

## CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

May 21, 2019

Agenda Item: 6.8

**Subject:** Approval of Lease Agreement for the property located at 5860 Owens Drive, Pleasanton, between San Ramon Ambulatory Care, LLC, District

Background: Chabot-Las Positas Community College District's (CLPCCD) Economic Development and Contract Education department is currently occupying facilities at 6300 Village Parkway, Dublin, California for the Tri-Valley Career Center, and at 7600 Dublin Boulevard, Dublin, California for the OSHA Training Institute Education Center, Fiscal Agency and Contract Education classrooms and offices. Over the last five years, this department has experienced growth in all of its areas, and requires additional classrooms and operational and administrative space to support its self-supporting and revenue-generating programs. The Dublin Center, Las Positas College and Chabot College do not have existing open space that would be available for the stated programs.

The space requirements for the stated programs include general office space to accommodate administrative, accounting, career counseling and training functions, with an occupancy date of approximately October 1, 2019. CLPCCD, along with the real estate advisor, identified four viable space options that would accommodate the programs' needs based upon size requirements, configuration, adequate parking and access to public transportation. Of these space options, the property located at 5860 Owens Drive, Pleasanton, California was the best match to satisfy the programs' needs. CLPCCD has negotiated an office lease for the 5860 Owens Drive, 3<sup>rd</sup> Floor space with San Ramon Ambulatory Care, LLC.

The Lease Agreement will commence on October 1, 2019, and expire January 31, 2030, and shall be for \$2.70 base rent per square feet per month, full-service, with a lease term of 124 months, with two consecutive options to extend terms of 60 months. The initial annual amount will be \$793,800.00 (\$66,150.00 per month). Rental increases of 3% annually to commence on the 65<sup>th</sup> month of the lease term. Source of funds are state grants administered by the Economic Development and Contract Education department. Staff has worked with both a real estate advisor and legal counsel on the Lease Agreement and transaction.

Agenda Item: 6.8  
May 21, 2019  
Page 2

Recommended Action: That the Board of Trustees approves the form of the Lease Agreement for the property located at 5860 Owens Drive, Pleasanton, between San Ramon Ambulatory Care, LLC and District, in the initial amount of \$793,800.00 per year and increasing three percent per annum starting March 1, 2025, with an effective term of October 1, 2019 until January 31, 2030. It is further recommended that the Board authorize the Vice Chancellor, Business Services, to make any necessary final changes and to execute the Lease Agreement on behalf of the District.

---

Submitted: Owen Letcher/Date

---

Approved: Ronald P. Gerhard/Date

---

\_\_\_\_\_ APPROVED

\_\_\_\_\_ DISAPPROVED

\_\_\_\_\_ TABLED