

December 3, 2007

SUBJECT: Approval to Negotiate New Lease for Construction Shop Relocation in the Vicinity of the South Austin Campus.

RECOMMENDATION:

That the Board approve the negotiation of a new lease to relocate the construction shop currently located in the Skill Center at the Rio Grande Campus. The negotiated lease will be brought back to the Board for final approval.

RELATED BOARD POLICY OR PLANNING PRIORITY

This item is consistent with Board Policy E-2, Provision of College Facilities, and G-2 Purchasing.

RATIONALE

The shop used by the in-house construction crew is currently located in the Skill Center at the Rio Grande Campus. The shop must be relocated prior to the demolition of the Skill Center in order to construct a new parking garage at that location. Board approval is required for staff to proceed with formal negotiations of a lease. Attached is a summary of the relocation plan and timeline.

BUDGETARY CONSIDERATION

Lease payments would come from facilities improvement budgets in FY 2008, and be included in facilities operating budgets in subsequent years.

RESOURCE PERSONNEL

Ben Ferrell, Vice President for Business Services
Bill Mullane, Executive Director, Facilities and Construction

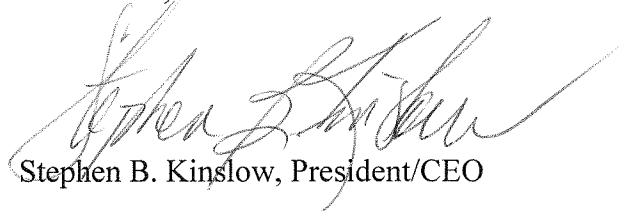
ATTACHMENTS

A) Lease Space For The Construction Shop

Respectfully Submitted By:



Ben Ferrell, Vice President for Business Services



Stephen B. Kinslow, President/CEO

LEASE SPACE FOR THE CONSTRUCTION SHOP

Issue: The Construction Shop is currently operating in the Skill Center. A new location must be found to allow the Skill Center to be demolished so that a new parking garage can be constructed for the Rio Grande Campus.

Schedule: The current project schedule for the construction of the parking garage requires the demolition of the Skills Center in Spring, 2008.

Action requested: Board approval to negotiate for a lease for space into which to relocate the Construction Shop. Two potential sites have been located in the vicinity of the South Austin Campus.

Subsequent activities: ACC Real Estate Consultants will negotiate with one or more potential property owners and select a best offer. Board approval will be required for the terms of the lease. Renovations will be required to accommodate the construction shop's equipment and activities. The Construction Shop will be relocated.

Proposed timeline:

Approve negotiations:	December, 2007
Negotiate lease:	December, 2007
Approve lease:	January, 2008
Design renovations:	February, 2008
Building permit:	March, 2008
Renovations:	April, 2008
Relocation:	May, 2008