

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of October 22, 2013**

ITEM TITLE:

Consider an Approval to enter into a Contract Award for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package, Increment1 (Bid No. 12-13/17), Mobile Modular Inc.

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested to enter into a Contract Award with Mobile Modular Inc. College of Alameda Cougar Village Expansion Modular Bid Submittal Package, Increment1 (Bid No. 12-13/17), in an amount not-to-exceed \$1,688,947.00.

ITEM SUMMARY:

Under this contract, Mobile Modular Inc. will perform all work per contract documents prepared by the Architectural firm of NBBJ. This project consists of the lease and construction of portable buildings. The District already owns a number of portable buildings in the Cougar Village complex. However, the existing Cougar village portables only meet one-third of the space needed. In addition to the existing spaces, an additional fifteen (15) portable buildings are required. This Cougar Village Expansion Package is needed to provide appropriate interim housing, (Swing Space) for the educational programs. This interim housing is for classrooms, faculty and staff offices that will be displaced during the construction of the new Buildings C and D project. Staff also reviewed the possibility of owning these portables versus leasing. It was determined that it will not be financially prudent to own these leased portables.

The scope of work includes:

- The lease of 15 portable buildings a mix of both new manufactured and existing portable buildings for a period of 3 years. The addition of new portable buildings to the College of Alameda campus is to temporarily house departments and students that are currently in buildings C &D, including humanities classrooms use.
- The portable manufacturer is also required to provide Construction drawings as required for submittal and approval by the Division of the State Architect (DSA), along with this documentation package, for review and approval by DSA.

A formal Request for Bids (Bid No. 13-14/02) was conducted for this project, and a bid opening was held on July 17, 2013. Two (2) bids were received, as follows:

CONTRACTORS	LOCATION	TOTAL BID	BID WITHOUT: 1. Additional 1yr lease option 2. Skylights
Mobile Modular, Inc.	Santa, Clara, CA	\$2,061,874.99	\$1,688,947.00
William Scotsman	Danville, CA	\$2,334,935.00	\$2,180,138.00

The lowest responsive and responsible bidder was Mobile Modular, Inc in amount of \$1,688,947.00 which reflects the bid without an additional lease year option and no skylights. Those items were included in the total bid as cost alternatives. This firm will pay their employees prevailing wage as required by the California Department of Industrial Relation's regulations. Mobile Modular Inc. is being managed by Dennis Kakures (Chief Executive Officer) and Joseph Hanna (Chief Operating Officer); the business is located in Livermore, California. The Chancellor recommends approval.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, approved by the voters in Peralta's constituency and authorized under in Resolution 05/06-45, Exhibit A-1, District-Wide, support services for the "acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the District."

BACKGROUND/ANALYSIS:

The District has planned to drop and replace Buildings C & D at College of Alameda. The combined facilities totals 75,000 square feet and houses the colleges' science programs and serves as the main classroom building on the campus. Phase one for Building C & D swing space was relocating the college's science labs to 860 Atlantic and renovating the space to accommodate the educational programs and meet DSA and ADA codes. The remaining programs, faculty and staff requiring swing space occupied a little over 30,000 square feet. It was already determined that this group would be relocated to the existing Cougar Village. However, the existing Cougar village only met one third of the space requirements. In addition to the existing spaces, an additional nineteen (15) portable buildings are required. The new portable buildings are intended to be used as temporary swing space, interim classroom spaces for the students, faculty and staff will be relocated due to the proposed demolition of the existing Buildings 'C' and 'D' to allow for the construction of the new C and D Science Building.

DELIVERABLES AND SCOPE OF WORK:

For this project Mobile Modular Inc. will lease to the District 15 portable buildings a mix of both new manufactured and existing portable buildings for a period of 3 years. Mobile Modular Inc. will also provide construction drawings as required for submittal and approval by the Division of the State Architect (DSA), along with this documentation package, for review and approval by DSA as part of their contract.

ANTICIPATED COMPLETION DATE:

The anticipated completion date for this service is June, 2014

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for this contract award to Mobile Modular Inc. for the College of Alameda Cougar Village Expansion Modular Bid Submittal Package, Increment1, (Bid No. 12-13/17), in the amount of \$1,688,947.00.

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

YES _____ No X

COMMENTS:

No additional comments.

EVALUATION AND RECOMMENDED ACTION: Vice Chancellor Ikharo

(*****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: *Dr. Sadiq B. Ikharo*
Vice Chancellor of General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: *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: *Ronald Gerhard*
Ron Gerhard, Vice Chancellor for Finance and Administration

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: *Thuy Thi Nguyen*
Thuy Thi Nguyen, General Counsel

CHANCELLOR'S OFFICE APPROVAL

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

Signature: *José M. Ortiz*
Dr. José M. Ortiz, Chancellor