



# EMERYVILLE TRANSPORTATION MANAGEMENT ASSOCIATION

## AGENDA

Special Meeting of the Board of Directors

December 17, 2020 @ 9:00 AM

[Zoom Meeting](#)

Meeting ID: 841 1097 2506

### **Chair**

Geoffrey Sears,  
Wareham Development

### **Vice Chair**

Bobby Lee, At-Large  
Residential Member

### **Secretary**

Betsy Cooley, At-Large  
Residential Member

### **Treasurer**

Andrew Allen  
At-Large Business  
Member

### **Directors**

Peter Schreiber,  
Pixar

Colin Osborne

At-Large Business  
Member

Kassandra Kappelos

Public Market

1. Call to Order
2. Public Comment
3. Closed Session (government code section 54954.5)
  - A. Threat to Public Services or Facilities – Consultation with Roni Hattrup, Executive Director
4. Business Items
  - A. Review and Consider Approval of Modular Office Acquisition (*Attachment*)
5. Adjournment



Mobile Modular Management Corporation  
 5700 Las Positas Road  
 Livermore, CA 94551  
 Phone: (925) 606-9000  
 Fax: (925) 453-3201  
 www.mobilemodular.com

## Sale Quotation and Agreement

Quotation Number: 351218  
 Customer PO/Ref:  
 Date of Quote: 11/11/2020

### Sign up for the Easy Sale Option (see end of document for details)

Customer Information	Site Information	Mobile Modular Contact
Gray Bowen Scott 1211 Newell Avenue Walnut Creek, CA 94596  Roni Hattrup roni@graybowenscott.com Phone: (925) 899-4246	Gray Bowen Scott Emeryville, CA	<b>Questions?</b> Contact: Matt Benas Matt.Benas@mobilemodular.com Direct Phone: (925) 453-3122 Fax: (925) 453-3201

Product Information	Qty	Purchase Price	Extended Purchase Price	Taxable
Office, 24x60 HCD (NonStd)	1	\$128,312.00	\$128,312.00	Y
<i>Non-Standard Configuration. Size excludes 3' towbar.</i>				
New Metal Ramp and Stairs	1	\$14,415.00	\$14,415.00	Y
Charges Upon Delivery	Qty	Charge Each	Total One Time	Taxable
<b>Office, 24x60 HCD (NonStd)</b>				
Block and Level Building (A6)	1	\$2,439.00	\$2,439.00	N
Delivery Haulage 12 wide	2	\$546.00	\$1,092.00	N
Delivery Haulage Permit 12 wide	2	\$117.00	\$234.00	N
Delivery Haulage Pilot 12 wide	2	\$342.00	\$684.00	N
Drawings, Wet Stamped, Foundation, Standard	1	\$466.00	\$466.00	N
<i>Wet Stamped Engineered</i>				
Drawings, Wet Stamped, Ramp, Standard	1	\$659.00	\$659.00	N
Fee, License or Registration for Sale	1	\$3,208.00	\$3,208.00	N
Install Foundation, Tiedown (Blvl)	32	\$112.00	\$3,584.00	Y
Installation, Skirting, Wood	168	\$19.25	\$3,234.00	Y
Piers and Pads	1	\$990.00	\$990.00	Y
Ramp/Stairs delivery and install	1	\$1,248.00	\$1,248.00	N
Transport from Factory to NorCal	2	\$4,810.00	\$9,620.00	N
			<u>\$27,458.00</u>	
Total Estimated Charges				
		Subtotal	\$170,185.00	
		Taxes	\$14,300.83	
		<b>Total Charges (including tax)</b>	<b>\$184,485.83</b>	

**Special Notes**

**Purchase quote:** New 24x60 modular building with vinyl tile flooring in the main areas, carpet tile flooring in the offices. The purchase is accompanied by a 12 month warranty.

**Support post(s):** Please note - this floor plan may have an exposed support post(s) placed on the modline.

**Tie-downs:** Quantity and price may vary based on seismic source factor and site conditions. Patch and repair of site after removal is not included and is the responsibility of the Customer. Alternative non-penetrating seismic system is available for an additional charge.

**Metal Stairs/Ramps:** Site conditions may affect ramp configuration and cost. Customer is responsible for transition from end of ramp to grade and for extended or custom rails, if needed.

**Site Installation Requirements:** Prior to delivery, Customer shall mark the four corners where the building is to be placed on the site/pad location, and shall also mark the locations of door(s) and ramp(s). Should special handling be required to position, install, or remove the building on Customer's site due to site conditions/constraints and/or obstructions, Customer will be responsible for additional charges. Additional rolling charges may be applicable as site conditions necessitate.

**No - Prevailing Wage:** Pricing does NOT include prevailing wage, certified payroll, Davis-Bacon wages, or any other labor adjustments.

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**Buildings containing a restroom(s):** Restrooms are not self-contained. Manifolds are not included and should be supplied, assembled and connected by others. Water & sewer stub-out locations may vary. Paper & soap dispensers, sanitary and trash receptacles are not provided.

**Fire Related Items:** Unless noted, fire related items (alarms, sprinklers, smoke & heat detectors, and fire-rated walls, etc.) are not included.

**General:** Customer's site must be dry, compacted, level and accessible by normal truck delivery. Pricing does not include any clearing or grading of sites, obstruction removal, site or final building clean up, any asphalt transitions, dolly, crane, forklift, electrical or plumbing connections, window coverings, furniture, casework, appliances, doorstops, phone or data lines, gutters, downspouts or tie-in, temporary power, temporary fencing, traffic control, flagmen, soil and/or pull test, custom engineering, fees associated with inspections, city or county submittals and/or use permits, security screens, door bars and any item not specifically listed as being included.

## Floor Plans

## Additional Information

- Quote is valid for 30 days.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, stairs, foundation systems, temporary power, skirting, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Down Payment required on execution.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

*Thank you for contacting Mobile Modular.*

Mobile Modular is a division of McGrath RentCorp.  
351218, 11-11-2020 09:40 AM prod

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## Mobile Modular Easy Sale. Sign Me Up!

**Getting your modular building on its way has never been easier... and faster.** With Mobile Modular Easy Sale you can convert your Sale Quotation directly into a Sale Agreement by signing below. Once we receive your signed Easy Sale option, we'll finalize your building details and get your project on its way.

### Review and acknowledge agreement.

This Quotation is subject to Mobile Modular Management Corporation, a California corporation, herein known as seller (the "Seller"), credit approval of Customer, herein known as buyer (the "Buyer"). Seller does not warrant that the equipment meets any local or state code not specifically listed herein. Equipment is subject to availability. By signing below, customer accepts the terms of this quotation including prices and specifications, and instructs Seller to make appropriate arrangements for the preparation and delivery of the Equipment identified herein, and agrees that such signature constitutes customer's acceptance of and agreement to the Seller's Sale Agreement. Such sale, and customer's agreement thereto, is subject to Seller's standard terms and conditions located on the Seller's web site at ([www.mobilemodular.com/contractterms](http://www.mobilemodular.com/contractterms)) which are incorporated by reference herein. Customer may request a copy of the terms and conditions from Seller. No alterations, additions, exceptions, or changes to any Quotation or Agreement made by Buyer shall be effective against Seller, whether made hereon, contained in any printed form of Sale or elsewhere, unless accepted in writing by Seller. Any customer purchase order or other customer-provided document purporting to replace, supersede or supplement the terms and conditions of the Seller's Sale Agreement shall carry no force or effect except as an instrument of billing.

**Seller:**  
Mobile Modular Management Corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Buyer:**  
Gray Bowen Scott

Signature10: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Date: November 9, 2020

Quote Number: PM-1178-2020

Size: 24 x 60 Description: B OFFICE 24X60 EMERYVILLE

<u>COMPONENT</u>	<u>SUB-COMPONENT</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>
FRAME			
	OUTRIGGER	Chassis Basement 12' X 60' - 12" X 11.8# I-Beam OR/CM/MC	2.00
	AXLES	Quad Axle (4 Brake New Axles)	2.00
FLOOR			
	JOIST	2 X 8 @ 16" O/C 50# FLOOR LOAD	
	DECKING	3/4" T&G Plywood	
	INSULATION	R-19 Unfaced	
	COVERING	16 OZ 24 X 24 Carpet Tile OFFICES ONLY	
	COVERING	Floor Tile VCT - 1/8" X 12" X 12" RR'S ONLY & OPEN AREA	
	MISC	Bottom Board Mobile-Flex	
EXTERIOR WALL			
	STUDS	2 X 6 Ext. Wall Framing	
	SIDING	Smart Panel - 7/16" - 8" O/C Grooves - W/House Wrap	
	COVERING	1/2" Vinyl Covered Gypsum 8' Tall ( Exterior Wall)	
	INSULATION	R-19 Kraft (Exterior Wall)	
INTERIOR WALL			
	STUDS	2 X 4 Wall Framing - 8' Tall	
	STUDS	Upgrade to Plumbing Wall	
	INSULATION	R-11 Unfaced Int. Wall @ 8' Tall	
	COVERING	1/2" Vinyl Covered Gypsum 8' Tall	
	COVERING	4' FRP Wainscot PER CODE ONLY	
	COLUMNS	Roof Support Column - Concealed	

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COVE BASE	COVE BASE	Wall Base Vinyl 4"	
ROOF	JOIST	2 X 10 20# COMPLEX (1/4" IN 12" SLOPE AWAY FROM DOORS)	
	MATE BEAM	Wood Beam - 48" - 4-Layer (Struct 1)	
	MATE BEAM	Modline Strap	
	INSULATION	R-30 Unfaced (W/ Support Netting)	
	DECKING	1/2" Wood Decking (Roof)	
	DECKING	1/2" Drywall	
	COVERING	EPDM .045 - White	
	CEILING	2 X 4 - T-Grid - Mineral Fiber #769A NOMINAL 8'	
WINDOW	MISC	MINI BLINDS - NONE PROVIDED	
	MISC	4040 FIXED PANE INTERIOR WINDOW - TEMPERED	2.00
	WINDOW 4030 - VINYL	4030 - H/S - Dual Glazed - Vinyl Frame - Clear Low E	7.00
EXTERIOR DOOR	DOOR	36X80 - 18ga Door - W/ Tell Jamb	2.00
	LOCKSET	Passage - Lockset - Grade 2 (Ext)	2.00
	LOCKSET	Deadbolt - Grade 2 - Single Cylinder KEYED ALIKE	2.00
	HARDWARE	Closer - Tell 600 Series	2.00
INTERIOR DOOR	DOOR	36X80 Legacy Oak - Hollow Core - W/ Timely Jamb	5.00
	LOCKSET	Passage - Tell Grade 3 - Lever	3.00

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INTERIOR DOOR	LOCKSET	Privacy - Tell Grade 3 - Lever RR	2.00
ELECTRICAL	PANEL	Nema 3R, External, 125 Amp Single Phase	2.00
	RACEWAY	Flex W/ Ground	
	LIGHT	Dome Light 11" LED RR'S	2.00
	LIGHT	Troffer 2 X 4 - LED - 4000 To 6000 Lumen	14.00
	EXTERIOR LIGHTS	Exterior 30W LED Porch Light With Photocell	2.00
	SWITCH	Switch Dimmer - 3-Way	1.00
	SWITCH	15-Amp - 3-Way	1.00
	SWITCH	Occupancy Sensor Ceiling Mount (Single Relay)	3.00
	SWITCH	Occupancy Sensor Wall Mount (Single Relay)	2.00
	SWITCH	Switch Sensor Dimming	3.00
	RECEPTACLE	20A - Duplex	18.00
	RECEPTACLE	Duplex Receptable w/USB Charger	3.00
	RECEPTACLE	20A - GFCI Duplex - Dedicated REFRIGERATOR	1.00
	RECEPTACLE	20A - WR GFCI Protected W/ While In Use Cover	1.00
	RECEPTACLE	20A - GFCI Duplex	5.00
	PHONE/DATA	4 X 4 J-Box W/ Mud Ring & 3/4" Conduit	8.00
PLUMBING	PIPE	Copper Plumbing Drop	
	WATER CLOSET	Water Closet - ADA - Low Flow - Elongated	2.00

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PLUMBING	LAVATORIES	Lavatory - Wall Hung	2.00
	KITCHEN SINKS	25" X 22" S.S. Single Bowl Sink	1.00
	WATER HEATERS	6-Gallon - Electric Water Heater	1.00
	ACCESSORIES	Grab-Bar Set	2.00
	ACCESSORIES	Mirror - 24" X 36" - W/Clips	2.00
	ACCESSORIES	Toilet Paper Dispenser	2.00
	MISC	In-Line Strainer	1.00
	MISC	Restroom Sign	2.00
	MISC	Ice Maker Valve Box	1.00
HVAC	H/P - WALL MOUNT	3.0-Ton - 5-KW Heat Strip - 1P - Bard, Eubank or Equal w/pgm t-stat	2.00
	DUCT	Fiberglass / Flex Return Air Duct	
	DUCT	Fiberglass / Flex - Supply Air Duct	
	EXHAUST FANS	70 CFM - Ceiling Mount	2.00
	MISC	Smoke Duct Detector	2.00
	MISC	Plenum Wall	
FURNISHINGS	CABINETS	Prefinished - Wall Cabinet	10.00
	CABINETS	Standard Laminate Countertop	10.00
	CABINETS	Prefinished - Base Cabinet	10.00
MISC	MISC	Close-Up	
	MISC	Shipping Wall	



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STATES	STATE APP	CA Approvals	