

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of June 12, 2012

ITEM # 50

ITEM TITLE:

Consider Approval of Amendment to Lease with Continental Can Building LLC for Interim Storage Needs for Merritt College and Laney College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for an amendment to the lease between the District and Continental Can Building LLC for interim storage space located at 5601 San Leandro Street in Oakland, at a total not-to-exceed cost of \$55,000.

ITEM SUMMARY:

The amendment extends the lease term for a period of eleven months, from March 1, 2012 through January 31, 2013, at a cost of \$5,000 per month. The leased space will continue to be used for storage of books and other usable furniture, fixtures and equipment during the construction work of the Laney College Administrative Tower Building and the move-in phase for the Learning Center/Library Renovation project at Merritt College. The construction of the Learning Center/Library Renovation project is complete, but the library stacks and furniture remain to be delivered before the stored materials for that project can be removed. The Laney Tower project is anticipated to be complete by November 2012, and storage space will be required until the project is complete and the furniture and equipment is moved back to the Tower.

The Board of Trustees approved an amount of \$54,000 for the original lease cost at the meeting of February 15, 2011. An additional \$8,000 deposit was required for first and last months' rent. Approval is requested to increase the purchase order by that amount, as it was not included in the original Board approval. The \$8,000 deposit will be refunded at the lease termination.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Administration – Tower building repairs, upgrades, and renovations," and Merritt College, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Science, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, Landscape Horticulture/Design, **Learning Center**, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science."

BACKGROUND/ANALYSIS:

The original lease was approved at the Board meeting of February 15, 2011. The lease term began March 1, 2011 and ended February 29, 2012.

DELIVERABLES/SCOPE OF WORK

Extension of existing lease for 20,000 square feet of ground floor storage space located at 5601 San Leandro Street, Oakland, for an eleven-month term.

ANTICIPATED COMPLETION DATE:

January 31, 2013.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for an amendment to the lease between the District and Continental Can Building LLC for interim storage space located at 5601 San Leandro Street in Oakland, at a total not-to-exceed cost of \$55,000.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)

Vice Chancellor Ikharo

(****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: May 31, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: May 31, 2012
Vice Chancellor for General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Ronald Gerhard Date: 6-7-12
Ronald Gerhard, Vice Chancellor of Finance

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy Thi Nguyen Date: 6-7-12
General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Wise E. Allen Date: 6-5-12
Wise E. Allen, Chancellor