

City of San Pablo City Council Meeting

July 5, 2016

City of San Pablo

City Council Chambers



CITY OF SAN PABLO
City of New Directions

RESOLUTION APPROVING EXECUTION OF A LEASE
BETWEEN THE CITY OF SAN PABLO AND CONTRA
COSTA COUNTY FOR LEASE OF AN APPROXIMATELY
7,000 SQUARE FOOT BUILDING TO BE BUILT AT THE
END OF GATEWAY AVENUE FOR THE COUNTY
WOMEN, INFANT AND CHILDREN (WIC) PROGRAM
AND AUTHORIZING STAFF TO BEGIN THE DESIGN
AND DEVELOPMENT OF SAID BUILDING



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County WIC Building



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What is WIC?

WIC is a federally-funded health and nutrition program that helps limited income pregnant and postpartum women, infants and children under 5 years old to eat healthy foods and live a healthy, active life.

WIC provides:

- Checks to buy healthy foods
- Breastfeeding support
- Nutrition and health education
- Referrals for health care
- Referrals for community service



County WIC Building



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- Lessor: City of San Pablo (City)
- Lessee: Contra Costa County (County)
- Use: Women, Infants and Children Offices
- Location: End of Gateway Avenue within Plaza San Pablo (behind County parking garage)
- Initial Term: 10 Years
- Option: Two 10 year option
- Cost: Approximately \$2.5 million
- Funding Source: FY 2016-17 General Fund
Designated Reserves/Capital Project Reserves/Plaza San Pablo Civic & Infrastructure Projects



County WIC Building



Rent:

- Rent starts at \$1.85 PSF (\$12,950 / month) with \$.05 PSF increases every year.
- Rent increases to \$2.30 PSF (\$16,100 / month) at the end of initial term.

Other Deal Points:

- City to build 7,000 square foot stand-alone building in warm shell condition and an adjacent surface parking lot containing at least 43 parking spaces.
- City to provide \$25 / foot in Tenant Improvements.
- County will be responsible for property taxes, insurance, maintenance and repairs of the Building which includes maintenance of the roof, HVAC system, parking lot, electrical, plumbing and alike.
- City to provide County with Right of First Refusal on the Building
- City will have until September 30, 2018 to deliver the Building.
- City will use design-build delivery method for the design and construction of the Building.
- Prevailing wages will be a requirement.

County WIC Building



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City Policy Objectives:

- Meets San Pablo Avenue Specific Plan and Plaza San Pablo Regulating Plan requirements.
- Return on Investment Property to City.
- Proposed project is compatible with other surrounding uses (i.e. County West County Health Center).
- Meets Council priority of Healthy Eating Active Living.
- Phase 3 & 4 Public Improvements: (Gateway and Chattleton Lane) Future CIP project to bid concurrently with County WIC project (Final Plan Check/Advertise Bids: July 2016; Construction Cost: \$1.1M est.).