

December 5, 2023



TO: CADA Board of Directors

**SUBJECT: December 8, 2023 Board Meeting
AGENDA ITEM 8
FY 2023-2024 BATHTUB AND SINK REFINISHING CONTRACT**

CONTACT: Frank Czajka, Construction Manager
Russ Juneau, Facilities Maintenance Manager
Tara Gandara, Contracts & Office Manager/Board Secretary

RECOMMENDED ACTION:

Staff recommends that the Board, by resolution (Attachment 2), award the FY 2023-2024 Bathtub & Sink Refinishing contract to Miracle Method in an amount not-to-exceed \$100,000 annually.

BACKGROUND

In June 2021, CADA and Miracle Method entered into a contract under which Miracle Method agreed to provide FY Bathtub & Sink Refinishing services. The contract allowed for a one-year renewal, which expired on June 30, 2023.

In May 2023, CADA issued a request for bids for "Fiscal Year 2023-2024 Bathtub & Sink Refinishing - Various Locations." Rebuildit, Inc., returned their bid by the June 14th due date. Miracle Method's bid did not arrive in time to be included.

Staff opened and reviewed the bids and determined that Rebuildit, Inc. was fully responsive to CADA's request for bids and that Miracle Method's bid was late and non-responsive. Subsequently, CADA discovered that the incorrect contractor license classification was listed on the bid package for the FY 2023-2024 Bathtub and Sink Refinishing contract. Consequently, staff went to the Board on June 30, 2023 to reject all bids and extend the existing Miracle Method contract until the revised bidding process could be completed.

The FY Bathtub & Sink Refinishing contract was re-advertised on July 14, 2023, in accordance with CADA's formal bid procedures using a revised Project Checklist with the corrected required contractor's license included. On July 27, 2023, Rebuildit, Inc. was the lowest bidder and CADA awarded it a contract effective October 1, 2023 to provide bathtub and sink refinishing services for one year, with the option for one (1) one-year extension.

Rebuildit attempted a number of bathroom sink, tub, tub surround, and kitchen sink projects following the award of its contract. In all cases the work was unsatisfactory and CADA asked for the work to be redone. The work was still performed unsatisfactorily. Accordingly, CADA terminated the contract. To keep CADA's apartment renovation program on schedule, CADA hired Miracle Method once again, but under another short-term contract, to allow staff time to issue a formal request for bids and identify a replacement contractor.

The FY Bathtub & Sink Refinishing contract being recommended for approval at this meeting was re-advertised on November 21, 2023 in accordance with CADA's formal bid procedures. Bids were due on Tuesday, December 5, 2023 and CADA received two bids, one from Miracle Method and one from Paine Construction (see **Attachment 1**, Bid Tabulation Form – FY Bathtub & Sink Refinishing). Miracle Method's bid amount was \$69,500. Paine Construction's bid was \$76,000. Both bids were fully-responsive. Staff is therefore recommending that the Board award the FY 2023-2024 Bathtub & Sink Refinishing contract to Miracle Method as they were the lowest responsive bidder.

The FY Bathtub & Sink Refinishing contract being recommended for approval at this meeting is for the term of six (6) months, through June 30, 2024, with the option for two (2) one-year extensions. The not-to-exceed contract amount for the remaining six months of FY 23-24 is \$50,000 and is \$100,000 each for the two (2) one-year extensions.

POLICY ISSUES

This contract comes before the Board for approval because the proposed contract amount exceeds the Executive Director's \$50,000 contract authority.

STRATEGIC PLAN

This action supports the achievement of CADA's goals to create a sustainable neighborhood and be a leader in urban properties management.

FISCAL IMPACTS

The proposed annual not-to-exceed contract amounts of \$100,000 for FY 24-25 and \$100,000 for FY 25-26 will cover the regular services requested during those fiscal years. These amounts will be considered within the budgets for those years. The current prorated fiscal impact to CADA for the remaining term of this FY 23-24 contract (January 1st, 2024 through June 30th, 2024) will be \$50,000. This amount is within the current budget.

CONTRACT AWARD CONSIDERATIONS

Contracts with a value of more than \$50,000 or more require Board approval. The contract will be executed before January 1, 2024.

ENVIRONMENTAL CONSIDERATIONS

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

Attachments:

1. Bid Tabulation Form
2. Resolution 23-50




CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

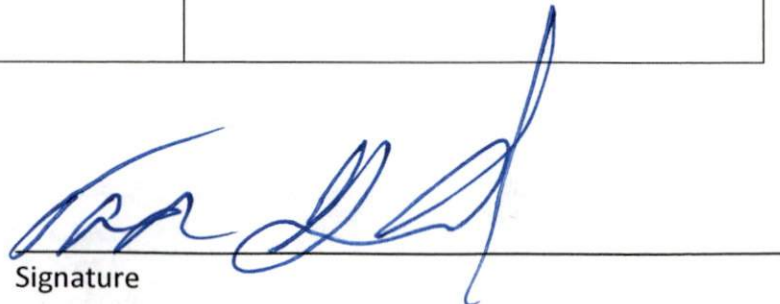
Project: FY Bathtub & Sink Refinishing – Various Locations, Sacramento – FY 2023-2024

Bid Opening: Tuesday, December 5, 2023 @ 3:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	MIRACLE METHOD	\$69,500
2.	PRINCE CONSTRUCTION, INC.	\$76,000
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Verified: 12/5/2023
Date


Signature


Signature

RESOLUTION NO. 23 - 50

Adopted by the Capitol Area Development Authority

December 8, 2023

**RESOLUTION AWARDING A
FY 2023-2024 BATHTUB AND SINK REFINISHING CONTRACT
TO MIRACLE METHOD**

WHEREAS, in May 2023, CADA issued a request for bids for "Fiscal Year 2023-2024 Bathtub & Sink Refinishing - Various Locations";

WHEREAS, after contractors submitted bids, staff determined that the incorrect contractor license classification was listed in the bid package and that it was necessary to reject all bids, extend the existing Miracle Method contract until the revised bidding process could be completed;

WHEREAS, the Board authorized staff to reject all bids, extend the Miracle Method contract, revise the bid package and re-issue it;

WHEREAS, the FY Bathtub & Sink Refinishing contract was re-advertised on July 14, 2023 in accordance with CADA's formal bid procedures using a revised Project Checklist with the corrected required contractor's license included;

WHEREAS, on July 27, 2023, staff opened bids and determined that Rebuildit, Inc. was the lowest responsible responsive bidder and entered into a contract with Rebuildit, Inc. on October 1, 2023;

WHEREAS, on October 24, 2023, staff notified Rebuildit, Inc. of significant quality issues with their work, worked with the contractor to try to correct the issues, and was unable to secure the desired result;

WHEREAS, on November 7, 2023, staff notified Rebuildit, Inc. that CADA was terminating its contract;

WHEREAS, the FY Bathtub & Sink Refinishing contract was re-advertised on November 21, 2023 in accordance with CADA's formal bid procedures; and

WHEREAS, on December 5, 2023, staff opened bids and determined that Miracle Method was the lowest responsible responsive bidder.

NOW, THEREFORE, BE IT RESOLVED by the Capitol Area Development Authority that:

The Executive Director is hereby authorized on behalf of the Authority to enter into a FY 2023-2024 Bathtub & Sink Refinishing contract for six (6) months with Miracle Method with the option to extend the contract for two (2) one-year terms.

The total prorated compensation payable under the first six (6) month period of the contract shall not exceed Fifty Thousand Dollars (\$50,000) with the option for two (2) one-year renewals for One Hundred Thousand Dollars (\$100,000) per year.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors