

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

**ITEM TITLE:**

Consider Approval to Extend Lease with Mobile Modular Inc., for Portable Buildings for Interim Housing Needs at Laney College

**SPECIFIC BOARD ACTION REQUESTED:**

Approval is requested to extend the Board approved lease with Mobile Modular Inc., for four (4) portable buildings at Laney College, in the amount not-to-exceed \$13,860.

**ITEM SUMMARY:**

Approval is requested to extend the Board approved lease with Mobile Modular for four (4) portable buildings at Laney College for an additional four-month term from August 26, 2013 through December 31, 2013, in the amount not-to-exceed \$13,860. The billing rate is \$3,465 per month for all four (4) portables, for a total of \$13,860. This lease extension is necessary because the Tower Modernization project has been delayed due to electrical issues arising during construction and furniture installation at the Tower building. The portable buildings were originally leased to house staff, faculty and administrators during the modernization of Administrative Tower Building at Laney College – Phase 2 Project. Mobile Modular is being managed by Dennis Kakures (Chief Executive Officer) and Joseph Hanna (Chief Operating Officer); the business is located in Livermore, California.

All Board recommended contracts are subject to negotiation and execution by the Chancellor. The Chancellor recommends approval.

**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, "Additional space for the college Learning Center," "HVAC in Library," "Repair and refurbish Library bathrooms," "Language listening lab in Library," "Group Study rooms in Library," "Program/Event space in Library," "Remodel ancillary staff rooms in Library," 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:**

On January 18, 2011, the Board of Trustees approved for the District to enter into an Agreement with Mobile Modular Inc., for portable buildings to be used as interim housing needs at Laney College during the modernization of the Administrative Tower at Laney College, in the amount of \$541,462.50. Later on March 15, 2011, the Board of Trustees approved an extension for a two-year lease with Mobile Modular at a cost of \$19,681, as well as an additional lease of a portable building. The majority of the Tower Building occupants, including the Counseling Department, were relocated to the portable buildings as interim housing. The lease amount of \$19,681 for the 24' x 40' portable building included charges for

delivery, set-up and return. This lease is also being requested as administrators and counselors can only move at the end of the semester to avoid disruption in the middle of the Fall semester.

On September 25, 2012, the governing Board of Trustees approved a lease extension with Mobile Modular Inc., for additional thirteen-month term (August 26, 2012 through August 25, 2013) at a rate of \$3,465 per month, for a total of \$45,045. A total of four (4) portable buildings (three (3) 36' x 40' and one (1) 24' x 40') were leased as interim housing as approved by the Division of the State Architect (DSA). Another approval on a lease extension is warranted from the Board of Trustees because Mobile Modular's lease expired on August 25, 2013.

**DELIVERABLES AND SCOPE OF WORK:**

This Board action will extend the lease of all four existing (4) portable buildings.

**ANTICIPATED COMPLETION DATE:**

The lease extension period is through December 31, 2013.

**ALTERNATIVES/OPTIONS:**

Not applicable.

**EVALUATION AND RECOMMENDED ACTION:**

Approval is recommended to extend the Board approved lease with Mobile Modular for four (4) portable buildings at Laney College through December 31, 2013, in the amount of \$13,860.

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

YES \_\_\_\_\_ No  X

**COMMENTS:**

No additional comments.

**WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING?** 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