

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

468



FROM: Department of Facilities Management

SUBMITTAL DATE:
May 20, 2008

SUBJECT: Ben Clark Training Center Temporary Modular Classroom Project

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the attached Fee Schedule (Attachment A) of services as provided by Mobile Modular;
2. Approve to form the attached lease between the County of Riverside and Mobile Modular; and
3. Authorize the Director of Facilities Management to administer the lease process in accordance with applicable Board policies.

BACKGROUND: (Commences on Page 2)

Reviewed by
CH
CIP/TEAM
Christopher Hans

Robert Field
Robert Field, Director
Department of Facilities Management

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	07/08

SOURCE OF FUNDS: Sheriff's Department (69%), Fire Department (26%), California Highway Patrol (5%)	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:
The proposed activities were coordinated with the Executive Oversight Committee.

APPROVE
Jennifer L. Sargent
BY: Jennifer L. Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

FORM APPROVED COUNTY COUNSEL
BY: *MS* MARSHAL VICTOR 05/22/08 DATE

PURCHASING & FLEET SERVICES
Robert Howard Shell
Robert Howard Shell, Director

BACKGROUND:

Due to a number of factors, including the growth in the county's population and the need to staff the county's expanding correctional system, the various training academies at the Ben Clark Training Center (BCTC) are expected to experience a 60% increase in the number of recruits, students, training personnel, and administrative staff on site this calendar year. The increase has already begun and is scheduled to accelerate in September 2008.

The current facilities at BCTC cannot sustain the expected growth and will eventually require renovation themselves. Facilities Management is currently working with the Sheriff's Department, Fire Department, and other interested entities to develop a program for the construction of permanent structures that will accommodate the growth over the long term. However, a temporary solution is needed while the permanent structures are designed and built. The departments have determined that the installation of temporary modular classrooms is the most appropriate and cost-effective means of meeting the immediate need.

Facilities Management conducted a Request for Proposal (RFP) process to procure approximately 52 modular classrooms with the potential of adding more on an as-needed basis. The RFP identified specific needs for each modular based on individual requests submitted by the user departments. In addition, the RFP required that the modulars be leased to the County for a 24 month period. A total of five firms showed interest and were sent a copy of the RFP. One firm responded to the request and was interviewed by personnel from Facilities Management. Mobile Modular of Mira Loma was selected in accordance with the RFP criteria.

The attached fee schedule identifies a cost breakdown for all potential services and amenities associated with both upfront and monthly rental charges. Based on current designs submitted by the user departments, the cost for each modular classroom will range between \$580 and \$2,200 per month. There will also be a one-time setup fee between \$15,000 and \$20,000 for each modular, depending upon the features of the specific structure.

The attached lease agreement will be used for each modular individually. County Counsel has reviewed and approved the lease as to legal form.

FINANCIAL IMPACT:

No costs are anticipated to be incurred until FY 08/09. Any necessary budget adjustments will be brought forward under separate cover to the Board. Project related expenditures for FY 08/09 are estimated at \$1,775,000, which includes installation costs; project related expenditures for FY 09/10 are estimated at \$875,000. All costs associated with this project will be fully funded by the Sheriff's Department, Fire Department, and the California Highway Patrol (CHP).



Attachment A

Fee Schedule

	24x60	36x60	48x60	Restroom "A"	Restroom "B"	Restroom "C"	Restroom "D"	Shower "A"	Shower "B"
24 month lease rate (per month)	\$580.00	\$1,119.00	\$1,492.00	\$698.00	\$698.00	\$888.00	\$888.00	\$1,689.00	\$2,879.00
Step Rental (per month)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delivery	\$459.00	\$688.00	\$917.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00
Block/Level	\$2,040.00	\$3,060.00	\$4,080.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00
Dismantle	\$1,080.00	\$1,620.00	\$2,160.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00	\$125.00
Return Delivery	\$459.00	\$688.00	\$917.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00	\$230.00
Security Deposit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cleaning Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Optional Items									
Building Skirting Materials & Installation	\$1,880.00	\$2,149.00	\$2,418.00	\$1,030.00	\$1,164.00	\$1,612.00	\$1,612.00	\$1,612.00	\$1,612.00
Ramp Skirting Materials & Installation	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00	\$1,064.00
Seismic Restraint Materials & Installation	\$1,440.00	\$2,160.00	\$2,880.00	\$900.00	\$900.00	\$1,260.00	\$1,260.00	\$1,260.00	\$1,260.00
Ramp Rental - 6 Panels (per month)	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00	\$87.00
Ramp Delivery & Installation - 6 Panels	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00	\$1,080.00
Ramp Dismantle & Return - 6 Panels	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00
Additional Ramp Panel Rental (each per month)	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00	\$24.00
Additional Ramp Panel Delivery & Installation (each)	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00	\$95.00
Additional Ramp Panel Dismantle & Return (each)	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00

On site labor is quoted at **PREVAILING WAGES**.
 This lease defines a "month" as 30 calendar days.



Attachment A

Fee Schedule

Modifications (if required / requested)	Unit of Measure	Cost	Comments
Two-tone Paint (custom color)	Per Lineal Foot	\$0.00	Buildings will be custom painted at no charge
Wired J-box in Ceiling	Each	\$81.00	
Floor mounted Electrical Outlet	Each	\$300.00	
Interior Walls	Per Lineal Foot	\$28.00	
Projection Screen	Each	\$99.00	This pricing is for an "Elite" 71" (diagonal) projection screen
Whiteboard	Each	\$167.00	
Tack Boards	Each	\$66.00	
Voice/Data J-box	Each	\$78.00	
Additional Exterior Doors	Each	\$776.00	Building includes (2) exterior doors, this cost is only for additional doors
Interior Doors	Each	\$193.00	
Vinyl Composition Tile	Per Square Foot	\$1.35	
Patch Vinyl Composition Tile at the Modline	Per Modline	\$325.00	
Additional Exterior Windows	Each	\$350.00	
Reverse Exterior Door Swing	Each	\$370.00	
Close up Exterior Door	Each	\$394.00	
Close up Exterior Window	Each	\$260.00	
Install Miniblinds	Each	\$55.00	
Transportation Pilot Car	Each	\$208.00	
Transportation Permit	Each	\$72.00	
Additional Labor On Site	Per Person / Hour	\$70.00	
Install Lavatory	Each	\$655.00	
Install Urinal	Each	\$1,140.00	
Wet Stamped Foundation Plans	Each	\$450.00	
Wet Stamped Ramp Plans	Each	\$450.00	
Dedicated Electrical Circuits	Each	\$171.00	Building includes electrical outlets approx 12" on center throughout. This cost would only be incurred upon the need for a dedicated 15 amp circuit.

Pricing for modifications performed on site will carry a 70% increase over the costs identified above.