File #: 26-800, **Version:** 1

Approve the purchase of the modular building located at 112/118 Brown Street in Vacaville as a Fixed Asset for an amount not to exceed $110,174; and Authorize the County Administrator or designee, with County Counsel concurrence, to execute all documents necessary to complete the purchase

Published Notice Required? Yes ___ No _X_
Public Hearing Required? Yes ___ No _X_

DEPARTMENTAL RECOMMENDATION:

The County Administrator's Office recommends that the Board of Supervisors:

1. Approve the purchase of the modular building located at 112/118 Brown Street in Vacaville as a Fixed Asset for an amount not to exceed $110,174; and

2. Authorize the County Administrator or designee, with County Counsel concurrence, to execute all documents necessary to complete the purchase.

SUMMARY/DISCUSSION:

The County currently leases a modular building at 112/118 Brown Street in Vacaville from Williams Scotsman, Inc. Since March 2025, the facility has been occupied by Community Action Partnership (CAP) Solano, which coordinates services and resources for individuals and families experiencing or at risk of homelessness. The lease expired in August 2026, and the County is currently leasing the facility on a month-to-month basis.

The County has incurred costs to prepare the site and make the modular building operational for CAP Solano, including site preparation, utility connections, accessibility improvements, security features, furniture, signage, and other supporting infrastructure. The modular building is fully integrated with these improvements and is currently being used for CAP Solano operations. In addition to these costs, the County has paid approximately $145,000 in lease payments for the modular building to date.

Williams Scotsman has offered to sell the existing modular building to the County, including the existing ramp and steps, for an amount not to exceed $110,174, including estimated taxes (Attachment A). General Services reviewed available pricing for comparable used modular office buildings and determined that the proposed purchase price is reasonable based on the size, condition, configuration, and existing accessibility improvements.

Although comparable used modular buildings are available from other vendors, replacing the existing unit would require removal, transportation, installation, utility reconnections, and other transition work in addition to the cost of a replacement unit. Purchasing the existing unit allows the County to continue using the operational infrastructure and improvements already in place, eliminates ongoing rental payments, avoids additional replacement and transition costs, and allows CAP Solano to remain in the facility without interruption. The purchase will therefore be processed as a noncompetitive procurement in accordance with the County's Purchasing and Contracting Policy and completed with County Counsel concurrence.

The existing Memorandum of Understanding (MOU) with CAP Solano includes facility costs associated with program operations; accordingly, a portion of the County's cost of the facility is anticipated to be recovered through CAP Solano's occupancy reimbursement. The anticipated reimbursement is approximately $27,301 annually, based on the estimated market rental value of the space, for the duration of the MOU between the County and CAP Solano, with payments made to the County.

Based on the proposed purchase price, the County's existing investment, and estimated replacement and transition costs, purchasing the existing unit is considered the most cost-effective option and avoids potential disruption to CAP Solano operations.

FINANCIAL IMPACT:

The purchase price is $110,174, including estimated taxes, for the existing modular building, ramp, and steps. Funding is available in Accumulated Capital Outlay Fund (BU 1977), and the modular building will be recorded as a County Fixed Asset.

Following acquisition, CAP Solano is anticipated to reimburse the County approximately $27,301 annually for occupancy of the facility, based on the estimated market rental value of the space, for the duration of the applicable MOU between the County and CAP Solano.

The County has paid approximately $145,000 in lease costs to date and is currently incurring month-to-month rental costs. Purchasing the unit will eliminate future lease payments and avoid additional costs associated with removing the existing unit and acquiring, transporting, installing, and reconnecting utilities for a replacement modular building.

The costs associated with preparing this agenda item are nominal and are absorbed within the Department's FY2026/27 Working Budget.

ALTERNATIVES:

The Board could choose not to approve the purchase and continue the month-to-month lease or direct staff to procure a replacement modular building. This is not recommended due to the County's continued need for the facility and the additional costs and potential operational impacts associated with replacement.

OTHER AGENCY INVOLVEMENT:

County Administrator's Office coordinated with General Services and County Counsel regarding the proposed purchase and procurement approach.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION