

**PERALTA COMMUNITY COLLEGE DISTRICT**  
**Board of Trustees Agenda Report**  
**For the Trustee Meeting Date of April 8, 2014**

**ITEM TITLE:**

Consider Approval of Amendment No. 4 for a Lease Extension with Continental Can Building LLC for Interim Storage Needs for Laney and Merritt Colleges.

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested for Amendment No. 4 for a lease extension with Continental Can Building LLC for interim storage space located at 5601 San Leandro Boulevard in Oakland, in an amount not-to-exceed \$12,000.

**ITEM SUMMARY:**

The vendor's lease extension expired on February 28, 2014. Under this Amendment No. 4, the lease term for Continental Can Building LLC is for a period of two (2) months, from March 1 to April 30, 2014, at a cost of \$6,000 per month. This time period will allow the Department of General Services and college presidents to remove the inventories in the lease space in the proper manner to meet the District's requirement.

Currently, the leased space is used to store books and other usable furniture, fixtures, and equipment during the modernization work of the Laney College Administrative Tower Building and the Merritt Library Learning Resource Center (LRC). Since these projects are completed, some of the existing furniture was moved back to the Tower. However, old furniture and equipment belonging to Laney College and Merritt College are still stored in the leased space.

Continental Can Building LLC is an active business entity registered with the California Secretary of State. The business is located in Oakland, California; Francis M. Rush III is the company's management representative. The Chancellor recommends approval.

**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, Berkeley City College, "Science Lab upgrades," "Remodeling classroom space," and "Equipment, technology upgrades and facility and classroom improvements for the college's following programs and proposed programs: American Sign Language, Biotechnology, Business, Computer Information Systems, Disaster Preparedness, Fine and Applied Arts, Global Studies, International Trade, Multimedia Arts, Social Services Paraprofessional, Travel and Tourism Industry, Foundations (Basic Skills), Network Administration, Teacher Preparation, and International Studies and High School Honor's Courses (Advanced Placement).

**BACKGROUND/ANALYSIS:**

On February 15, 2011, the Board of Trustees approved an amount of \$54,000 for the original lease cost for the period of March 1, 2011 and ended February 29, 2012. An additional \$55,000 was approved at the June 12, 2012 Board meeting for an extension. This lease provided a storage space for the Merritt Library Learning Resource Center (LRC), and the Laney Tower Project Phase I and II.

Under Amendment No. 2, the lease term for Continental Can Building LLC was extended for a period of eight (8) months, from February 1, 2013 through September 30, 2013, at a cost of \$6,000 per month. Amendment No. 3 in the amount of \$30,000 was approved by the Board of Trustees on December 10, 2013. Including this Amendment No. 4, the total contract amount will be \$199,000 for all contracts.

**DELIVERABLES AND SCOPE OF WORK:**

The deliverable by the vendor is an existing lease for 20,000 square feet of ground floor storage space located at 5601 San Leandro Boulevard, Oakland, for a two (2) month term leased from Continental Can LLC.

**ANTICIPATED COMPLETION DATE:**

The lease term will end on April 30, 2014.

**ALTERNATIVES/OPTIONS:**

Not Applicable

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended for this amendment to the lease between the District and Continental Can Building LLC for interim storage space located at 5601 San Leandro Street in Oakland.

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

YES \_\_\_\_\_ NO   X  

**COMMENTS:** No additional comments.

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

**DOCUMENT PREPARED BY:**

Prepared by: Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

Date: March 26, 2014

**DOCUMENT PRESENTED AND APPROVED BY:**

Presented and approved by: Dr. Sadiq B. Ikharo  
Vice Chancellor of General Services

Date: March 26, 2014

**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: Susan Rinne  
Susan Rinne, Interim Vice Chancellor for Finance and Administration

**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  
Thuy Thi Nguyen, General Counsel

**CHANCELLOR'S OFFICE APPROVAL**

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

Signature: José M. Ortiz  
Dr. José M. Ortiz, Chancellor