



October 11, 2024

TO: CADA Board of Directors

SUBJECT: October 18, 2024 Board Meeting
AGENDA ITEM 6
THE DEAN RENOVATION PROJECT – 1400 N STREET

CONTACT PERSON: Frank Czajka, Construction Manager
Josh Palmer, Asset Management & Facilities Maintenance Director

RECOMMENDATION

Staff recommends the Board adopt a resolution (Attachment 3) approving the following two actions:

- 1) Authorizing the Executive Director to enter into a construction contract for the Dean Renovation Project – 1400 N Street with Dos Amigos in the amount of \$229,485; and
- 2) Requesting a budget amendment to increase the FY 24/25 Major Construction Budget and decrease the FY 19/20 Dean Building Development Project Budget by \$200,000, respectively.

BACKGROUND

CADA's Dean building currently has six vacant apartments requiring renovation. The Dean is CADA's premier apartment building and is 100% market rate. For many years, the Dean has been and currently is home to a variety of notable statewide elected officials. It has 11 apartments on five floors. The apartments all have hardwood floors, original beam ceilings in the living rooms, and many original fixtures. The lobby and landings on each floor retain much of their original charm, but need some updates and refurbishing. The building fronts onto Capitol Park and is in close proximity to the Capitol building. Staff's goal for this building is to position it to be an even more desirable home for a discerning clientele that would include lobbyists, elected officials, senior government appointees, and other professionals.

At this time, CADA has a bid to remodel four apartments, with plans to address the additional two units in a subsequent phase. To make ready the vacant apartments for marketing and rental, the kitchens and bathrooms need significant rehabilitation to make them appealing to the market segment staff is targeting. Staff had worked diligently to lease the vacant apartments with the original kitchen finishes, but the market response was not where it should be for this building and staff elected to pivot to marketing the apartments to higher market rate tenants. Accordingly, the kitchen countertops, cabinets, sinks, flooring and lighting require replacement with fixtures that will complement the 1929 style of the building and retain certain historical elements, where appropriate. Bathroom fixtures require replacement, too, as do many of the apartment lighting fixtures.

On each floor's elevator landing, new floor coverings, lighting, paint and decorations will be added. At the building's entrance, planned upgrades include a new front door and a new rain canopy along with interior upgrades and new painting and lighting.

The mandatory Pre-Bid Job Walk was held on September 26, 2024 at 10:00 a.m., and was attended by fourteen (14) contracting companies (See Attachment 1, Walk-Thru Sign-in Sheet). Four (4) bid submissions were received on the due date of Oct 4, 2024 (See Attachment 2, Bid Tabulation Form).

CADA staff determined that Dos Amigos submitted 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 Dos Amigos for the amount of \$229,485.

If the Board approves this recommendation, staff will issue a notice of award to Dos Amigos immediately. The work should commence by November 4, 2024 and take approximately 120 days to complete.

Approval of this contract will allow CADA to move forward with this Dean Renovation Project.

POLICY

This item comes before the Board because the contract award amount exceeds the \$100,000 contract approval authority of the Executive Director. Construction contracts in excess of \$100,000 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 FY 24/25 Major Construction CIP budget, which was adopted by the Board in June 2024, contains a total of \$300,000 for this project. The proposed budget amendment of \$200,000 is to allow for the additional funds needed for the remodel of the four units, and lobby and landing upgrades. This will be funded by reducing the current Dean Development Project Budget and moving these funds to the Dean line item in the Major Construction Budget for a total of \$500,000.

ENVIRONMENTAL REVIEW

Not applicable. This project falls under the categorical exemption for existing facilities in class 1, section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan goal: "Deliver Community Development Leadership."

CONTRACT AWARD CONSIDERATIONS

Construction contracts that will be executed to carryout 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 10% of the base contract amount, whichever is greater.

Attachments:

1. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution 24-50



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

THE DEAN RENOVATION PROJECT – 1400 N Street, Sacramento

Job Walk Date: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Due Date: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	CWS CONSTRUCTION GROUP 1301 GRANT AVE STE B NOVATO CA 94945	AB 811153	415-599 6545	CHARLIE@CWS@Gmail.com	<i>[Signature]</i> 9/26/24
2.	CG Custom Cabinets 8191 Redwood Ave Sacramento CA	CG 1064730	909-259-6611	cgcustomcabinets@gmail.com	<i>[Signature]</i> 9/26/24
3.	DAS AMIGOS Const, 2237 EASTERN AVE SANTA CA 95821	B1 1076281	916, 421-8110	dasamigos216@gmail.com	<i>Daniel Serran</i> 9/26/24
4.	GSP Construction 3349 Verdean way Rancho Cordova 95670	10517528	916-899- 0684	gspconstruction@gmail.com	<i>[Signature]</i> 9/26/24
5.	Hilbers Construction		530-632 7184	bmarquez@Hilbers.com	<i>[Signature]</i> 9/26/24
6.	Fahim Hamid 1600 Carse Drive Boulder City, NV 89005	B	916-687- 1293	Fahim@aventusnv.com Ron@aventusnv.com	<i>[Signature]</i> 9/26/24
7.	Rebuildit inc 3312 Orange Grove Ave, North Highlands, 95660	B, C-15, C-17 1091159	857-265-9255	Rebuilditinc@gmail.com	<i>[Signature]</i> 9/26/24

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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	DGN BUILD INC P.O. BOX 31132 STOCKTON CA 95213	1111699	209-715-7600	PAUL 2097157600 @GMAIL.COM	 9/26/24
9.	CHRIS D'ANGELO D'ANGELO CONSTRUCTION CORP 2895 MOOSE TRL GREENWOOD, CA 95635	B 1005985	530-333-7162	ADMIN@ DEGENERALBUILDER. COM	 9/26/24
10.	International Cadd Services, Inc 3520 Western Ave Sacramento, CA 95838	B 806051	916-437-0373	Desparza@ icscall.com	 9/26/24
11.	Jason Standley Kerger General Contractors 3720 Omelet Cir Rancho Cordova	B-Gen 577112	916 631-7211	Jasonse@kerger.com	 9/26/24
12.	AL LIDINI COMPANY 3337 SUNRISE BLVD. P.O. BOX 95742	44- 7337 B & A	916-716 9077	ENVIROBUILT @GMAIL. COM	 9/26/24
13.	Slavik Pereb 2520 Sierra Vista Rd Rescue, CA 95672	B 1001125	(916) 297- 2446	Colin@chufconstruction.com	 9/26/24
14.	Andrew Warren D. Warren Construction 135 D'Arny Hwy Lathrop, CA 95330	B 1122514	209-671-2381	dwarren@dwarrenconstruction.com	 9/26/24



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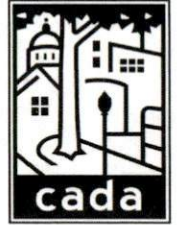
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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
15.	BEST BUILT INC JESS SINGH 8359 ELK GROVE FLOOR RD	957653-B	916-674-2136	BESTBUILT@FRONTIER.COM	
16.	SUITE 103-318 SACRAMENTO, CA 95829				
17.					
18.					
19.					
20.					
21.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: The Dean Renovation Project – 1400 N Street, Sacramento

Job Walk: Thursday, September 26, 2024 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Opening: Friday, October 4, 2024 @ 10:00 a.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid	Non-Responsive
1.	Dos Amigos	\$229,485.00	
2.	International Cadd Services, Inc.	\$222,000.00	DIR
3.	Rebuildit, Inc.	\$365,500.00	
4.	Lidini Company	\$258,000.00	DIR
5.			
6.			
7.			
8.			
9.			
10.			

Verified: 10/4/2024

Date

Raul R.

Signature

[Signature]

Signature

RESOLUTION NO. 24 – 50

Adopted by the Capitol Area Development Authority

October 18, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A CONSTRUCTION CONTRACT FOR THE DEAN RENOVATION
PROJECT – 1400 N STREET AND AMENDING THE CADA DEVELOPMENT
AND MAJOR CONSTRUCTION BUDGETS**

WHEREAS, CADA has surveyed the current condition of the Dean building located at 1400 N Street;

WHEREAS, the existing condition of the units, lobby and elevator landings would benefit from an upgrade and an overall refresh to attract new tenants to the building;

WHEREAS, CADA conducted a formal bid process for this project; and

WHEREAS, Dos Amigos, Inc. was the lowest responsive, responsible bidder with a bid of \$229,000 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 Dos Amigos, Inc. in the amount of \$229,000; and

BE IT FURTHER RESOLVED, that the CADA Development Budget is hereby reduced by \$200,000 and the CADA Major Construction budget is increased by \$200,000.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors