



County of San Mateo

Inter-Departmental Correspondence

Department: COUNTY MANAGER

File #: 21-344

Board Meeting Date: 5/4/2021

Special Notice/Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Michael P. Callagy, County Manager

Subject: Lease Agreement with Art Presotto, Jr., for the leasing of Unit 1A at 1200 Industrial Road, San Carlos, for use by the County's District Attorney Victim Services Program (Lease No. 1335)

RECOMMENDATIONS:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute the Commercial Lease Agreement with Art Presotto, Jr., for the County's leasing of the 2,742 square foot office space commonly known as Unit 1A of 1200 Industrial Road, in San Carlos, also known as Assessor Parcel Number 112-260-010, for an initial two-year term through May 3, 2023, at an initial monthly Base Rent of \$7,814.70, including leasehold improvements; and
- B) The County Manager, or their designee, to accept or execute notices, options, consents, approvals, terminations, and documents in connection with the Commercial Lease Agreement.

BACKGROUND:

The District Attorney's Office has been a partner in the San Mateo County Child Sexual Abuse Multi-Disciplinary Team (MDT) since its inception more than 25 years ago and is now the lead grant recipient for the MDT. Prior to the COVID-19 pandemic, the MDT's Child Forensic Interview Program operated out of the San Mateo Medical Center; however, the pandemic forced the Program out of the hospital. The Child Forensic Interview Program is currently operating in a decentralized manner with child forensic interviews being held in local police departments. The Program now desires to lease the 2,742 square foot space located at 1200 Industrial Road, Unit 1A, San Carlos, subject to the Landlord providing certain Leasehold Improvements.

DISCUSSION:

Real Property Services has negotiated a lease agreement for a term through May 3, 2023, with two (2) consecutive one-year options to extend, at an initial monthly Base Rent of \$7,814.70, or \$2.85 per square foot per month. Base Rent includes water, taxes, fees, and insurance. Upon the County's

execution of the first Extension Option, the Base Rent shall be adjusted to \$8,226.00 per month, or \$3.00 per square foot per month. The Landlord will complete and pay for certain leasehold improvements as well as provide a new air filter and ensure the space has proper air circulation. The District Attorney concurs in this recommendation.

FISCAL IMPACT:

The monthly Base Rent to be paid for the 2-year term totals approximately \$187,552.80, is budgeted in and will be paid for by the Cal OES Child Advocacy Center grant. Additionally, the Program provided a security deposit in the amount of \$23,425.20, which is equal to three (3) months rent, paid for by the Cal OES Child Advocacy grant.