

April 7, 2023

TO: CADA Board of Directors

SUBJECT: April 14, 2023 Board Meeting
AGENDA ITEM 6
ROOF REPLACEMENT PROJECT – SPRING 2023 (1220 P STREET, 1615 P STREET AND 1619 Q STREET)

CONTACT PERSON: Frank Czajka, Construction Manager
Russ Juneau, 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 – Spring 2023 at 1220 P Street, 1615 P Street and 1619 Q Street with Clark Roofing, Inc. in the amount of \$139,500.00.

BACKGROUND

The three buildings included in this project currently have aging roofs that were identified in CADA's 2021/22 roof survey as needing to be replaced. The buildings are located at 1220 P Street, 1615 P Street and 1619 Q Street. The roofs are in excess of 20 years old. During the past couple of rainy seasons staff has received calls about leaks in residents' units and in common areas of the buildings. CADA's maintenance staff addressed the problems temporarily by hiring a roof repair contractor to patch holes to stop the leaks. Now that the rainy season is concluding, the time to replace the roofs has arrived.

Staff solicited bids for this roof replacement project through CADA's formal bidding process. The bid package was released on March 2, 2023. The project scope of work calls for contractors to replace existing, aged, and leaking roofs using Tremco roofing materials, which are high-quality, durable products. The contractor who will install the new roof systems is a certified installer of Tremco roofing materials. The contractor will be using an approach that will minimize inconvenience to tenants. CADA has used this particular system successfully on multiple recent projects.

The mandatory Pre-Bid Job Walk was held on March 16, 2023 at 10:00 a.m., and was attended by six roofing contracting companies (See **Attachment 1**, Walk-Thru Sign-in Sheet). Four bid submissions were received on the due date of March 24, 2023 at 2:00 p.m. (See **Attachment 2**, Bid Tabulation Form). They were:

1. **Best Contracting Services, Inc.** submitted a bid of **\$596,736.00**,
2. **California Single-Ply Inc.** submitted a bid of **\$198,300.00**,
3. **King's Roofing** submitted a bid of **\$162,500.00**, and
4. **Clark Roofing, Inc.** submitted a bid of **\$139,500.00**

CADA staff determined that Clark Roofing the lowest responsive, responsible bid following a 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 **\$139,500.00**.

If the Board approves this recommendation, staff will issue a notice of award to **Clark Roofing, Inc.** immediately. The work should commence by May 15, 2023 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 inconvenienced by leaks when it rains. This approval will also advance CADA's energy conservation objectives by replacing the existing roofs with new roofing materials that will more effectively reflect UV light, thereby reducing the buildings' heat gain. This will also make the upper floor apartments in the buildings more comfortable, which will become increasingly important as Sacramento's average summertime temperatures continue to rise.

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 C23 FY 22/23 Major Construction CIP budget, which was adopted by the Board in June 2022, contains a total of \$176,000.00 for these roof replacements.

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 2022-2026 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. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Roof Replacement Project – 1615 P Street, 1619 Q Street, & 1220 P Street, Sacramento

Job Walk Date: Thursday, March 16, 2023 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Due Date: Friday, March 24, 2023 @ 2:00 p.m. @ 1522 14th 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 95661	VENDOR	916 871 4076	DMETZGER@ TREMCOIDC.COM	D. Metz 3/16/23
2.	Edward Walker 6963 Power Inn Rd Sac		209 595 9902	Daryl @ Kingsroofing.net	Edward Walker 3/16/22
3.	Jose Vega 2420 Sand Creek Rd, Brentwood B&M Tear off	C-39	(925) 628 3866	Jose@bmtaroff.com	Jose Vega 3-16-23
4.	Hector Cortez - Compliance Bay Area Roofers & Water Proofs 2840 El Centro Soc. 95733	—	408.591.5164	H-cortez@aol.com	Hector 3.16.23
5.					
6.					
7.					

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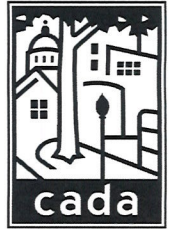
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Bid Due Date: Friday, March 24, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento – tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
5.	D7 Roofing 2851 Gold Tailings Ct Rancho Cordova 95670	C39 746471	916 825 4553	mwilson@ D7roofing.com	Mahler 3-16-23
6.	California Single Ply, Inc. 1013 Nichols Drive Rocklin, CA 95765	B, C39	(916) 872-7497	Jmahler@surwest.net	Jmahler 3-16-23
7.	Best Contracting Services, Inc. 4301 Bettencourt Way, Union City, CA	C-39 456263	510-953-0790	estimating@ bestcontracting.com	Justin 3-16-23
8.	Destin Tabatt Clark Roofing Inc 2076 Acoma St	C-39 461137	916 929-3311	dtabatt@ clarkroofinginc.com	Destin Tabatt 3-16-23
9.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Roof Replacement Project – 1615 P Street, 1619 Q Street, and 1220 P Street, Sacramento

Job Walk: Thursday, March 16, 2023 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Opening: Friday, March 26, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	Best Contracting Services, Inc.	\$596,736.00
2.	King's Roofing	\$162,500.00
3.	Clark Roofing, Inc	\$139,500.00
4.	California Single-Ply Inc	\$198,300.00
5.		
6.		
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9.		
10.		

Verified: 3-24-23

Date


Signature


Signature

RESOLUTION NO. 23 - 13

Adopted by the Capitol Area Development Authority

April 14, 2023

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE ROOF REPLACEMENT PROJECT – SPRING 2023
(MULTIPLE LOCATIONS)**

WHEREAS, CADA conducted a formal bid process for the Roof Replacement Project – Spring 2023 for the following addresses: 1220 P Street, 1615 P Street and 1619 Q Street.

WHEREAS, Clark Roofing, Inc. was the lowest responsive, responsible bidder with a bid of \$139,500.00 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 Clark Roofing, Inc. in the amount of \$139,500.00.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors