



Contra
Costa
County

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: August 16, 2016

Subject: Lease Execution - 2400 Bisso Lane, Concord - Health Services Dept. - IT Division

RECOMMENDATION(S):

APPROVE the Public Works Director, or designee, to execute a Lease with RIO Properties I, LLC to lease approximately 22,746 rentable square feet of office and warehouse space. The term of this lease is 12 years with one ten-year renewal term, each as defined in the lease. The annual rental payment for the first year is \$313,884, with an annual increases thereafter, to be occupied by County's Health Services Department – Information Technology Division, under the terms and conditions set forth in the lease; AUTHORIZE the Public Works Director, or designee, to execute the lease on behalf of Contra Costa County, and any renewal options thereafter.

FISCAL IMPACT:

100% General Fund.

BACKGROUND:

Health Services Department (HSD) has largely maximized the utilization of all the buildings and spaces it currently occupies. HSD needs additional office and warehouse space for its Information Technology Division in central county. The new lease on Bisso Lane will provide adequate space for future growth of these functions. This lease will also

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **08/16/2016** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Mary N. Piepho, District III Supervisor
Karen Mitchoff, District IV Supervisor
Federal D. Glover, District V 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: August 16, 2016

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

By: Stephannie Mello, Deputy

Contact: David Silva, (925)
313-2132

cc:

consolidate staff from

BACKGROUND: (CONT'D)

multiple locations into an adequately sized central facility.

RIO Properties (Lessor) is responsible for constructing the tenant improvements in the premises for the County. Lessor is also providing the County with a \$30 per-square-foot allowance for tenant improvements. The County is responsible for the cost of tenant improvements in excess of that amount.

CONSEQUENCE OF NEGATIVE ACTION:

If this Lease is not approved, the Health Services Department – Information Technology Division will continue to operate from multiple locations, and the County will incur additional expenses in finding a new location.

ATTACHMENTS

2400 Bisso Ln - Lease

2400 Bisso Ln - Work Letter