

**REGULAR MEETING
BOARD OF TRUSTEES
COAST COMMUNITY COLLEGE DISTRICT**

LOCATION: District Headquarters Board Room
1370 Adams Avenue
Costa Mesa, CA 92626

TIME: 6:30 P.M.

DATE: October 18, 2006

ADDENDUM TO THE AGENDA

Revision to Existing Agenda Item to correct RFP Number from 1912 to 1918.

Recommendation to Open and Review all Proposals Received and to Accept the Most Responsive Proposal to the Golden West College Childcare Center/Joint Use Gymnasium Request for Proposals

It is recommended that the Board of Trustees open, review and consider all proposals received in response to the Request for Proposals (RFP No. ~~1912~~ **1918**) to ground lease portions of the District's Golden West College campus at 15744 Golden West Street in Huntington Beach, California. The real property which is subject to the Lease shall be those portions of the Campus identified on Exhibit "A" of the RFP as the "Childcare Center Parcel" and the "Parking Area". The Lease will grant the tenant the exclusive use of the Childcare Center Parcel and the non-exclusive use of the Parking Area. The Childcare Center Parcel and the Parking Area Parcel contain approximately one (1) acre of land each. The Lease shall also provide for the shared use by the tenant and the District of a Gymnasium to be constructed by the tenant on a portion of the Campus identified on Exhibit "A" of the RFP as the "Gymnasium".

The minimum Monthly Base Rent that the District will consider is Six Thousand Six Hundred Sixty-Six Dollars and Sixty-Seven Cents (\$6,666.67), for an annual total of Eighty Thousand Dollars (\$80,000.00). The District shall use a minimum of twenty-five percent (25%) of all Monthly Base Rent received by the District under the Lease to fund a scholarship program to pay Childcare Center tuition for the children of Golden West College students, staff and faculty. The Lease will require the tenant to pay all costs of constructing the Childcare Center and the Gymnasium, and will also contain provisions for the tenant's construction of a playground, sidewalks, a bus drop off area and other necessary improvements appurtenant to the Childcare Center, Parking Area and Gymnasium.

The Lease will also require the tenant, concurrent with the execution of the Lease, to deposit a minimum of One Hundred Thousand Dollars (\$100,000.00) into a federally insured certificate of deposit account or other savings or investment account with a federally insured bank, savings and loan association or other institutional investor. The account shall be jointly held in the name of the tenant and the District and shall require signatures by representatives of both the tenant and the District for the withdrawal of principal or interest therefrom. Tenant shall remain responsible for all construction costs for the Childcare Center and the Gymnasium. All payments made toward actual Childcare Center and Gymnasium construction costs shall be non-refundable.

It is requested that the Board of Trustees accept the most responsive proposal received in response to the Request for Proposals (RFP No. ~~1912~~ **1918**).