Director of Real Estate

cc: David Curto, HSA

