



**Contra  
Costa  
County**

To: Board of Supervisors

From: Julia R. Bueren, Public Works Director/Chief Engineer

Date: February 9, 2016

Subject: Execute a lease with 777 Arnold Drive, Suite 210, Martinez - Library Administration

**RECOMMENDATION(S):**

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a lease with 777 Arnold Drive, LLC, effective February 9, 2016, for approximately 20,089 square feet of rentable office space for the Contra Costa County Library Administration at 777 Arnold Drive, Suite 210, Martinez, at an initial annual rent of \$325,000 for the first two years with an annual increase thereafter, for a term of 12 years with two five-year renewal terms, under the terms and conditions set forth in the lease. AUTHORIZE the Public Works Director, or designee, to execute any renewal options thereafter.

**FISCAL IMPACT:**

100% Library Fund.

**BACKGROUND:**

The Library Administration is currently located at 75 Santa Barbara Road in Pleasant Hill, and currently occupies approximately 18,000 square feet of the main building, which is 58,381 square feet. The current building has a long list of deferred maintenance issues, such as a non-energy efficiency, asbestos insulation and flooring, non-ADA compliant, in need of a new roof, needs an expanded and updated fire suppression and fire alarm system, has

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **02/09/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: Candace Andersen, District II  
Supervisor  
Mary N. Piepho, District III  
Supervisor  
Karen Mitchoff, District IV  
Supervisor  
Federal D. Glover, District V  
Supervisor

ABSENT: John Gioia, District I  
Supervisor

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: February 9, 2016

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Julin Perez-Berntsen,  
925-313-2010

cc:

technology capacity

### BACKGROUND: (CONT'D)

issues due to the age of the facility, is not seismically retrofitted, and needs a replacement of the majority of the building systems. Under the new lease at 777 Arnold Drive, Suite 210, the lessor is providing the Library Administration with 44 cubicles worth over \$250,000, and concessions in tenant improvements worth over \$437,500.

### CONSEQUENCE OF NEGATIVE ACTION:

If this lease is not approved, the Library Administration will continue to work in a highly deferred maintenance building, while the County will incur additional expenses in finding a new location.

### ATTACHMENTS

Lease

Work Letter