

**Board of Trustees Agenda Report
For the Trustee Meeting Date of February 1, 2011**

ITEM TITLE:

Consider Approval to Enter into a Lease with Mobile Modular for Portable Buildings for Interim Housing Needs at Merritt College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into a two-year lease with Mobile Modular for nine portable buildings and one DSA approved restroom building to accommodate interim housing needs at Merritt College, at a total not-to-exceed cost of \$156,000.

ITEM SUMMARY:

Approval is requested to enter into a lease with Mobile Modular for nine portable buildings and one DSA approved restroom building to accommodate interim housing needs at Merritt College. The lease period will be two years at a total not-to-exceed cost of \$156,000.

Interim housing is necessary for the following Merritt College programs during Measure A building improvement projects:

- Merritt College Business Office during the renovation of Building Q
- Merritt College Genomics Program during the building improvements at 860 Atlantic Avenue (for ten months)
- Merritt College Horticulture Department during the Horticulture Complex improvements

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Merritt College, "Plumbing, electrical, mechanical system upgrades and improvements," "Classroom and facilities repairs and grounds improvements," "Science Lab upgrades," "Expansion of the horticulture library and additional office space," and "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: **Science**, Child Development, Communications, English as a Second Language at the Fruitvale Education Center, Art, Ceramics, **Landscape Horticulture/Design**, Learning Center, Liberal Arts, Music, Physical Education/Athletics, and Radiologic Science."

BACKGROUND/ANALYSIS:

The portable buildings consist of nine 36' x 40' DSA approved classroom buildings and one DSA approved restroom building. They are currently located on the Merritt campus. First Hebrew Congregation of Oakland – Temple Sinai (Temple) leased ground space at Merritt College and installed these Mobil Modular portable buildings to house their Child Care Program while their new facility was under construction. The Temple vacated the portables after giving notice to the college, thus releasing the Temple from any further ground lease financial obligation. They offered Merritt College the opportunity to take over the leases for the nine portable buildings. Staff negotiated

the existing monthly lease cost from \$11,500 down to \$6,500. No Measure A funds will be incurred for utilities connection, initial site construction, or portable removal when the portables are no longer required by Merritt. The removal fee of \$50,000 will be paid from fees collected from the previous lease holder.

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended to enter into a two-year lease with Mobile Modular for nine portable buildings and one DSA approved restroom building to accommodate interim housing needs at Merritt College, at a total not-to-exceed cost of \$156,000.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

Yes _____ No X

COMMENTS:

All Board approved contracts are subject to final negotiation and execution by the Chancellor.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?

Vice Chancellor Ikharo

DID A BOARD STANDING COMMITTEE RECOMMEND THE ITEM? Yes _____ No X

IF "YES", PLEASE INCLUDE THAT INFORMATION IN YOUR SUMMARY.

PLEASE ACQUIRE SIGNATURES IN THIS ORDER:

DOCUMENT PREPARED BY:

Prepared by: Sadiq B. Ikharo Date: 1-20-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

DOCUMENT PRESENTED BY:

Sadiq B. Ikharo Date: 1-20-2011
Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: _____ Date: _____
Ron Gerhard, Chief Financial Officer

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: _____ Date: _____
Thuy T. Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: Wise E. Allen Date: 1/25/11
Wise E. Allen, Chancellor