

PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of January 21, 2014

ITEM TITLE:

Consider Approval to Extend Lease with Mobile Modular Inc., for Four (4) 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 \$10,395.

ITEM SUMMARY:

This amount will pay for the additional three-month period from January 1, 2014 to March 31, 2014. The billing rate is \$3,465 per month for all four (4) portables. A separate lease agreement was originally written for these four (4) portable units; therefore, a separate Board approval is requested.

This lease extension is necessary because the Tower Modernization project has been delayed due to electrical and technology data connectivity issues arising during move-in and furniture installation at the Tower building. The portable buildings were originally leased in order to house staff, faculty and administrators during the modernization of Administrative Tower Building at Laney College 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. 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. 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 a lease of an additional portable building. The majority of the Tower Building occupants, including the Counseling Department, were relocated to the portable buildings as interim housing.

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 December 31, 2013. It should be noted that there has been three (3) separate projects that were requested by the college and implemented during the leased period of these portables.

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 March 31, 2014.

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 March 31, 2014.

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

Date: January 13, 2014

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo
Vice Chancellor of General Services

Date: January 13, 2014

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: Susan Rinne
Susan Rinne, Interim 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