



**Contra
Costa
County**

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: March 7, 2017

Subject: Execute a Lease with RIO Properties I, LLC for space at 2400 Bisso Lane, Concord, CA 94520 – Health Services Department

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a lease with RIO Properties I, LLC, for 13,605 square feet of rentable office space for two divisions of the Health Services Department: Health, Housing and Homeless, and Behavioral Health, at 2400 Bisso Lane Suites D1 and D2, in Concord, at an initial annual rent of \$236,727 for the first year with an annual increase thereafter, for a term of ten years, with one ten-year renewal option, under the terms and conditions set forth in the lease.

FISCAL IMPACT:

100% General Funds

BACKGROUND:

Health Services Department (HSD) has largely maximized the utilization of all the buildings and spaces it currently occupies. HSD needs additional office space for its new divisions, Health, Housing and Homeless, and Behavioral Health in Central County. The new lease on Bisso Lane will provide adequate space for future

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/07/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I
Supervisor
Diane Burgis, District III
Supervisor
Karen Mitchoff, District IV
Supervisor
Federal D. Glover, District V
Supervisor

ABSENT: Candace Andersen, District II
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: March 7, 2017

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

By: Stephanie Mello, Deputy

Contact: David Silva, (925)
313-2132

cc:

BACKGROUND: (CONT'D)

growth of these functions. This lease will also consolidate staff from 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 \$15 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 will continue to operate from multiple locations, will not be able to hire staff to support the growth funded by the grants, and the County will incur additional expenses in finding a new location.

ATTACHMENTS

Lease 2400 Bisso Ln., Ste D, Concord - HSD