Resolution authorizing a Lease between the City and County of San Francisco, as Tenant, and 750 Brannan Street Props, LLC, a California limited liability company as Landlord, to be used as retail, production, warehouse, and related office space located at 750 Brannan Street, consisting of approximately 24,173 square feet of building and approximately 6,430 square feet of yard, for a ten year term expected to commence on or about January 1, 2017, and terminate on December 31, 2026, for use by the San Francisco Public Library, at $78,562.25 monthly; for $942,747 rent in the initial year with annual 3% percent increases and three five-year options to extend; finding the proposed transaction is in conformance with the City’s General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing a Sublease of a portion of that space consisting of approximately 2,833 square feet with the Friends & Foundation of the San Francisco Public Library, a 501(c)3 non profit agency, at the prorata City cost.

WHEREAS, The San Francisco Public Library (Library) provides world class services to the residents of San Francisco through the Main Library, 27 Branch Libraries, Mobile Outreach Services (Bookmobiles) and is the repository for the City Archives; and

WHEREAS, Mobile Outreach Services (MOS) unit offers a variety of library services beyond the 28 library locations connecting with San Francisco residents where they work, play, create, learn, and live regardless of physical, economic, social, geographic, or other barriers; and
WHEREAS, The bookmobiles visit an average of 93 stops and serve an average of 2,243 patrons monthly delivering a wide variety of library materials in multiple formats and languages, as well as promoting the Library's various other programs; and

WHEREAS, The MOS unit currently has 4 vehicles: the Green Bookmobile is an environmentally friendly bookmobile that serves the Treasure Island community and acts an outreach tool at special events; the Early Literacy Mobile serves children 0-5 years and their caregivers, appearing at child care centers and at parks; the Library On Wheels is a wheelchair-accessible bookmobile providing services for seniors and those with mobility issues (at over 30 senior centers & residences); and the Techmobile is a seven-seat mobile classroom equipped with high-tech devices that brings digital literacy to patrons of all ages; and

WHEREAS, The bookmobiles are currently parked at two separate locations: there are two parking spots at both the Main Library's underground garage and at the parking lot located at Pier 19½. MOS staff are housed in two separate floors at the Main Library: the drivers/circulation team in the basement and the librarians with the Program Manager on the 3rd floor; and

WHEREAS, At 750 Brannan Street, the entire unit would be co-located together allowing better intra-unit communication and eliminating the non productive travel time to Pier 19 1/2; and

WHEREAS, The Library is also the official home for the City and County of San Francisco Archives which collects, preserves and provides public access to the historical records; and

WHEREAS, These large collections contain and reflect the lives of the citizens of San Francisco documenting the politics and government of San Francisco over the past 170 years; and

Supervisor Kim
BOARD OF SUPERVISORS
WHEREAS, The materials in the archives are unique and the oldest records go back to the days of the Alcaldes in the 1840s, including a number of early materials that were not destroyed in the 1906 earthquake and fire and include property records and hand drawn homestead maps for early neighborhoods and developments in the City; and

WHEREAS, The Archive also contains over 2 million photographs from a variety of sources including frequently viewed photos that document the construction of all city property, including Hetch Hetchy; and

WHEREAS, San Francisco residents, as well as people from throughout the country and the world, use our City Archives for personal and research projects, as well as for films, books, and websites; and

WHEREAS, The City Archive is the designated repository for the papers of the city's mayors and hold the papers of Mayors Newsom, Jordan, Brown, Agnos, Alioto, and Christopher, among others; and

WHEREAS, The Library Archive reading room located within the San Francisco History Center of the Main Library is open seven days a week; and

WHEREAS, The Archive Collection is currently located partially in Brooks Hall (beneath Civic Center Plaza) and the Main Library; and

WHEREAS, Brooks Hall presents substantial preservation challenges given limited temperature and humidity control; and

WHEREAS, The Library’s Community Redistribution Program plays an important role in the life cycle of books; and

WHEREAS, As the Library deselects titles to make room for new materials, it strives to keep the removed materials out of landfills by partnering with schools, nonprofits, community based organizations and other agencies who will use them for the public good; and

Supervisor Kim
BOARD OF SUPERVISORS
WHEREAS, The Library’s Community Redistribution Program is a model nationally for repurposing deaccessioned collections and a success story for getting the books out to community-based and non-profit organizations both locally and abroad; and

WHEREAS, In the past fiscal year, through the Library’s Community Redistribution Program, nearly 75,000 books were either picked up or shipped to various public benefit organizations both locally and abroad; and

WHEREAS, The Redistribution Program is currently also housed in Brooks Hall, and Brooks Hall is not an appropriate location for a staff function, given air quality conditions; and

WHEREAS, Under the proposed lease, shared space with other library functions will allow for increased hours for nonprofit agencies to access the collection which will increase the number books distributed to partner public benefit agencies and improve the Library’s overall environmental impact by reducing the number of books that need to be recycled; and

WHEREAS, The Friends & Foundation of the San Francisco Public Library (FFOL or Friends), a 501 (c) non profit agency founded in 1961, plays a critically important role in fiscally supporting, advocating and fundraising for the San Francisco Public Library; and

WHEREAS, FFOL is a member-supported, a 501(c)3 nonprofit that provides financial support of $720,000 annually for the Library; and

WHEREAS, FFOL recently spearheaded a neighborhood branch library campaign, engaging communities and bringing in more than $9,800,000 in funding for furniture, fixtures, and equipment which would have been a General Fund expense; and

WHEREAS, FFOL staff are currently located at 710 Van Ness Avenue; and

WHEREAS, The FFOL’s current lease rent is expected to rise considerably in December 2016; and

WHEREAS, The FFOL believes that they can negotiate a termination of their lease with their current Landlord but does not want to do so until a new location has been secured; and
WHEREAS, FFOL proposes to operate a small public bookstore and provide a public book donation drop off along with space for its current 12 staff members; and

WHEREAS, The City directly benefits from the sale of donated books; and

WHEREAS, The proposed sublease will allow FFOL to remain in San Francisco at less rent that they would pay at their current location and add the above mentioned bookstore/book drop off; and

WHEREAS, Under a proposed Sublease, the FFOL would pay its prorata share (11.7%) of all costs; and

WHEREAS, The facility at 750 Brannan Street meets the needs of the Library to improve service to the public; and

WHEREAS, The Board of Supervisors placed on reserve funding for this project in the FY2016-2017 budget; and

WHEREAS, The Planning Department, through General Plan Referral letter dated June 30, 2016, ("Planning Letter"), which is on file with the Clerk of the Board of Supervisors under File No. 160798, has verified that the City's proposed lease of 750 Brannan Street is consistent with the General Plan, and the eight priority policies under Planning Code, Section 101.1; and

WHEREAS, At the Library's request, the Real Estate Division and the Landlord have negotiated a new lease agreement at or below fair market rent; and

WHEREAS, The proposed Lease is subject to enactment of a resolution by the Board of Supervisors and the Mayor, in their respective sole and absolute direction, approving and authorizing such new Lease and the Sublease; now, therefore, be it

RESOLVED, That the Board of Supervisors hereby finds that the lease of 750 Brannan Street is consistent with the General Plan, and the eight priority policies of Planning Code,
Section 101.1, and hereby incorporates such findings by reference as though fully set forth in this Resolution; and, be it

FURTHER RESOLVED, That in accordance with the recommendation of the City Librarian, that the Director of Property on behalf of the City and County of San Francisco, as Tenant, is hereby authorized to take all actions necessary to execute a Lease with 750 Brannan Street Props, LLC, a California limited liability company on the terms and conditions contained herein and a Sublease with the City and County of San Francisco, as Sublandlord and the Friends & Foundation of the San Francisco Public Library, as Subtenant on forms approved by the Office of the City Attorney in substantially the form as which is on file with the Clerk of the Board of Supervisors in File No. 160798 at 750 Brannan Street, San Francisco, California which is hereby declared to be a part of this resolution as if set forth fully herein; and, be it

FURTHER RESOLVED, The term of such Lease shall be approximately ten (10) years commencing upon completion of the proposed Tenant Improvements (expected to be on or about January 1, 2017) and shall terminate on December 31, 2026 subject to City's right to extend as provided below; and, be it

FURTHER RESOLVED, The monthly base rent shall be $78,562.25 (approximately $39.00 per square foot annually), net of utilities, janitorial maintenance, and security, subject to annual rent adjustments of three percent (3%); and, be it

FURTHER RESOLVED, The Landlord shall provide an allowance of $241,730.00 for the construction of tenant improvements and the City shall make progress payments for any costs above the allowance (up to a maximum additional City cost of $755,970); and, be it

FURTHER RESOLVED, That under the terms of potential Sublease to the Friends and Foundation of the San Francisco Public Library, FFOL shall be responsible for its prorata share of costs; and, be it

Supervisor Kim
BOARD OF SUPERVISORS
FURTHER RESOLVED, That the City shall have three (3) five year options to extend the term at 95% of the then fair market rent, each extension subject to further Board of Supervisors and Mayor approval; and, be it

FURTHER RESOLVED, That the Lease shall indemnify and hold harmless the Landlord from, and agreeing to defend the Landlord against, any and all claims, costs and expenses, including without limitation, reasonable attorney’s fees, incurred as a result of City’s use of the premises, any default by the City in the performance of any of its obligations under the Master Lease, or any acts or omissions of City, its agents or its subtenants in, on or about the premises or the property on which the premises are located; and, be it

FURTHER RESOLVED, That the Director of Property shall be authorized to enter into any additions, amendments or other modifications to the Lease (including, without limitations, the exhibits and the sublease premises, rent and resulting prorata share after the preparation of permit drawings) that the Director of Property determines, in consultation with the City Attorney, are in the best interests of the City, do not materially increase the obligations or liabilities of the City, and are necessary or advisable to complete the transactions and effectuate the purpose and intent of this resolution; and, be it

FURTHER RESOLVED, Said Lease and Sublease shall be subject to certification as to funds by the Controller as provided in Section 23.25, pursuant to Charter, Section 3.105; and, be it

""
FURTHER RESOLVED, That within thirty (30) days of the agreements being fully executed by all parties, the Director of Real Estate shall provide the agreements to the Clerk of the Board for inclusion into the official file.

FY 16/17 Funds Available: $1,227,343.50 (Base Rent 1/1/17 to 6/30/17 plus the maximum TI cost of $755,970)

Index code: 415235.
Sub Object: 03011

Controller
Subject to the enactment of the Annual Appropriation of Funds Ordinance for fiscal 16/17 and a release of the required funds from reserve

RECOMMENDED:

Michael A. assisting
City Librarian
San Francisco Public Library

Director
Real Estate Division

Supervisor Kim
BOARD OF SUPERVISORS
Resolution authorizing a Lease between the City and County of San Francisco, as Tenant, and 750 Brannan Street Props, LLC, a California limited liability company as Landlord, to be used as retail, production, warehouse, and related office space located at 750 Brannan Street, consisting of approximately 24,173 square feet of building and approximately 6,430 square feet of yard, for a ten year term expected to commence on or about January 1, 2017, and terminate on December 31, 2026, for use by the San Francisco Public Library, at $78,562.25 monthly; for $942,747 rent in the initial year with annual 3% percent increases and three five-year options to extend; finding the proposed transaction is in conformance with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and authorizing a Sublease of a portion of that space consisting of approximately 2,833 square feet with the Friends & Foundation of the San Francisco Public Library, a 501(c)3 non profit agency, at the prorata City cost.

July 27, 2016 Budget and Finance Sub-Committee - RECOMMENDED

August 02, 2016 Board of Supervisors - ADOPTED

Ayes: 8 - Breed, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee
Noes: 3 - Avalos, Campos and Peskin

I hereby certify that the foregoing Resolution was ADOPTED on 8/2/2016 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

Date Approved