



Livingston Parish Public Schools

Excellence in Education!

13909 Florida Boulevard

P.O. Box 1130

Livingston, Louisiana 70754-1130

Phone: (225) 686-7044 Fax: (225) 686-3052 Website: www.lpsb.org

Bill Spear
Superintendent

John Watson
Assistant Superintendent

Thomas Cothorn
Assistant Superintendent

BID WANTED

SEALED BIDS WILL BE RECEIVED BY THE LIVINGSTON PARISH PUBLIC SCHOOLS, LIVINGSTON, LA UNTIL 10:00 A.M., TUESDAY, APRIL 28, 2009 FOR THE FOLLOWING:

MODULAR/PORTABLE CLASSROOM BUILDINGS

BIDS MUST BE ON FORM PROVIDED. FORMS AND OTHER INFORMATION MAY BE OBTAINED FROM SANDRA PACE, PURCHASING AGENT, LIVINGSTON PARISH PUBLIC SCHOOLS OFFICE, HWY 190, 13909 FLORIDA BLVD, PO BOX 1130, LIVINGSTON, LA 70754, WEBSITE WWW.LPSB.ORG, OR CENTRALAUCTIONHOUSE.COM.

THE LIVINGSTON PARISH SCHOOL BOARD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND WAIVE INFORMALITIES.

PUBLISH:

APRIL 2, 2009

APRIL 9, 2009

APRIL 16, 2009

LIVINGSTON PARISH SCHOOL BOARD



BILL SPEAR
SUPERINTENDENT



SANDRA PACE
PURCHASING AGENT

MODULAR/PORTABLE CLASSROOMS
TO BE OPENED: 10:00 A.M. APRIL 28, 2009

THE LIVINGSTON PARISH SCHOOL BOARD WILL RECEIVE BIDS ON THE FOLLOWING MODULAR/PORTABLE CLASSROOMS AS PER SPECIFICATIONS:

CLASSROOM SIZE/SETUP	QUANTITY TO BE PURCHASED	TOTAL COST
DOUBLE CLASSROOM BLDG WITH RESTROOMS	1	\$57,427.00
DOUBLE CLASSROOM BLDG WITHOUT RESTROOM	3	\$160,461.00
SINGLE CLASSROOM BLDG WITH RESTROOM		
SINGLE CLASSROOM BLDG WITHOUT RESTROOM	4	\$150,693.00

PRICES MUST BE FIRM FOR AT LEAST SIXTY (60) CALENDAR DAYS.

ALL BIDS SHALL BE SEALED AND MAILED CERTIFIED (RETURN RECEIPT) OR HAND DELIVERED TO THE LIVINGSTON PARISH PUBLIC SCHOOLS OFFICE, PO BOX 1130, 13909 FL BLVD, LIVINGSTON, LA 70754 ATTN: PURCHASING DEPARTMENT. PLEASE MARK CLEARLY ON THE BID ENVELOPE "MODULAR/PORTABLE CLASSROOM BID ATTN: PURCHASING DEPARTMENT".

ALL BIDS ARRIVING AFTER THE ABOVE STATED DATE AND HOUR WILL BE RETURNED TO THE BIDDERS UNOPENED, AS WELL AS BIDS THAT ARE NOT MAILED CERTIFIED - RETURN RECEIPT. BIDS VIA FAX OR E-MAIL CANNOT BE ACCEPTED. NO BID MAY BE WITHDRAWN AFTER THE SCHEDULED CLOSING TIME FOR RECEIPT OF BIDS FOR AT LEAST (60) SIXTY DAYS.

TAXES SHALL NOT BE INCLUDED. ACT 1029 OF 1991 EXEMPTS THE SYSTEM AND THE SCHOOLS FROM ALL SALES AND USE TAXES.

ALL BIDS MUST COMPLY WITH THE INDUSTRIALIZED BUILDING ACT

THE LIVINGSTON PARISH PUBLIC SCHOOLS RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, ADJUST QUANTITIES ON ANY OR ALL ITEMS BY INCREASING OR DECREASING, AND WAIVE ANY INFORMALITIES.


Territory Manager

DELIVERY TO BE MADE MONDAY - THURSDAY, 7:00 A.M. - 4:00 P.M..
WILL NOT ACCEPT DELIVERY FRIDAY - SUNDAY OR AFTER 4:00 P.M..

CONTACT JIM WILLSON OR RODNEY RUSSELL, MAINTENANCE AND
CONSTRUCTION, AT 225-686-4212, WITH ANY QUESTIONS.

DATE: 4/28/09

COMPANY: M SPACE HOLDINGS, LLC

REPRESENTATIVE: WILLIAM J ROBERTS

ADDRESS: 1560 W. BAY AREA BLVD
FRIENDSWOOD, TEXAS 77546

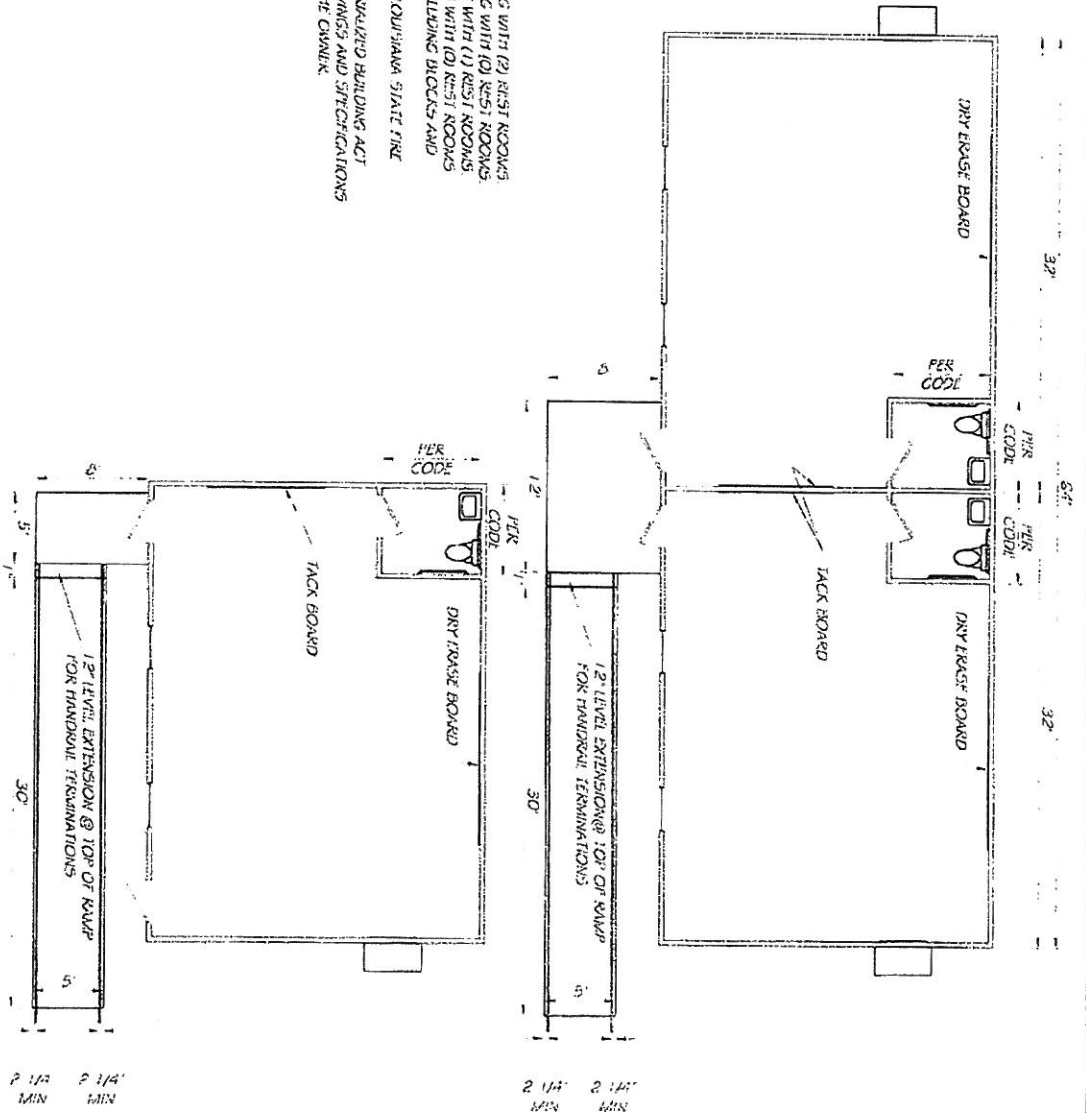
EMAIL: broberts@mspaceholdings.com


PHONE: 832-224-4335 FAX: 832-201-0778

* Will/Kurt
TERRITORY MANAGER

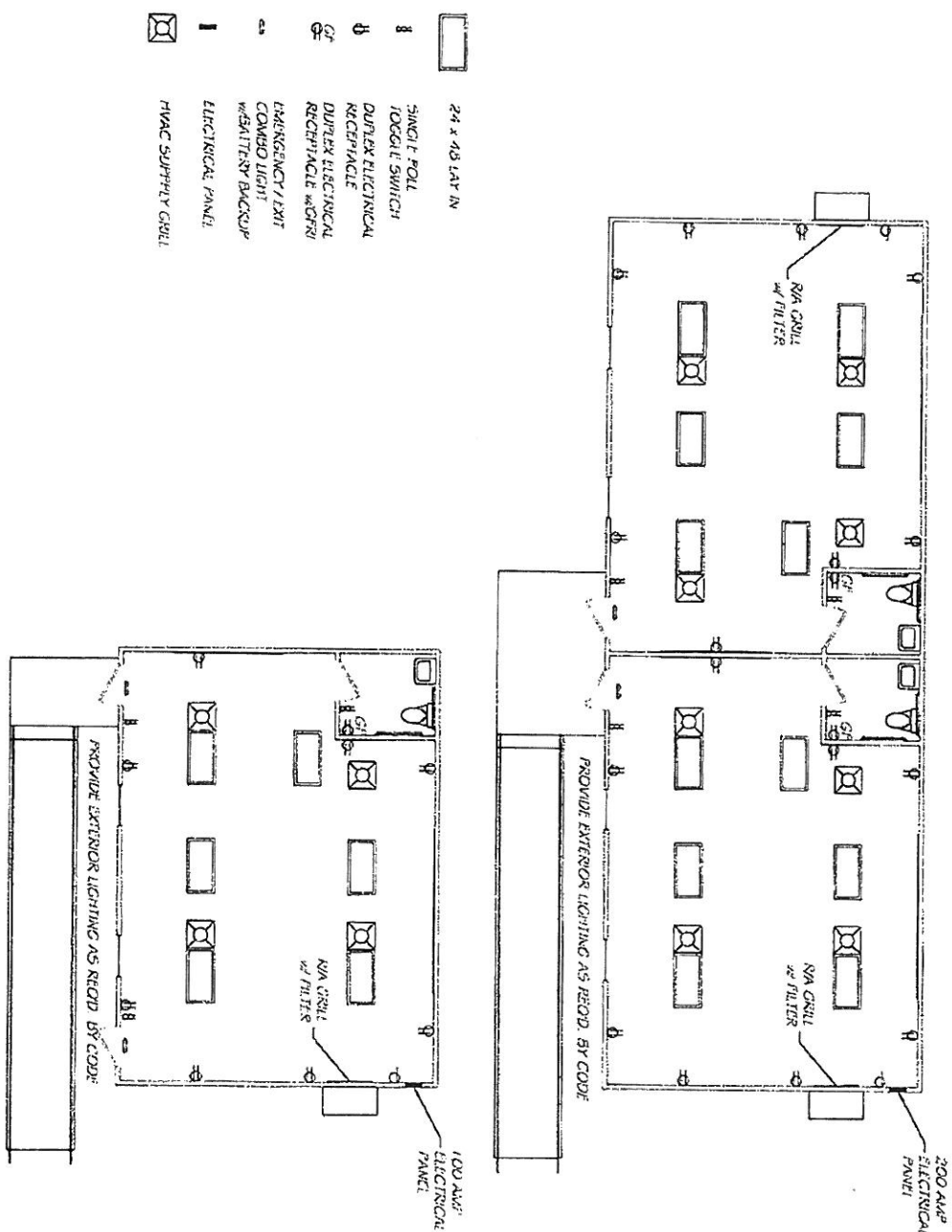
Modular Classroom Specifications			
MUST MEET ALL APPLICABLE CODES -2006 International Building CODE, 2005 NATIONAL ELECTRIC CODE, 2000 LA STATE PLUMBING CODE, 2006 INTERNATIONAL MECHANICAL CODE,2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 NFPA 101 LIFE SAFETY CODE, and ADAAG			
Manufacturer must be registered with the State of Louisiana's Office of State Fire Marshal so buildings will conform to the Louisiana Industrialized Building Act			
Metal frame	to be engineered by manufacturer Hitch Running gear	to be detachable to be detachable (including axels)	to be removed by installers at setup to be removed by installers at setup
Floor	(design for 50 PSF load) Joists, Rim Joists, & Sills Fasteners Insulation Bottom board Decking Floor covering Base	as per code joists hangers and galvanized nails as per code seamless woven fiber mesh 3/4" T&G plywood 1/8"x12x12 VCT 4" vinyl	mate line to be filled with floor patch and leveled provide extra tile of same lot # and install at mate-line
Exterior Walls	Plates Studs Sheathing Insulation Interior covering Interior trim Exterior siding Exterior trim	2x4 - double top, single sole 2x4 @ 16" O.C 7/16" OSB 5/8" Vinyl Covered Gypsum Per VCG manufacturer 26 ga. mtl wall panels 26 ga mtl. To match wall panels	(trim as per manufacturers specs)
Interior walls	Plates Studs Insulation Interior covering Interior trim Bath wall covering	2x4 - double top, single sole 2x4 @ 16" O.C as per code 5/8" Vinyl Covered Gypsum Per VCG manufacturer full height FRP over 5/8" gypboard	(trim as per manufacturers specs)
Doors	Exterior Interior Locksets Thresholds Hinges Signage	3-0x6-8 mtl 18 ga. 3-0x6-8 prefinished solid core ADAAG approved lever sets (grade II) ADAAG approved grade II NFPA 101 Life Safety and ADAAG approved	w/ hollow mtl frame (caulk trim and siding) w/ hollow mtl frame (exterior doors must accept Medico cylinders) include low-level with brail
Windows	3-0x4-0	insulated 1/1 single hung	(caulk trim and siding)
Roof	(design for 20 PSF load) to be engineered by manufacturer Decking Ceiling Male Line Trim Insulation Roofing Gutters	7/16" OSB 2x2 suspended non sag acoustic as required as per code 26 ga R - panels (trim as req'd) Continuous seamless aluminum	7' - 10" minimum height both sides of building - no downspouts at landings
Electrical	120/240V, 60Hz, 1 Phase Panel double bldg single bldg Wiring Conduit J-boxes Interior lighting Exterior lighting Bath lighting Exit lighting Switches Electrical outlets fire alarm intercom	(1) - 200 amp w/ main (1) - 100 amp w/ main as per code #12 awg or greater EMT if exposed - M/C everywhere else as req'd at mate-line to join circuits 4"x2" lay-in as per code exhaust / light combo exit / emergency combo at exits as per code as per code install boxes and 3/4" conduit install single box and 3/4" conduit	stub out through floor stub out back of panel Each room in double buildings to be wired indepently, except for emergency lighting, using a single panel for both rooms. run up through floor and top plate, include restrooms run up through floor and top plate
Mechanical	Wall Mount Package Unit - heat/cool w/ fresh air and filter grill	as per code	(1) unit on singles , (2) units on doubles
Optional Baths (one for single, two for doubles)			
Plumbing	Water lines Supply valves Waste lines Water heater Lavatories Water Closet Grab Bars Mirror, and accessories	as per code chrome at all fixtures PVC schedule 40 in line tankless at the lavatory vitreous china wall hung ADAAG approved vitreous china ADAAG approved as per code as per code	insulate drains and supply lines where exposed
Accessories	Dry erase boards Tack boards ramps, landings, and handrails	4'x12' porcelain 4'x8' aluminum landing w/ 30' aluminum ramp (finish floor to be set at or below 30")	one per classroom one per classroom 2006 NFPA 101 Life Safety and ADAAG approved

1. PROVIDE PRICE FOR DOUBLE CLASSROOM BLDG WITH (2) REST ROOMS.
 2. PROVIDE PRICE FOR DOUBLE CLASSROOM BLDG WITH (1) REST ROOMS.
 3. PROVIDE PRICE FOR SINGLE CLASSROOM BLDG WITH (1) REST ROOMS.
 4. PROVIDE PRICE FOR SINGLE CLASSROOM BLDG WITH (1) REST ROOMS.
 5. PROVIDE PRICE FOR DELIVERY AND SET-UP, INCLUDING BLOCKS AND THE DOWNS AS PER CODE.
 6. CONTRACTOR MUST BE REGISTERED WITH THE LOUISIANA STATE FIRE MARSHAL'S OFFICE.
 7. BUILDINGS MUST MEET THE LOUISIANA INDUSTRIALIZED BUILDING ACT.
- ANY OMISSIONS OR MISTAKES TO THESE DRAWINGS AND SPECIFICATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER.



SCHOOL MODULAR BUILDINGS 12909 FLORIDA BLVD LIVINGSTON, LA 70758			LIVINGSTON PARISH SCHOOL BOARD MAINTENANCE DEPARTMENT FACILITY MANAGEMENT P.O. BOX 1130 LIVINGSTON, LA. 70754 (225) 686-7044	
DESIGNED BY: MAINTENANCE DEPARTMENT			YEAR BUILT: NA	
ADDITIONS & MODIFICATIONS DATE: 02/24/2000 BY: [Signature] PROJECT: [Signature] DRAWING NO.: [Signature]				
DRAWN BY: ALN DATE: 02/24/2000 CHECKED BY: [Signature] APPROVED BY: [Signature]				

DRAWINGS ARE FOR I.P.S.B. USE IS LIMITED TO REFERENCE ONLY AND ARE NOT EXTENDED FOR DESIGN OR CONSTRUCTION.



DRAWN BY: JLB DATE: 02/23/2000 DISTRICT: 30 BUILDING: 000 SHEET: ME-1		SCHOOL: MODULAR BUILDINGS 13909 FLORIDA BLVD LIVINGSTON, LA. 70264 DESIGNED BY: MAINTENANCE DEPARTMENT		YEAR BUILT: NA			LIVINGSTON PARISH SCHOOL BOARD MAINTENANCE DEPARTMENT FACILITY MANAGEMENT P.O. BOX 1130 LIVINGSTON, LA. 70754 (225) 686-7044 DRAWINGS ARE FOR I.P.E.B. USE IS LIMITED TO REFERENCE ONLY AND ARE NOT INTENDED FOR DESIGN OR CONSTRUCTION.
ADDITIONS & RENOVATIONS: NO NO NO		NO NO NO		NO NO NO			



EXECUTIVE SUMMARY

SECTION I - OVERVIEW

Introduction

We know that serving world-class industries demands consistent, top-quality customer support, in addition to outstanding product. We've organized a team of seasoned professionals that provides knowledgeable building advice and expert financing execution to ensure that your projects are completed quickly, efficiently and cost-effectively. Our staff possesses a unique blend of well-rounded experience and knowledge in the modular and financial industries. We listen carefully to your requirements and transform them into effective solutions that best fit your needs and budget. You'll enjoy the peace of mind that comes from working with industry experts who can answer all your questions and concerns, before, during and after a project is completed.

Business Resume

Crafting innovative spaces and offering maximum financing flexibility, enables us to meet the diverse expansion needs of a vast range of industries, including construction, manufacturing, education, healthcare, and government. When needs shift, and larger or more customized space is required, modular buildings offer innovative and affordable solutions quickly. We lease, sell or finance high-quality modular structures and we also design, build, and install them, providing more design and financing options to our customers than any other company.

Organization

M Space Holdings, LLC was founded in July 2001 to operate as a full-service modular leasing company serving commercial and governmental entities throughout the Continental United States.

Mission

M Space Holdings is in business to provide optimal modular space solutions to our customers, as their facilities needs expand. Our goal is to exceed the expectations of our customers, suppliers, employees and shareholders by demonstrating the highest standards of integrity and professionalism in every aspect of our business. By adhering to these principles, we will create a healthy work environment for our employees, deliver a superior service to our customers and earn an attractive return on our shareholders' investment.

Current Operations

As a leading provider of modular facilities, M Space Holdings focuses on the leasing and sale of multi-unit modular complexes, with a special emphasis on K-12 public school facilities. We assess our customers' needs and supply a cost-effective and quick custom-engineered solution. Using our turnkey approach, we provide our customers with design, procurement and installation services, expert local sales and technical staff, and a modern lease fleet. We are operating currently in fifteen states (qualified in seven others), primarily along the Eastern Seaboard and in the Midwest, and are making plans to expand to the Western United States.

Financial Strength

M Space Holdings is one of the best capitalized and least leveraged companies in the modular building industry. As a result, when we offer leases to our customers, we are interested in holding the buildings to be leased as a long term investment. We hold 98% of our leases, as many of our large and small competitors are required to sell their's to lenders.

Team

The M Space Holdings team consists currently of proven veterans from the investment and finance industries and the commercial modular building industry. The average manager's industry experience is 15 years and the average experience of our project managers is 14 years.

SECTION II - M SPACE TEAM

Alan Arsht, CEO

As Chief Executive Officer, member of the management and credit committees and founder of M Space, Alan M. Arsht is responsible for setting the strategic and policy direction for M Space. An investment banker for over 20 years, Alan was involved in raising capital and providing financial advice to many middle-market companies, including leaders in the modular industry. Alan has been a successful private investor for his own account, including substantial investments in the modular building industry that pre-dated M Space. Prior to his Wall Street career, Alan was Special Assistant to the Deputy Secretary of the U.S. Treasury Department from 1973 to 1975, and a member of the Division of Corporation Finance at the U.S. Securities and Exchange Commission, Washington, DC, from 1970 to 1973.

Jeffrey Dean Deutschendorf, COO

As Chief Operating Officer and a partner of M Space, Mr. Deutschendorf has responsibility for all day-to-day functions, including profit management, business plan development and implementation, sales management, and marketing. Jeff has extensive experience in all aspects of the modular building business: manufacturing, marketing and operations, sales and leasing, and management. A veteran of the industry, Jeff achieved a record of great success with other modular space companies before joining M Space, including McKinney Modular, of which he was a co-founder, and Williams Scotsman (NW Regional Manager). In 2006, Jeff was president of the Modular Building Institute, the national industry association.

Dale Goebel, Vice President of Sales/Marketing

Dale Goebel brings an extensive background in manufacturing, sales, quality control, and operations to M Space. His project management knowledge ensures that M Space clients' projects are completed on time, to the customers' specifications, and within budget. Formerly with Williams Scotsman in Seattle, he oversaw the construction and installation of schools, banks, hospitals, and multi-story complexes. At M Space, Dale has two main functions: assessing project risk and reward prior to a bid; and managing the sales and operations of the Southeast Region.

Wade Bowser, Vice President, Director of Operations

In his role as Vice President, Director of Operations, Wade is responsible for providing direction, management and coordination among regional offices, addressing the resolution of major operational issues, and overseeing the Human Resources, Administrative, Safety, and Quality Assurance teams. Wade joined M Space Holdings, LLC in 2006 as an Operations Manager and was promoted to VP, Director of Operations in 2008. Wade has twenty years of experience in the modular building industry where he proceeded through various field, project management, sales and office positions into senior management positions. This experience in all aspects of the

modular industry has enabled Wade to build a strong operational team that supports the corporate vision and consistently exceeds customer expectations.

Daniel J. Gross

Daniel J. Gross, member of the credit committee and co-founder, has built and managed a number of companies in the financial services and insurance industries. Dan's varied business experience brings a valuable perspective to M Space. Dan was a co-founder and president of Enhance Financial, a NYSE-listed financial guarantor, until it was sold to Radian Corporation in 2001. Prior to Enhance Financial, Dan was a senior executive at Colonial Penn Group, a life and health insurance company.

William M. Nash, Director of Vendor Services

As Director of Vendor Services, Bill Nash offers a wide range of financing options to selected third party dealers in the modular building industry, including operating and taxable and non-taxable finance leases. Bill had great success in business development in his former positions at Unisys Financial Corporation, GE Capital Modular Space, and Vanguard Modular Building Systems before joining M Space. Bill also plays a significant role in our remarketing activities.

Christopher A. Brewer, Territory Manager

Mr. Brewer has been involved in the modular building industry for over twelve years. Prior to working for M Space Holdings, Chris Brewer held position as National Director for Resun Corporation, and a Vice President for an \$18 Million per year modular manufacturing company. His experiences include purchasing, project management, safety, permitting, general construction, plan review, AutoCAD, and contracting. He has been involved in all aspects of the industry including manufacturing, leasing, and project management. His responsibilities include marketing, project management, estimating, and scheduling of medical, government, school, and turnkey general construction sectors for the Western Regions.

Bill Roberts, Territory Manager

Bill Roberts brings more than sixteen years of sales and construction experience to M Space. Working in the modular industry he has held positions in local and region sales, sales management, construction, and construction management. Responsible for coordinating and supervising all aspects of our modular projects, his range of experience ensures that every project runs smoothly, from contract awards and project scheduling, to building erection and final occupancy approvals.

SECTION IV - FINANCIAL SOLUTIONS

M Space offers you several financing options. It is our goal to help guide you to the best possible financial solution for your specific needs.

M Space combines custom design and construction expertise with flexible funding choices in a turnkey solution. M Space is a financially strong, stable, and privately owned company. We can sell or lease custom modular buildings. Our direct funding capabilities mean competitive lease rates, quick credit approvals, and user-friendly documentation. Working with just one company, you can create the modular building you want and need, at an affordable price.

- Operating Leases

We offer operating leases as an attractive option if you need extra space for less than five years. M Space retains ownership of the building during the lease term. At the end of the lease, you have no further obligation and we are responsible for the disposition of the building.

- **Finance Leases**

We offer finance leases for tax and accounting purposes. You, as owner of the building, hold the building title and make a small payment at the end of the lease.

- **Municipal Lease**

This is a tax-exempt finance lease where the lessee pays rent and interest over an agreed term, for three to seven years. At the end of the lease term, the lessee acquires the building for \$1.00. This is an alternative to an up-front, lump-sum capital expenditure.

SECTION V - SAFETY STATEMENT

M Space certifies that its performance on this project, as it is on all construction projects, will be in compliance with OSHA requirements. HAZMAT information will be available at the jobsite. Tool box meetings for all M Space sub-contractors will be held weekly. All site supervisors will be safety trained. All applicable OSHA reporting will be adhered to. A complete company safety manual will be provided upon request.

SECTION VI - QUALITY CONTROL OBJECTIVE

It is an objective of M Space to perform each and every project at the highest quality standards possible. M Space intends to achieve this goal through a solid plan, one in which M Space Quality Control Personnel interact with all sub-contractors to verify that all standards set forth are being performed. M Space will appoint a Quality Control Manager for this project. His or her responsibilities include development and adherence of Q.C. policies and procedures with interaction and training of sub-contractors through daily supervision. M Space Q.C. personnel will insure any deficiencies are corrected in accordance with standard procedures.

The following is a list of items that will be used in addition to our normal company Quality Control plan for this specific project:

- Daily Reports
- Material Inspections and removal of non-complying items
- Contractor Evaluations and removal of all individuals that are not in compliance
- Q.C. Documentation (preparatory check list, initial check list, ongoing inspections)

In addition to the above mentioned measures M Space has mandated that each sub-contractor appoint one individual to be responsible for their Q.C. plan. This individual is to work in conjunction with M Space personnel to achieve a standard that is deemed necessary.