CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

November 18, 2008

Agenda Item:  5.9

Subject:      Approval of Solicitation to Request for Qualification (RFQ) for a Public-Private
Partnership Under California Government Code Section 5956 to Develop an
Educational Hub in the City of Union City

Background:    District staff will seek submission of statements of qualification from interested
private sector investors to plan, design, construct, finance, maintain, market and manage an
educational and office/retail construction project in the City of Union City.  California
Government Code Sections 5956 and following give local governmental agencies the authority
and flexibility to utilize private investment capital to construct certain infrastructure projects.

The District, in concert with the City of Union City and its Redevelopment Agency, proposes to
construct a three to eight story building sized between 60,000 to 245,000 square feet which will
both meet the partners' needs and assure a return on investment.  The building will provide
operational space for the Chabot-Las Positas Community College District Educational Hub,
general office/retail space for lease, parking, and, if economically feasible (optional), provision
for the Alameda County library branch in Union City.  The building would need to be sized to
provide an income stream from leased office/retail space sufficient to encourage investment into
this project.  Upon expiration of the lease term, the District (CLPCCD) will assume ownership of
the privately constructed project at no additional cost.

Recommended Action:  That the Board of Trustees approve the Solicitation to Request for
Qualification (RFQ) for a Public-Private Partnership under California Government Code
Sections 5956 and following to develop an educational hub in the City of Union City.   Funding
Source: Private Sector Investment Capital.

Submitted by: Lorenzo Legaspi/Date              Approved: Joel L. Kinnamon/Date

_____    APPROVED        _____    DISAPPROVED        _____    TABLED