



June 24, 2024

**TO:** CADA Board of Directors

**SUBJECT: June 28, 2024, Special Board Meeting  
AGENDA ITEM 6  
FY 2024-2025 MAINTENANCE SERVICES CONTRACTS**

**CONTACT:** Tara Gandara, Contracts & Office Manager/Board Secretary

**RECOMMENDED ACTION:**

Staff recommends the Board, by separate resolutions, award FY 2024-2025 Maintenance Service contract extensions to the following contractors:

A	FY Abatement - Extension <b>ATI HoldCo, LLC dba ATI Restoration, LLC</b>	Not-to-exceed \$326,523
B	FY Waste Removal Services - Extension <b>Allied Waste Services of North America, LLC dba Republic Services of Sacramento</b>	Not-to-exceed \$165,375
C	FY Bathtub & Sink Refinishing - Extension <b>Miracle Method</b>	Not-to-exceed \$100,000

**BACKGROUND**

All three service contracts coming before the Board for approval at the June 28<sup>th</sup> Board meeting are extensions of current contracts for FY Abatement, FY Waste Removal Services, and FY Bathtub & Sink Refinishing. Staff plans to return to the Board in September with additional service contracts that are being amended for three months to allow CADA staff additional time to rework the current scopes of work and bid schedules to increase clarity of scope. These additional contracts that will come to the Board for action in September include: FY Janitorial & Emergency Water Extraction, FY Landscape and Lawn Care, FY Flooring, FY Countertop Replacements, and FY Cabinet Installations.

**A. FY Abatement - Extension**

In April 2024, CADA selected ATI HoldCo, LLC dba ATI Restoration, LLC to provide FY Abatement services for FY 2023-2024 in the amount of \$108,840.96. The contract's term was four months, with the option for three (3) one-year extensions. To extend the contract, CADA must give notice to the contractor at least sixty (60) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

In May, CADA notified ATI Restoration, LLC of its desire to extend the contract in an amount not to exceed \$326,523 for the year. ATI responded that it was prepared to accept this extension. For the extension to take effect on July 1, 2024, the Board must approve it at its June 2024 meeting.

## **B. FY Waste Removal Services — Extension**

CADA selected Republic Services of Sacramento in FY 2022-2023 to provide waste removal services. The contract's term is one year, with the option for four (4) one-year extensions with an allowable increase not-to-exceed five percent (5%) from the previous year based on the U.S. Department of Labor Statistics Consumer Price Index (CPI) for fuel costs. To extend the contract, CADA must give notice to the contractor at least ninety (90) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

In April, CADA notified Republic of its desire to extend the contract, and Republic responded that it was prepared to accept this extension with a 5% rate increase for FY 2024-2025. The not-to-exceed contract amount is \$165,375. For the extension to take effect on July 1, 2024, the Board must approve it at its June 2024 meeting.

## **C. FY Bathtub & Sink Refinishing**

In December 2023, CADA selected Miracle Method to provide FY Bathtub & Sink Refinishing services for FY 2023-2024 in the amount of \$50,000. The contract's term was six months, with the option for three (3) one-year extensions. To extend the contract, CADA must give notice to the contractor at least sixty (60) calendar days prior to expiration, and the contractor must provide written acceptance within ten (10) calendar days.

In May, CADA notified Miracle Method of its desire to extend the contract in an amount not to exceed \$100,000 for the year. Miracle Method responded that it was prepared to accept this extension. For the extension to take effect on July 1, 2024, the Board must approve it at its June 2024 meeting.

## **POLICY ISSUES**

The contract awards for FY 2024-2025 Abatement, FY 2024-2025 Waste Removal, and FY 2024-2025 Bathtub & Sink Refinishing come before the Board for approval because the individual contract amounts for these services exceed the \$100,000 contract authority limit of the Executive Director.

## **STRATEGIC PLAN**

This action contributes to the achievement of CADA's Strategic Plan goals to "Ensure Fiscal Strength and Provide Operational Excellence."

## **FISCAL IMPACT**

The contract awards recommended for approval at this meeting are included in the FY 2024-2025 Operating Budget proposed for adoption at this meeting. As noted above, the not-to-exceed contract amounts for FY 2024-2025 include an increase to the FY 2023-2024 contract for FY Abatement with an increase in the not-to-exceed amount to \$326,523, FY Waste Removal Services with an increase in the not-to-exceed amount to \$165,375, and FY Bathtub and Sink Refinishing with an increase in the not-to-exceed amount to \$100,000.

## **ENVIRONMENTAL REVIEW**

Not applicable. This is an administrative action and is not subject to the guidelines of the California Environmental Quality Act.

## **CONTRACT AWARD CONSIDERATIONS**

Of the contract awards being brought before the Board for action, Miracle Method is located within the City of Sacramento.

In addition to the three contracts currently being brought before the Board, seven additional maintenance service contracts, which are within the \$100,000 contract authority limit of the Executive Director, were put out to bid. They include Chemical Flush for Boilers, Gutter Cleaning, HVAC Maintenance & Repair, K-9 Bed Bug Inspection, Roof Repairs, Waste Removal – Warehouse, and Window/Awning Cleaning & Pressure Washing.

In addition to placing the bid notice on CADA's website, bid packages were made available through eleven builders' exchanges.

Attachments:

1. Resolution 24-32 – FY Abatement - Extension
2. Resolution 24-33 – FY Waste Removal Services - Extension
3. Resolution 24-34 – FY Bathtub & Sink Refinishing - Extension

**RESOLUTION NO. 24 – 32**

Adopted by the Capitol Area Development Authority

June 28, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ENTER INTO A SERVICE CONTRACT WITH ATI RESTORATION, LLC  
FOR FY 2024-2025 ABATEMENT**

**WHEREAS**, in May 2023, following a formal bid process, the CADA Board selected ATI HoldCo, LLC dba ATI Restoration, LLC to provide FY Abatement during Fiscal Year 2023-2024 through 2024-2025;

**WHEREAS**, the terms of the contract allow for a one-year extension of the contract for up to two (2) years;

**WHEREAS**, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

**WHEREAS**, ATI Restoration, LLC was notified of CADA's desire to extend the contract of \$326,523, and ATI responded that it was prepared to accept this extension for FY 2024-2025.

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

The Executive Director is hereby authorized, on behalf of the Authority, to extend the contract for one (1) year with ATI Restoration, LLC for FY Abatement at Various Locations.

The total compensation payable under the above contract shall not exceed Three Hundred Twenty-Six Thousand Five Hundred Twenty-Three Dollars (\$326,523).

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors

**RESOLUTION NO. 24 – 33**

Adopted by the Capitol Area Development Authority

June 28, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ENTER INTO A SERVICE CONTRACT WITH REPUBLIC SERVICES  
OF SACRAMENTO FOR FY 2024-2025 WASTE REMOVAL SERVICES**

**WHEREAS**, in November 2022, following a formal bid process, the CADA Board selected Allied Waste Services of North America, LLC dba Republic Services of Sacramento to provide FY Waste Removal Services during Fiscal Year 2022-2023 through 2027-2028;

**WHEREAS**, the terms of the contract allow for a one (1) year extension of the contract for up to five (5) years with an allowable increase not to exceed five percent (5%) from the previous year;

**WHEREAS**, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

**WHEREAS**, Republic Services of Sacramento was notified of CADA's desire to extend the contract, and Republic responded that it was prepared to accept this extension with a 5% rate increase for FY 2024-2025.

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

The Executive Director is hereby authorized, on behalf of the Authority, to extend the contract for one (1) year with Republic Services of Sacramento for FY Waste Removal Services at Various Locations.

The total compensation payable under the above contract shall not exceed One Hundred Sixty-Five Thousand Three Hundred Seventy-Five Dollars (\$165,375).

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors

**RESOLUTION NO. 24 – 34**

Adopted by the Capitol Area Development Authority

June 28, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ENTER INTO A SERVICE CONTRACT WITH MIRACLE METHOD  
FOR FY 2024-2025 BATHTUB AND SINK REFINISHING**

**WHEREAS**, in December 2023, following a formal bid process, the CADA Board selected Miracle Method to provide FY Bathtub and Sink Refinishing during Fiscal Year 2023-2024 through 2024-2025;

**WHEREAS**, the terms of the contract allow for a one-year extension of the contract for up to two (2) years;

**WHEREAS**, to extend the contract, CADA must give notice to the contractor and the contractor must provide written acceptance; and

**WHEREAS**, Miracle Method was notified of CADA's desire to extend the contract of \$100,000, and Miracle Method responded that it was prepared to accept this extension for FY 2024-2025.

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

The Executive Director is hereby authorized, on behalf of the Authority, to extend the contract for one (1) year with Miracle Method for FY Bathtub and Sink Refinishing at Various Locations.

The total compensation payable under the above contract shall not exceed One Hundred Thousand Dollars (\$100,000).

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors