



September 10, 2021

**TO:** CADA Board of Directors

**SUBJECT: September 17, 2021 Board Meeting  
AGENDA ITEM 5  
BIELE COURTYARD CONCRETE PROJECT - 1421 15<sup>TH</sup> ST**

**CONTACT PERSON:** Frank Czajka, Construction Manager  
Tom Van Syoc, Facilities Maintenance Manager

### **RECOMMENDATION**

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract with TJR Resources, Inc. in the amount of \$62,000 for the Biele Courtyard Concrete Project at 1421 15<sup>th</sup> St., Sacramento, CA 95811.

### **BACKGROUND**

Biele Place is a 35-unit senior apartment community constructed in 1984 and managed by CADA. Over the years, the building's courtyard patio has become cracked and buckled due to the tree roots and aging, resulting in significant tripping hazards. The concrete patio, thus, needs to be replaced.

Staff solicited bids for the Biele Courtyard Concrete Project through CADA's formal bidding process. The bid package was released on July 31, 2021. The project scope of work calls for the contractor to demolish and remove the cracked and buckled concrete patio, prepare the area as outlined in the project's scope, and pour a new concrete patio (approx. 50'x50'). The scope also includes installation of new landscape lighting and dwarf ornamental trees, which will be planted in pots to avoid damage to the new patio.

The mandatory Pre-Bid Job Walk was held on August 19, 2021 at 11:00 a.m., and was attended by 11 contractors (See **Attachment 1**, Walk-Thru Sign-in Sheet). Seven (7) bids were received on the due date of August 26, 2021 (See **Attachment 2**, Bid Tabulation Form).

B&M Builders submitted a bid of \$167,214, which was determined to be non-responsive due to required item(s) that were not included in the bid package. Elite Service Experts submitted a bid of \$119,880. Mark Wallace Masonry, Inc submitted a bid of \$101,963, which was determined to be non-responsive due to required item(s) omitted from their bid package. Saenz Landscape submitted a bid of \$95,178, which was determined to be non-responsive due to required item(s) that were not included in the bid package. Buskirk Construction, Inc submitted a bid of \$95,000. Pile Engineering, Inc submitted a bid of \$81,000, which was determined to be non-responsive due to required item(s) that were not included in the bid package. TJR Resources, Inc. submitted a bid of \$62,000, which was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. Based on reference checks of TJR Resources, Inc., staff has determined that the company has a good track record and is qualified to perform the work necessary to fulfill this contract. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with TJR Resources, Inc. for the amount of \$62,000.

If this recommendation is approved by the Board, staff will issue a notice of award to TJR Resources, Inc. immediately. Work is expected to commence by Oct 4, 2021 and is estimated to take approximately one and half months to complete. The contract scope of work provides that the Construction Manager and Maintenance Manager will inspect the prep work and determine that it meets CADA's standards before the contractor will be permitted to proceed with the final concrete work.

Approval of this contract will allow CADA to move forward with this Biele Place Courtyard Concrete Project and allow our tenants to live in upgraded & safe building.

### **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 funded using funds allocated in the Capital Investment Program (CIP) budget. C21- FY 20/21 Major Construction CIP budget, which was adopted by the Board in June 2020, contains a total of \$81,000 for Concrete-Restoration/Cleaning at Biele Place.

### **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 change orders are needed, CADA's contract policy allows the Executive Director to approve change orders 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**  
**Biele Courtyard Concrete Project – 1421 15<sup>th</sup> Street, Sacramento**

**Job Walk Date: Thursday, August 19, 2021 @ 11:00 a.m. @ 1421 15<sup>th</sup> Street, Sacramento**

**Bid Due Date: Thursday, August 26, 2021 @ 2:30 p.m. @ 701 S Street, Sacramento [tgandara@cadanet.org](mailto:tgandara@cadanet.org)**

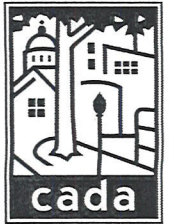
	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	ROBERT LEWIS/PRO BUILDERS 7030 DRYWOOD WY ORANGEVALE, CA 95662	A, B	916 225 0373	SEBASTIAN @ SACPROBUILDERS. COM	<i>Robert Lewis</i> 8/19/21
2.	Michael SAENZ/SAENZ LANDSCAPE CONSTRUCTION RANCHO CORDOVA, CA 95742	A C-27	916- 294-0555	MichaelSaenz08 @ATT.NET	<i>Michael Saenz</i> 8-19-21
3.	Legion Contractors Inc. 20 Darman Ave. Ste 3 San Francisco, CA 94124	A, B	415-655-3535	estimating@legion Contractors.com	<i>[Signature]</i> 8/19/21
4.	ELITE SERVICE EXTERIORS, INC. Roy Hill 726 PEN PASE RD, SACRO, CA	B, C-27 + 1028975	(916) 568-1400	Roy@ELITE.ES	<i>[Signature]</i> 8/19/21
5.	TJR Resources PO Box 437 Rancho Cordova 95741	A, B	(541) 961-0394	Tom.Noldy@TJR RESOURCES.COM	<i>[Signature]</i> 8/19/21
6.	pile engineering	A, B	916 208 8877	Navid.Golshan@pileeng.com Reza @ pileengineering.com	<i>Navid Golshan</i> 8/19/21

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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
7.	B&M builders 11330 sunrise Park Drive suite C Rancho cordova CA 95742	CA Lic 861848	(916) 638-8626	estimating@ bm-builders. com	 8/19/21
8.	MARK WALLACE MASONRY P.O. BOX 6745 AUBURN CA 95604	C-8 C-29	916-997 4984	MARK @ MARK WALLACE MASONRY .COM	 8-19-21
9.	Buskirk Construction Inc 10556 Comber Rd. #6481 Auburn, CA	B	916. 710. 5142	dennis@buskirk Construction. com	 8/19/21
10.	MAYS Construction Concord, CA	B	415 990 4450	MariolaSfava@ Yahoo.com	 8/19, 21
11.	Abide builders, inc. 825 Riverside Pky West, Sacramento	A, B	(916) 375- 1009	ppizzob@abide builders.com	 8-19-21
12.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received


Project: Biele Courtyard Concrete Project – 1421 15<sup>th</sup> Street, Sacramento

Job Walk: Thursday, August 19, 2021 @ 11:00 a.m. @ 1421 15<sup>th</sup> Street, Sacramento

Bid Opening: Thursday, August 26, 2021 @ 2:30 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid	
1.	Buskirk Construction, Inc	\$ 95,000 <sup>00</sup>	
2.	Pile Engineering, Inc	\$ 81,500 <sup>00</sup>	NR
3.	Elite SVC Experts	\$ 119,880 <sup>00</sup>	
4.	BIM BUILDERS	\$ 167,214 <sup>00</sup>	NR
5.	MACK LOHMEYER MASONRY	\$ 101,963 <sup>00</sup>	NR
6.	SAENZ LANDSCAPE	\$ 95,178 <sup>00</sup>	NR
7.	TJR Resources Inc	\$ 62,000 <sup>00</sup>	
8.			
9.			
10.			

Verified: 8/26/21  
Date

  
Signature

  
Signature

**RESOLUTION NO. 21 - 36**

Adopted by the Capitol Area Development Authority

September 17, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A  
CONSTRUCTION CONTRACT FOR THE BIELE COURTYARD CONCRETE PROJECT**

**WHEREAS**, CADA conducted a formal bid process for the Biele Courtyard Concrete Project at 1421 15<sup>th</sup> St., Sacramento, CA 95811; and

**WHEREAS**, TJR Resources, Inc. is the lowest qualified bidder with a bid of \$62,000.00 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 TJR Resources, Inc. in the amount of \$62,000.00.

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors