



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: May 4, 2006
BOARD MEETING DATE: May 23, 2006
SPECIAL NOTICE/HEARING: None
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Steve Alms, Manager, Real Property Services Division

SUBJECT: Lease agreement with Cornerstone Properties I, LLC for a portion of the office building at 1730 South Amphlett Boulevard, San Mateo for the Sheriff's Intelligence Unit of the Gang Task Force.
(Lease No. 1274)

RECOMMENDATION:

Adopt a resolution authorizing the Board President to execute a Lease Agreement with Cornerstone Properties I, LLC for a portion of the building at 1730 South Amphlett Boulevard, San Mateo, and authorizing the County Manager or his designee to execute notices, options and documents associated with the Lease including, but not limited to, termination of the agreement for cause under the terms set forth therein.

VISION ALIGNMENT:

Commitment: Ensure basic health and safety for all.

Goal(s): Maintain and enhance the public safety of all residents and visitors. The Lease Agreement contributes to this goal by providing a centrally located facility for the Intelligence Unit of the countywide Gang Task Force so that it can conduct operations in an efficient and timely manner throughout the County.

Performance Measure(s):

Real Property Services strives to maintain an average cost of leased facilities that compares favorably with the average asking rate for comparable facilities in the County.

Measure	Lease - Actual	Avg. Asking Rate San Mateo County 4thQ-2005
	\$1.53	\$2.10
The negotiated rate of \$1.53 per square foot per month compares favorably with the average asking rate for San Mateo County of \$2.10.		

BACKGROUND:

In September 2005 your Board approved funding to support the countywide Gang Task Force, which included funding for necessary leased facilities. The role of the Sheriff's Office in the Task Force is to staff and operate the intelligence gathering unit in support of Task Force operations throughout the County.

DISCUSSION:

The proposed four-year lease of approximately 3,924 rentable square feet of office space provides a central location for the Unit. The landlord, at its expense, has committed to make all necessary improvements to the premises to accommodate the use of the Intelligence Unit. The landlord will deliver the premises fully furnished, subject to reimbursement by the County, as additional rent, for the actual cost of furniture and furniture systems. The initial rent of \$6,000 per month, approximately \$1.53 per square foot, will increase 3% annually throughout the term. The landlord provides all utilities and services, and pays all ordinary maintenance at no additional charge. The lease provides the County four one-year options to extend the term on the same terms and conditions.

The Sheriff and the ADA Compliance Committee concur in this recommendation.

FISCAL IMPACT:

The rent for the balance of Fiscal Year 2005/2006 is available in the Sheriff's budget, and rent of \$72,000 has been included in the proposed 2006/2007 budget.

cc w/enc: D. Penny Bennett, Deputy County Counsel
cc: Don Horsely, Sheriff
Capt. Don O'Keefe
Lt. Lisa Williams
Lee Lazaro, Deputy Director – Fiscal Services, Sheriff's Office
Arthur Morris, Deputy Director of Health