

CITY OF SAN MATEO
RESOLUTION NO. ____ (2019)

ONE TRANSIT CENTER WAY TENANT IMPROVEMENTS – BUDGET APPROPRIATION

WHEREAS, the City of San Mateo (“City”), a municipal corporation of the State of California, and Rise Wood-Fire LLC., a California Corporation, doing business as Rise Pizza (“Tenant”), entered into a Lease Agreement (“Lease”) on April 17, 2019 for the premises at One Transit Center Way described in Exhibit A of the Lease and located at the North Building of the Transit Center; and

WHEREAS, the Tenant commenced demolition for interior tenant improvements and has discovered previously unknown code deficiencies in the leased premises; and

WHEREAS, due to the City’s financial assistance to the Tenant, the Tenant’s improvements require the payment of prevailing wages; and

WHEREAS, the cost of paying prevailing wages is higher than Tenant had anticipated; and

WHEREAS, the parties have agreed to an increase in City financial assistance to address the building deficiencies, the cost of paying prevailing wages, and construction cost escalations; and

WHEREAS, the direct City financial contribution to the tenant improvements is proposed to be increased by \$145,000 and the previously agreed upon \$25,000 for the future replacement of the air conditioning unit will also be provided at the time the tenant improvements are being completed; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY RESOLVES that:

1. A budget appropriation of \$170,000 from the Downtown Parking and Maintenance Fund (Fund 28) to the Transit Center North Building Tenant Improvements Project 130001 is approved.