



Contra
Costa
County

To: Board of Supervisors
From: Julia R. Bueren, Public Works Director/Chief Engineer
Date: March 14, 2017

Subject: Execute a Lease at 2380 Bisso Lane, Suite A, in Concord, for Department of Agriculture and University of California Cooperative Extension

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a lease with RIO Properties I, LLC, for 25,315 square feet of rentable office and warehouse space for the Department of Agriculture and University of California Cooperative Extension at 2380 Bisso Lane, Suite A, in Concord, for a term of fourteen years, at an initial annual rent of \$434,400, for the first year with an annual increase thereafter, with one ten-year renewal term, under the terms and conditions set forth in the Lease.

AUTHORIZE the Public Works Director, or designee, to execute any renewal options, under terms and conditions set forth in the Lease.

FISCAL IMPACT:

100% General Fund

BACKGROUND:

Department of Agriculture has largely maximized the utilization of the building and spaces it currently occupies. The University of California Cooperative Extension currently occupied space is being demolished. The new lease on Bisso Lane will provide adequate

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/14/2017** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, 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: March 14, 2017

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

By: Stephanie Mello, Deputy

Contact: Dave Silva, (925)
313-2132

cc:

space for future growth of these functions. This lease will also consolidate staff from multiple locations into an adequately sized central facility. RIO Properties I, LLC, (Lessor) is responsible for constructing the tenant improvements in the premises for the County. Lessor is also providing the County with a \$10 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 Department of Agriculture and University of California Cooperative Extension will have to find adequate space for consolidating their operations and incur in additional costs in relocating to another building.

ATTACHMENTS

Lease - 2380 Bisso Lane, Ste A, Concord

Work Letter - 2380 Bisso Lane, Ste A, Concord

Exhibit A - 2380 Bisso Lane, Ste A, Concord

Exhibit B - 2380 Bisso Lane, Ste A, Concord

Exhibit C - 2380 Bisso Lane, Ste A, Concord

Exhibit D - 2380 Bisso Lane, Ste A, Concord