

CPS HR Consulting

Board of Directors Meeting

January 24, 2017

**10:00 AM – 10:30 AM PST
(1:00 – 2:00 PM EST)**

**CPS HR Consulting
Teleconference
Sacramento, CA 95815**

CPS HR Consulting
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CPS HR Consulting Board of Directors Meeting Teleconference Locations

January 24, 2017

10:00 – 10:30 AM (PST)

(1:00 – 1:30 PM EST)

Call in number: 1-855-397-2300

Conference ID: 45916

Locations

CPS HR Consulting, Hayward Room, 241 Lathrop Way, Sacramento, CA 95815

County of Sacramento, Personnel Services Dept., 700 H St., Room 5720, Sacramento, CA 95814

County of Pinellas, Human Resources Div., County Annex Building, 400 S. Fort Harrison Ave., 4th Floor, Clearwater, FL 33756-5113

City of Las Vegas, Human Resources Dept., 495 S. Main St., Las Vegas, NV 89101

City of Anaheim, HR Dept., 201 S. Anaheim Blvd., Suite #501, Anaheim, CA 92805

Hayward Unified School District, Classified HR Dept., 24411 Amador St., Hayward, CA 94544

Any person not on this Agenda who wishes to address the Board of Directors must sign in with the Board's Administrative Assistant. Any person requesting a disability-related modification or accommodation, including auxiliary aids or services who requires these aids or services in order to participate in the public meeting should contact Pam Parker, Administrative Assistant, CPS HR Consulting, 241 Lathrop Way, Sacramento CA 95815, (916) 263-3600. Requests must be made at least 3 business days before the scheduled meeting.

CPS HR Consulting – Agenda
Board of Directors Meeting
Teleconference
Tuesday, January 24, 2017 – 10:00 AM (Pacific Time)

CPS HR Consulting
241 Lathrop Way, Sacramento, CA 95815
Hayward Room

Action may be taken on any item on the Agenda

Open Session 10:00 AM (Pacific Time)

Action Item

- Approval of new building lease:
Board authorizes the CEO to negotiate and execute
a new building lease

Attachment 1

Public Comment on Matters Not on the Agenda

End of Open Session

Attachment 1



Memo re: CPSHR Consulting at 2450 Del Paso Road

To: Jerry Greenwell

From: Chris Strain

CC: Sandy MacDonald-Hopp

Date: January 18, 2017

Per your request, please find attached the core deal points for the pending lease at 2450 Del Paso Road. Also included is the more comprehensive "Memorandum of Understanding" from which a lease will be drafted. Please let me know what other information your team requires.

Landlord:	Buzz Oates Companies
Address:	2450 Del Paso Road
Size:	36,689 SF
Commencement:	Approximately December 1, 2017 (current landlord is willing to extend the lease)
Lease Term:	139 months with 5 months free rent and 4 months at ½ rent
Base Rent:	\$1.96 per SF per month FSG (inclusive of all expenses). Annual \$0.05 per SF increase effective Month 18, with 3% annual increases thereafter
Tenant Improvement Allowance:	\$60 per SF (\$2,201,340.00)
Parking:	4.5 spaces per 1000 square feet, free for the lease term