

**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: April 4, 2007

ADDENDUM TO THE AGENDA

Urgent Addition

The Staff is requesting the addition of the following time sensitive item to the Board's Agenda.

Recommendation to Open and Review all Proposals Received and to Accept the Most Responsive Proposal to Coast Community College District's RFP # 1923, a Request for Proposals to Enter into a Ground Lease for Approximately 1.5 ± Acres of Undeveloped Property at Golden West College

It is recommended that the Board of Trustees open, review and consider all proposals received in response to the Request for Proposals (RFP No. 1923) to ground lease portions of the District's Golden West College campus at 15744 Golden West Street in Huntington Beach, California. The District's governing board authorized the publication of this Request for Proposals at its March 7, 2007 board meeting.

It is the intent of the District to consider entering into a ground lease agreement by which the District shall lease to the selected proposer approximately 1.5 acres located at the southeast corner of Golden West Street and McFadden Avenue in the City of Huntington Beach, Orange County, California. Those premises are currently part of, and located at the northwest corner of, the District's 109-acre Golden West College campus in Huntington Beach, California.

The terms the District will consider shall include the following:

- The initial term of the ground lease will be twenty-five (25) years, plus six (6) options to extend the term for five (5) years each for a total of fifty-five (55) years. In addition, following the execution of the lease but prior to the commencement of the initial term, the tenant shall have a 120-day "due diligence" period in which to inspect all aspects of the premises to confirm that the premises are acceptable to the tenant, and a 270-day construction period during which the tenant may construct improvements upon the premises.
- The proposer's proposed use of the premises is subject to the approval of the District. The exterior design of any buildings that the tenant builds on the premises shall be architecturally harmonious with other buildings on the Golden West College campus, and the exterior elevations of the tenant's buildings shall be subject to the District's prior approval, which approval shall not be unreasonably withheld.
- The minimum rent that the District will consider is \$240,000 per year for the first ten years of the lease term, \$264,000 per year for the 11th through 25th years (inclusive) of the lease term, with 105% increases thereafter for each option period. Rent shall be payable in equal monthly installments. A deposit of not less than \$50,000 shall be due from the tenant upon execution of

the lease; if the tenant fails to approve the condition of the premises and terminates the lease prior to the expiration of the due-diligence period, that deposit shall be refunded to the tenant. Otherwise, that deposit shall be retained by the District, and tenant shall deliver a second deposit of not less than \$50,000 to the District at the expiration of the due-diligence period, and both such deposits shall be applied towards annual rent payable by the tenant under the lease.

It is requested that the Board of Trustees accept the most responsive proposal received in response to the Request for Proposals (RFP No. 1923).

Pg. 34 - 60 Additions/Revisions to Existing Personnel Items

Appointment of Academic Staff

Gutierrez, Pedro J., CCC, Instructor, Biological Sciences, full time 2 semester tenure track position for the period 08/27/07 to 05/25/08. Salary placement for this assignment to be Col. V, Step 7 + DOC for the 2007-08 academic year.

Appointment of Classified State to Advertised Positions

Hargrove, Leslie R., CCC, Administrative Specialist OC One Stop Center, Classified Unit, temporary, specially funded, full time 12 mo position, new hire effective 04/09/07 to 06/30/07; E-48-01.*

*This position may be extended, modified or eliminated based on changes from the funding source.

Appointment of Special Category, Hourly Staff

Hourly/Temporary/Clerical/Secretarial, to provide clerical support including handling correspondence, maintaining files, answering phones, preparing reports and responding to public inquiries in one ore more of the following campus and/or division offices: Instruction, Student Services or Campus Operations for the time frame noted below.

<u>Name</u>	<u>LOC</u>	<u>Start Date</u>	<u>End Date</u>	<u>Funding Source</u>	<u>Days to Work</u>
Arvizu, Stacy	CCC	04/05/07	06/30/07	1240775-51254-2333-709000	M,T,W,TH,F
Collins, Lorraine	CCC	04/05/07	06/30/07	818005-888500-2333-691000	M,T,W,TH,F
Fabry, Kathleen	GWC	04/05/07	06/30/07	813001-324504-2333-696000	T,W,TH,F,S,SU
	GWC	04/05/07	06/30/07	110001-324503-2333-601000	T,W,TH,F,S,SU
Sanchez, America	CCC	04/05/07	06/30/07	124077-851254-2333-709000	M,T,W,TH,F
Santiago, Milagros	CCC	04/05/07	06/30/07	124077-851254-2333-709000	M,T,W,TH,F
Scott, Chad	CCC	04/05/07	06/30/07	124077-851254-2333-709000	M,T,W,TH,F

Hourly/Temporary/Instructional/Research Assistant, to provide instructional support services to faculty and instructional divisions by assisting with pre-class preparations, maintaining various school records, scoring tests, tutoring, and coordinating instructional materials or equipment in one or more of the following campus and/or division offices: Instruction, Student Services, or Campus Operations for the time frame noted below.

<u>Name</u>	<u>LOC</u>	<u>Start Date</u>	<u>End Date</u>	<u>Funding Source</u>	<u>Days to Work</u>
Castrence, Richard	CCC	04/05/07	06/30/07	110001-847201-2333-615000	M,T,W,TH,F
Stirbl, Margarita	OCC	04/05/07	06/30/07	110001-262701-2423-611000	M,T,W,TH,F
	OCC	04/05/07	06/30/07	124010-259703-2423-611000	M,T,W,TH,F
	OCC	04/05/07	06/30/07	812001-262702-2423-696000	M,T,W,TH,F

Hourly/Temporary/Service/Maintenance, to perform a variety of semi-skilled maintenance, janitorial and repair work on campus buildings, equipment and facilities in one or more of the following campus and/or division offices: Instructions, Student Services, or Campus Operations for the time frame noted below.

<u>Name</u>	<u>LOC</u>	<u>Start Date</u>	<u>End Date</u>	<u>Funding Source</u>	<u>Days to Work</u>
Monjaras, Juan	GWC	04/05/07	06/30/07	813001-361801-2333-696000	M,T,W,TH,F

Hourly/Temporary/Technical/Paraprofessional, to provide specialized and/or skilled technical support in such areas as classroom interpretation, computer operations, on-line editing, proctoring or special program research in one or more of the following campus and/or division offices: Instruction, Student Services, or Campus Operations for the time frame noted below.

<u>Name</u>	<u>LOC</u>	<u>Start Date</u>	<u>End Date</u>	<u>Funding Source</u>	<u>Days to Work</u>
Brown, Kimberly	GWC	04/05/07	06/30/07	813001-324504-2333-696000	M,T,W,TH,F,S,SU
	GWC	04/05/07	06/30/07	110001-324503-2333-601000	M,T,W,TH,F,S,SU

Authorization for Professional Experts

Caley, Johannah E., GWC, to serve as lighting designer for Spring '07 Dance Concert, for the period 04/05/07 to 04/15/07, compensation to be \$900.00.

Hadley, Sharon, DIST, to provide cross-training for new hire, for the period 03/20/07 to 04/30/07, compensation to be \$1,498.00.

Revision to Existing Item

Authorization for Reclassification, Classification Reductions, and Reorganizational Reassignments, Classified Staff

Baker, Tim M., DIST, Reorganizational/Reassignment from Accounting Technician Senior, E-49-02 to Budget Coordinator, E-54-01-02, Classified Unit, full time, 12 mo position, effective 04/05/07.

Page 107 Addition to Existing Financial Approvals – Authorization for Special Payments

Payment of \$500 for the 2007-2008 annual institutional fee for Joint Review Committee on Education in Cardiovascular Technology. This is required for accreditation of the program.