



March 12, 2021

**TO:** CADA Board of Directors

**SUBJECT: March 19, 2021 Board Meeting  
AGENDA ITEM 6  
DEAN ELECTRICAL UPGRADE PROJECT@ 1400 N ST**

**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 2021 Dean Electrical Upgrade Project at 1400 N St. with Buskirk Construction, Inc. in the amount of \$124,000.00.

### **BACKGROUND**

Built in 1929, the 11-unit Dean Apartments property, located at 1400 N Street, is CADA's flagship property. The demand for power in the building has grown over the years and the current electrical system has reached its useful capacity. Efforts to plan various upgrades, such as more efficient air conditioning for the living units, have not been possible due to inadequate power supply to the building. The recent relocation/replacement of the SMUD transformer has now afforded CADA the opportunity to meet the increasing power demands of the residents at the Dean. The new transformer will provide 600 amps to the building compared to the current 400 amps. To fully utilize and accommodate the increase in capacity, the electrical wiring in the building must be upgraded.

After the contractor has completed the rewiring project, as apartments become vacant, CADA's staff electrician will perform the rewiring. The current project will enable the electrician to learn how long it will typically take to rewire each apartment, the materials required, and issues he is likely to encounter.

Staff solicited bids for the Dean Electrical Upgrade Project through CADA's formal bidding process. The bid package was released on January 27, 2021. The project scope of work calls for the following: bringing new electrical service from the electrical room to a chase in the lobby, bringing new electrical wiring to 3 apartments, (Apt 9, Apt 10 and Apt 1) installation of new 125 amp breaker boxes in each of the apartments, installation of all new wiring in each unit along with new receptacles and light switches., and running a new circuit to the 2<sup>nd</sup> bedroom of each apartment to provide power for much-needed window A/C units. Only one of the two bedrooms in each apartment currently has air conditioning. If an apartment lacks an outlet for a garbage disposal, one will be installed.

The mandatory Pre-Bid Job Walk was held on February 10, 2021 at 10:00 a.m., and was attended by six contractors (See **Attachment 1, Job Walk Sign-in Sheet**). Two bid submissions were received on the due date of February 17, 2021 at 1:00 p.m. (See **Attachment 2, Bid Tabulation Form 2.17.2021**).

Elite Service Experts submitted a bid of \$173,330.00, and Buskirk Construction, Inc. submitted a bid of \$124,000.00, 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 Buskirk Construction for the amount of \$124,000.00.

If the Board approves this recommendation, staff will issue a notice of award to Buskirk Construction immediately. The work should commence by March 29, 2021 and take approximately six weeks to complete.

The approval of this contract will allow CADA to move forward with the 2021 Dean Electrical Upgrade Project and will allow our tenants to live in an upgraded building where the electrical power is safe, functional, and adequate. The increased power supply resulting from the transformer replacement that currently scheduled for March 22 may also provide enough additional power to allow CADA to install mini-split heating/cooling units in the apartments, which potentially could make it possible to heat and cool at least some portions of each apartment more efficiently and cheaply than through the use of steam radiators. The planned energy audit of six CADA buildings with high gas consumption, including the Dean, should provide useful information about how best to achieve this objective and possibly provide heating without the need to rely on the building's existing inefficient, old, steam boiler. The Dean steam boiler is among the two highest-consuming gas-fired boilers in our inventory.

### **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 19/20 Development budget, which was adopted by the Board in June 2019, contains a total of \$125,000.00 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**

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. Dean Electrical Upgrade Job Walk Sign-in Sheet
2. Bid Tabulation Form -2.17.2021



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 Building Electrical Rewire Project – 1400 N Street, Sacramento**

**Job Walk Date: Wednesday, February 10 @ 10:00 a.m. @ 1400 N Street, Sacramento**


**Bid Due Date: February 17 at 1:00 p.m. [mdelavergne@cadanet.org](mailto:mdelavergne@cadanet.org)**

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Aria Electric 6128 Palmaya Ln Orangevale, CA 95662	C10, C20 B 957366	916 213 7575	asiemengineering@gmail.com	 2/10/21
2.	Alexander Electric 6520 Lone tree Blvd #1013 Rocklin, CA. 95678	C10 1067031	(916)502- 6166	Larry@AlexanderElectric.com	Larry Za 2/10/21 
3.	Buskirk Construction inc 10556 Compton Rd #6481 Auburn, CA, 95602	B 979434	916. 710. 5142	dennis@ buskirkconstruction.com	 2/10/2021
4.	Rod's Electric 2309 Gila way sac 95864	C10	(916) 575- 8581	Rods electric @ comcast.NET	 2/10/2021
5.	ELITE power 6530 ASHER LANE SAC 95828	C10 807924	916 7391580	mwilson@ elitepower.com	 2/10
<del>6.</del>					

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



	<b>Name and Address of Company</b>	<b>License Type and Number</b>	<b>Phone</b>	<b>Email</b>	<b>Signature/Date</b>
7. Le.	Elite Service Experts 725 Del Paso Rd Sac CA 95834	B 102 0975	(916) 568-1400	Roy@elite.gs	 2/10/21
8.					
9.					
10.					
11.					
12.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Dean Building Electrical Rewire Project – 1400 N Street, Sacramento


Job Walk: Wednesday, February 10, 2021 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Opening: Wednesday, February 17, 2021 @ 1:00 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid
1.	Buskirk Construction	\$ 124,000. <sup>00</sup>
2.	Elite Services Experts	173,330. <sup>00</sup>
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 2/17/2021  
Date

  
Signature

  
Signature

**RESOLUTION NO. 21- 03**

Adopted by the Capitol Area Development Authority

March 19, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A  
CONSTRUCTION CONTRACT FOR THE 2019 DEAN ELECTRICAL UPGRADE PROJECT  
(1400 N ST)**

**WHEREAS**, CADA conducted a formal bid process for the 2021 Dean Electrical Upgrade Project for the following address: 1400 N St; and

**WHEREAS**, Buskirk Construction, Inc. was the lowest responsive, responsible bidder with a bid of \$124,000.00 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 Buskirk Construction, Inc. in the amount of \$124,000.00.

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Ann Bailey, Chair

ATTEST:

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Jill Azevedo  
Acting Secretary to the Board of Directors