

RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION AUTHORIZING: A) THE PRESIDENT OF THE BOARD TO EXECUTE A LEASE AGREEMENT WITH 400 CONVENTION WAY, LLC, FOR 8,676 SQUARE FEET OF OFFICE SPACE AT 400 CONVENTION WAY, REDWOOD CITY, CALIFORNIA, FOR AN INITIAL TERM OF THREE YEARS, WITH FOUR OPTIONS TO EXTEND FOR ONE YEAR EACH, AT AN INITIAL MONTHLY BASE RENT OF \$30,366.00; AND B) THE COUNTY MANAGER OR HIS DESIGNEE TO EXECUTE ON BEHALF OF THE COUNTY OF SAN MATEO ALL NOTICES, OPTIONS, CONSENTS, APPROVALS, TERMINATIONS, AND DOCUMENTS ASSOCIATED WITH THE LEASE AGREEMENT

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, on December 11, 2018, as authorized by Resolution No. 076320, the County of San Mateo Board of Supervisors approved an agreement with Sapient Corporation for the purpose of the design, development, implementation, and maintenance of the Assessor Property Assessment System (APAS) (the “project”); and

WHEREAS, the APAS IT project team has been operating out of the Elections Phone Bank, located at 40 Tower Road, with plans for a small remodel to accommodate the team at that location for the duration of the project; and

WHEREAS, the planned Tower Road remodel was delayed to a future undetermined date, causing a need for the team to relocate to another space to adequately accommodate the team’s space needs; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance a Lease Agreement for the premises at 400 Convention Way, Redwood City, ("Lease Agreement"), for a term of three years with four options to extend the term for one year each, starting at a monthly base rent of \$30,366, charged at \$3.50 per square foot per month "gross" with annual three percent increases for the first four years and 100 percent of market rate thereafter; and

WHEREAS, the Lease is considered a "Full Service Lease", whereby rent includes all taxes, insurance, maintenance, and utilities servicing the premises; with the County paying for security, janitorial, phone, and data services; and

WHEREAS, the Board has reviewed and considered the Lease Agreement and desires to enter into same.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of this Board of Supervisors be, and is hereby authorized and directed to execute said Lease Agreement for and on behalf of the County of San Mateo, and the Clerk of this Board shall attest the President's signature thereto; and

IT IS FURTHER DETERMINED AND ORDERED that the County Manager or his designee is hereby authorized to accept or execute on behalf of the County, any and all notices, options, and documents associated with the Lease, including, but not limited to, extension or termination of the Lease under the terms set forth therein.

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