



Contra
Costa
County

To: Board of Supervisors
From: Brian M. Balbas, Public Works Director/Chief Engineer
Date: August 9, 2022
Subject: Lease for 2731 Systron Drive, Suite 250, Concord

RECOMMENDATION(S):

APPROVE and AUTHORIZE the Public Works Director, or designee, to execute a lease with Systron Business Center, LLC, for approximately 23,258 square feet in the building located at 2731 Systron Drive, Suite 250, Concord, for a ten-year term for the Health Services Department – Public Health group, at an initial annual rent of \$652,490.40 for the first year with annual increases thereafter, plus a share of landlord's operating expenses beginning in 2024. (100% Org# 5754)

FISCAL IMPACT:

100% Health Services Health Plan

BACKGROUND:

The Health Services Department needs to relocate Public Health (PH) staff from 595/597 Center Avenue, Martinez, to free up space for Contra Costa Health Plan (CCHP) staff. The CCHP staff growth and space needs are directly related to the recently approved Medi-Cal waiver.

Staff from the Health Services Department – Women, Infant, and Children (WIC) group

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY

☐ RECOMMENDATION OF BOARD

ADMINISTRATOR

COMMITTEE

Action of Board On: **08/09/2022** ☒ 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: August 9, 2022

Monica Nino, County Administrator and Clerk of the Board of Supervisors

Contact: Margaret Eychner,
925-957-2463

By: June McHuen, Deputy

cc:

will occupy the only other suite in this building and will share a breakroom and restroom with PH.

Beginning in 2024, in addition to base rent, PH will pay any increase in operating expense, utility expense, property taxes, and insurance over the base year of 2023. PH's

BACKGROUND: (CONT'D)

responsibility to pay an increase in operating expenses is capped at no more than a 4% increase per year.

CONSEQUENCE OF NEGATIVE ACTION:

PH groups would need to remain in at their existing location and the County would need identify alternative space for the expanding CCHP staff.

ATTACHMENTS

Lease Agreement

Exhibit A

Work Letter

Work Letter - Schedule 2

Work Letter - Schedule 2A