

OHLONE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

TO: Board of Trustees Action

FROM: Doug Treadway

DATE: August 8, 2007

SUBJECT: Approval of Request for Proposal (RFP) for Parking Structure(s) Project

In 1995, the California State Legislature passed Senate Bill 1059, which was the enabling legislation for California Code Section 5956. This legislation provides Ohlone College the flexibility to use private investment capital to deliver fee-producing projects under a lease-leaseback scenario. Two projects that have been identified with potential to use this funding arrangement are a northeast parking structure adjacent to the Smith Center and a southeast photovoltaic energy generation project adjacent to the new Student Services Building. Both these projects will help address pressing needs on the Fremont campus, namely the lack of available parking close to the main campus and the escalating cost of energy. Additionally, a new parking structure in proximity to the Smith Center would help the College promote the Master Plan concept of a north to south campus orientation and improved pedestrian traffic flow along a “Main Street”.

The College has received an initial proposal from Parsons Corporation for the design and construction of both the above projects. Selected excerpts from the proposal are included as attachments to this memo.

Also, attached is a spreadsheet that shows anticipated changes to the College’s parking lot capacities over the next six years given certain assumptions regarding future construction projects. The spreadsheet and associated assumptions are provided as information to the Board to facilitate discussion regarding the lease-leaseback proposal.

Recommendation:

The President/Superintendent recommends the Board of Trustees give authorization to the Vice President of Administrative Services to issue a Request for Proposal for the design and construction of the above projects, using a lease-leaseback financing arrangement.