



June 18, 2021

TO: CADA Board of Directors

**SUBJECT: June 25, 2021 Board Meeting
AGENDA ITEM 13
BRANNAN COURT & LOMBARD ROOF REPLACEMENT PROJECT**

CONTACT: Frank Czajka, Construction Manager
Tom Van Syoc, Facility Maintenance Manager

RECOMMENDATION

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project at 1500 N St and 1317 15th St with **Clark Roofing Inc.** in the amount of \$238,236.76.

BACKGROUND

1500 N Street (Brannan Court) and 1317 15th Street (The Lombard) both have roofs which are in excess of 20+ years old, and have recently begun causing damage to the apartments in those buildings. During the most recent rainy season, CADA received multiple calls about leaks in residential units and common areas of these buildings. Left untreated, this type of water intrusion can cause thousands of dollars in repairs and mold abatement.

Staff solicited bids for the Roof Replacement Project through CADA's formal bidding process. The bid package was released on May 3, 2021. The project's scope of work calls for contractors to replace existing, aged, and leaking roofs using Tremco roofing materials, for the contractor who will install the new roof systems to be a certified installer of Tremco roofing materials, and for the selected contractor to use an approach that will minimize inconvenience to tenants.

The mandatory Pre-Bid Job Walk was held on Tuesday, May 18, 2021 at 10:00 a.m., and was attended by ten contractors (See **Attachment 1**, Walk-Thru Sign-in Sheet). Six bids were received on the May 28 due date. (See **Attachment 2**, Bid Tabulation Form).

The submitted bids were for the following amounts:

Best Contracting Services	\$544,666.00
Madsen Roofing & Waterproofing	\$317,095.00
Cairo Builder, Inc.	\$280,000.00
King's Roofing	\$271,000.00
All Seasons North	\$301,978.00
Clark Roofing Inc.	\$238,326.76

The Clark Roofing bid was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with Clark Roofing Inc. for the amount of \$238,326.76.

If the Board approves this recommendation, staff will issue a notice of award to Clark Roofing Inc. immediately. The work should commence by July 6, 2021 and take approximately 60 working days to complete.

The approval will allow CADA to move forward with the Roof Replacement Project and allow our tenants to live in upgraded buildings where they will not be continually plagued by leaks every time it rains.

POLICY

This item comes before the Board because the contract award amount exceeds the \$50,000 contract approval authority of the Executive Director. Construction contracts in excess of \$50,000 must be formally bid in accordance with CADA Contract Policy, and authorization for a contract award must be granted by the Board of Directors.

FINANCIAL IMPACTS

Work under this contract will be performed using funds allocated in the Capital Investment Program (CIP) budget. The FY 20/21 Major Construction CIP budget, which was adopted by the Board in June 2020, contains a total of \$404,200.00 for these roof replacements. The funds must be expended within three years following Board approval of the budget.

ENVIRONMENTAL REVIEW

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

STRATEGIC PLAN

The proposed action addresses the following 2016-2021 CADA Strategic Plan goal: "Provide Superior Property Management."

CONTRACT AWARD CONSIDERATIONS

Construction contracts that will be executed to carry out work under the Capital Investment Program are bid and awarded in accordance with CADA's Contract Policy and Outreach Procedures. If construction contract change orders are needed, CADA's contract policy allows the Executive Director to approve them in the cumulative amount of \$25,000 or 20% of the base contract amount, whichever is greater.

Attachments:

1. Walk-Thru Sign-in Sheet
2. Bid Tabulation Form



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Brannan Court & Lombard Roof Replacement Project – 1500 N & 1317 15th Street, Sacramento

Job Walk Date: Tuesday, May 18, 2021 @ 10:00 a.m. @ 1500 N Street, Sacramento

Bid Due Date: Friday, May 28, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento tgandara@cadanet.org

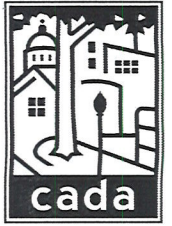
	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	DON METZGER - TREMCO 1205 HAVENHILL CT ROSEVILLE, CA 95641		916 871 4076	D.METZGER @TREMCOINC. COM	D. Metzger 5/18/21
2.	ANDY SPRING 5237 MONIER CIRCLE, STE 101 RANCHO CORDOVA, CA 95742	C-39 B	916 276 0977	ASPRING@ ALLSEASONS NORTH.COM	Andy Spring 5/18/21
3.	Clark Roofing, Inc. 2076 Acoma Street Sacramento, CA, 95815	C-39	916- 929- 3311	dclark@ Clarkroofing inc.com	D. T. Clark 5/18/21
4.	Cairo Builder Inc. 433 2nd street, Suite 101B Woodland CA 95696	C-39 B	707-328 0527	David @ Cairo builder Inc. com	David Cairo 5/18/21
5.	King's Roofing 6963 Power Inn Rd Sacramento CA 95828	C-39 B	(209) 595 9902	daryl@kings roofing.net	Daryl King 5/18/21
6.	Madsen Roofing & Waterproofing 5960 Bradshaw Road Sacramento, CA 95829	B, C-39	916-361, 3327	tyler@madsenroof.com	Tyler Madsen 5/18/21

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The preferred method of contact is email, so be sure to include the email contact information.



	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
7.	Onotre Hernandez BEST CONTRACTING BETTENCOURT WAY UNION CITY CA 94587	C 39	310 345 2391	ESTIMATING@ BESTCONTRACTING COM	<i>Onotre Hernandez</i> Onotre Hernandez
8.	RUB & SON MECHANICAL, INC	C 39	916 543-9360	MARTYERUBAINC.COM	<i>Marty</i> 5/18/21
9.	California Single Ply, Inc	C 39	(916) 872-7497	Jmahle@sarewest.net	<i>J Mahle</i> 5-18-21
10.	R/W union local 81	Compliance 510	385-0997	ROOFER UNION 81@9mil.com	<i>[Signature]</i>
11.	ALLIANCE CONTRACTING	C 22	916 647-2173	victorg@alliance- contracting.com	<i>Victor G</i> 05-18-21
12.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Brannan Court & Lombard Roof Replacement Project – 1500 N & 1317 15th Street, Sacramento

Job Walk: Tuesday, May 18, 2021 @ 10:00 a.m. @ 1500 N Street, Sacramento

Bid Opening: Friday, May 28, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid
1.	CLARK Roofing Inc	238,326.76
2.	CAIRO Builder, INC	280,000.00
3.	BEST Contracting Services	544,660.00
4.	FALL SEASONS NORTH	301,978.00
5.	MAUSEN Roofing & Waterproofing	317,095.00
6.	King Roofing	271,000.00
7.		
8.		
9.		
10.		

Verified: 5-28-2021
Date


Signature


Signature

RESOLUTION NO. 21 - 30

Adopted by the Capitol Area Development Authority

June 25, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE
BRANNAN COURT AND LOMBARD ROOF REPLACEMENT PROJECT**

WHEREAS, CADA conducted a formal bid process for the Brannan Court and Lombard Roof Replacement Project for the following addresses: 1500 N St and 1317 15th St.

WHEREAS, Clark Roofing Inc. was the lowest responsive, responsible bidder with a bid of \$238,326.76 and has advised CADA of its interest in being awarded the contract and completing the work.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Executive Director is hereby authorized, on behalf of the Authority, to enter into a contract with Clark Roofing Inc. in the amount of \$238,326.76.

Ann Bailey, Chair

ATTEST:

Jill Azevedo
Acting Secretary to the Board of Directors