



September 10, 2021

TO: CADA Board of Directors

SUBJECT: **September 17, 2021 Board Meeting**
AGENDA ITEM 6
DEAN APARTMENTS ELECTRICAL UPGRADE PROJECT, PART 2 (APTS 3-8) - 1400 N ST

CONTACT PERSON: 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 Dean Apartments Electrical Upgrade Project Part 2, at 1400 N St. with **Elite Service Experts** in the amount of \$137,880.

BACKGROUND

Built in 1929, the 11-unit Dean Apartments property at 1400 N Street is CADA's flagship property. The demand for power in the building has grown and the current electrical system has reached its useful capacity. Efforts to plan upgrades, such as more efficient air conditioning systems for the apartment units, for example, have not been possible due to inadequate power supply. The recent relocation/replacement of the building's SMUD transformer now gives CADA the opportunity to meet these needs, together with the increasing power demands of our residents. The new transformer will provide 600 amps to the building compared to the current 400 amps. To fully utilize and accommodate this increase in capacity, the electrical wiring in the building must be upgraded. Under a contract with Buskirk Construction, CADA is nearing completion of the rewiring of three apartments and the necessary connections to the utility room. CADA's Maintenance Department would now like to commence rewiring the remaining six apartments. The timing of that work will be affected by Covid-19's progression, tenant flexibility, and CADA's ability to relocate tenants temporarily to hotel rooms, or possibly to the three currently-vacant apartments in the building that have been rewired and are now being readied for occupancy. The work will likely be phased, with one or two apartments to be rewired at a time.

Staff solicited bids for the Dean Apartments Electrical Upgrade Project Part 2 through CADA's formal bidding process. The bid package was released on July 31, 2021. The project's scope of work calls for the contractor to rewire six apartments, Apartments 3 through 8. In each apartment, the selected contractor will install a new 125 amp breaker box along with all new wiring and new receptacles and light switches. A new circuit will also be run to the 2nd bedroom to provide power for a much-needed window A/C unit for that bedroom. Finally, as each

apartment is rewired, the selected contractor will complete the connection of the new electrical service in the electrical room.¹

The mandatory Pre-Bid Job Walk was held on August 19, 2021 at 10:00 a.m., and was attended by six (6) contractors (See **Attachment 1, Job Walk Sign-in Sheet**). Three (3) bid submissions were received on the due date of August 26, 2021. (See **Attachment 2, Bid Tabulation Form**.)

Ample Electric, Inc. submitted a bid of \$184,380, Buskirk Construction, Inc. submitted a bid of \$175,000, and Elite Service Experts submitted a bid of \$137,880., which 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 Elite Service Experts for the amount of \$137,880.

If the Board approves this recommendation, staff will issue a notice of award to Elite Service Experts immediately. The work is expected to commence by October 4, 2021 and is anticipated to take approximately 6-8 months to complete. The anticipated length of this project takes into account the additional coordination, phasing and logistics that are required.

This approval will allow CADA to move forward with the 2021 Dean Apartments Electrical Upgrade Project Part 2 and will allow our tenants to live in an upgraded building where the electrical power is safe, functional, and adequate.

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 Development budget. The FY 21/22 Development budget, which was adopted by the Board in June 2021, contains a total of \$175,000 for these electrical upgrades.

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

¹ The electrical upgrade of the building will permit CADA to upgrade the building's steam heating system and/or replace it with a distributed system of mini split heating and cooling units within each apartment. This would enable CADA to remove some or all of the window-mounted air conditioners. CADA's consultant, Partner Energy, has recently evaluated a number of feasible options for the Dean building, and staff currently is hiring a mechanical engineer to evaluate the options given the physical constraints of the apartment layouts and make recommendations.

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. Job Walk 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

Dean Electrical Upgrade Project Part 2 – 1400 N Street, Sacramento

Job Walk Date: Thursday, August 19, 2021 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Due Date: Thursday, August 26, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento tgandara@cadanet.org

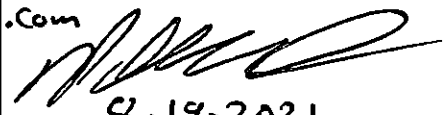


	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	pile engineering	A/B	916 208 8877	Navid.Golskan.sh@gmail.com Reza@pileengineering.com	Navid Golskan sharyh
2.	Buskirk construction inc.	B	916.710.5142	dennis@buskirkconstruction.com	 8/17/21
3.	Rodi Elect.	C	916.515.8785	rodi.electrical@comcast.net	 8/19/21
4.					
5.					
6.					

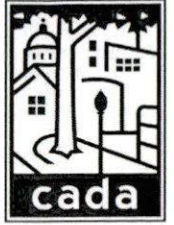
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PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

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
3. 4.	Phil Ham, 1 Tam - Jose Diaz Ample Electric Inc. 1000 Rte 1 Road Ave Winters Ca 95694	C-10 807298	530-795 9913	PH@ampleelectric.com	 8-19-2021
8. 5.	ELITE SERVICE EXPERTS BRETT D ESSAD 725 DEL PASO ROAD	C-10 1028975	916-568 1400	BESSAD@ELITE.GS	 8/19/21
8. 6.	ELITE SERVICE EXPERTS ROY HUI 725 DEL PASO RD	C-10 + B 1028975	(916) 568 1400	ROY@ELITE.GS	 8/19/21
10.					
11.					
12.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

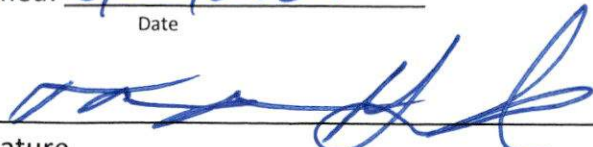
Project: Dean Electrical Upgrade Project Part 2 – 1400 N Street, Sacramento


Job Walk: Thursday, August 19, 2021 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Opening: Thursday, August 26, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid
1.	BusKirk Construction, Inc	\$ 175,000. ⁰⁰
2.	Elite SUC EXPERTS	\$ 137,880. ⁰⁰
3.	Apple Electric, Inc	\$ 184,380. ⁰⁰
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 8/26/2021
Date

Signature 

Signature 

RESOLUTION NO. 21- 37

Adopted by the Capitol Area Development Authority

September 17, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE 2021 DEAN ELECTRICAL UPGRADE PROJECT
Part 2 (Apts 3-8) (1400 N ST)**

WHEREAS, CADA conducted a formal bid process for the 2021 Dean Electrical Upgrade Project Part 2 (Apts 3-8) for the Dean Apartments, located at 1400 N St; and

WHEREAS, Elite Service Experts is the lowest responsive, responsible bidder with a bid of \$137,880.00 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 Elite Service Experts in the amount of \$137,880.00.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors