



September 20, 2024

TO: CADA Board of Directors

SUBJECT: **September 27, 2024 Board Meeting**
AGENDA ITEM 6
ROOF REPLACEMENT PROJECT – 1506 13TH STREET (MCCAFFERTY MANOR)

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

RECOMMENDATION

Staff recommends that the Board adopt a resolution (Attachment 3) authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – 1506 13th Street (McCafferty Manor) with Clark Roofing Inc. in the amount of \$188,500.

BACKGROUND

McCafferty Manor, located at 1506 13th Street, has an aging roof in excess of 20 years old that was identified in CADA's 2021/2022 roof survey as needing to be replaced. While CADA has been diligently working through the inventory of all roofs identified in the survey as needing to be replaced, CADA's maintenance staff have received numerous calls about leaks affecting both apartments and common areas in this building over the last few rainy seasons. For this reason, CADA staff would like to complete the replacement of this roof prior to the coming rainy season.

Staff solicited bids for this roof replacement project through CADA's formal bidding process. The bid package was released on August 22, 2024. The project scope of work calls for contractors to utilize a certified Tremco installer to replace the existing, aged, and leaking roof using Tremco roofing materials. CADA has used this particular roofing system successfully on multiple roofing projects throughout CADA's portfolio.

The mandatory Pre-Bid Job Walk was held on September 5, 2024 at 10:00 a.m., and was attended by thirteen (13) roofing contracting companies (See Attachment 1, Walk-Thru Sign In Sheet). Seven (7) bid submissions were received on the due date of Sept 13, 2024 (See Attachment 2, Bid Tabulation Form).

CADA staff determined that Clark Roofing, Inc. 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 Clark Roofing, Inc. in the amount of \$188,500.

If the Board approves this recommendation, staff will issue a notice of award to Clark Roofing, Inc. immediately. The work should commence by October 14, 2024 and take approximately 45 working days to complete.

Approval of this contract will allow CADA to move forward with this roof replacement project and will ensure that the roof at 1506 13th Street will be watertight. This approval will also advance CADA's energy conservation objectives by replacing the existing roof with new roofing materials that will more effectively reflect UV light, thereby reducing the building's heat gain and reducing the cost to cool the building's apartments.

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 C25 FY 2024/2025 Major Construction CIP budget, which was adopted by the Board in June 2024, contains a total of \$150,000 for this roof replacement. The remaining \$38,500 will be reallocated from the \$124,000 surplus in the C25 budget for the 525 S Street Roof Project that resulted from the savings on that project.

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 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 24-42



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 – 1506 13th Street, Sacramento

Job Walk Date: Thursday, September 5, 2024 @ 10:00 a.m. @ 1506 13th Street, Sacramento

Bid Due Date: Friday, September 13, 2024 @ 11:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Bradley Rathjen/Madsen Roofing 3251 Monier Circle, Rancho	B C39 C43	916 361 3327	Bradley@madsenroof.com	 9-5-24
2.	American Form experts Pacific Polymers	C 39	916 410 3546	DAVID D AMERICAN FORM experts . com	
3.	ALFREDO SEGURA PARC ENVIRONMENTAL	C39 1	916 906 1678	ASEGURA@ PARCENVIRONMENTAL.COM	
4.	Destin Tabatt Clark Roofing Inc 2076 Aloma St	C39	916 949 8324	Dtabatt@clark roofinginc.com	Destin Tabatt 9-5-2024
5.	Barth Roofing Company, Inc. 4384 W. Pine Haven Drive Tracy CA 95304	B C-39	209-833-9917	antonio@barthroofing.com	 9-5-2024
6.	Carlos Hernandez B&M Tear off Inc.	C-39	(925) 674 8413	bmtear@bmtearoff.com	 9-5-24
7.	James Mahle California Single Ply Inc	B, C-39, C-43	(916) 872-7497	Jmahle@Calsingleply.com	



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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	DON METZGER TREMCO		916 871 4076	DMETZGER@ TREMCOINC.COM	D. Metzger 9/5/24
9.	MARK Wilson D7 Roofing Services	C39 746471	916 8254553	mwilson@ D7roofing.com	Mark Wilson
10.	Javier Solis Best Contracting Services	A, B, C17 C-39, C-43 #456263	510 453-0720	estimating@ bestcontracting.com	Deen 09/05/24
11.	Jay Motz MCM Roofing		916-333- 5294	wkomar@ mcmroofing.com	Jay Motz 09/05/24
12.	Maximus	B, C38 C36 C10	916222-9129	info@maximusd.com	Oliver 9/5/24
13.	Luis Gonzalez LTC Construction	B	916-744-6951	agraziano@ ltcconstructioninc.com	Luis Gonzalez 09/5/24
14.	Gabriel Garrido Alliance Contracting Services	C39 B	510-464-8354	gabriel@ alliance-contracting.com	Gabriel Garrido 09/5/24



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Roof Replacement Project – 1506 13th Street, Sacramento

Job Walk: Thursday, September 5, 2024 @ 10:00 a.m. @ 1506 13th Street, Sacramento

Bid Opening: Friday, September 13, 2024 @ 11:00 a.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid	Non-Responsive
1.	Pacific Polymers Inc ^{DBA American Foam Experts}	\$265,151.00	
2.	Best Contracting Services	\$324,475.00	
3.	Clark Roofing Inc.	\$188,500.00	
4.	Madsen Roofing + Waterproofing inc.	\$177,924.00	Did not mittra the gen prov or notice to contractors.
5.	MEM Roofing Company Inc	\$192,000.00	
6.	California Single Ply Inc.	\$194,650.00	
7.	Barth Roofing Company Inc.	\$292,818.00	Missing Addendum
8.			
9.			
10.			

Verified:

9/13/2024

Date

Signature

Signature

RESOLUTION NO. 24 – 42

Adopted by the Capitol Area Development Authority

September 27, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE
ROOF REPLACEMENT PROJECT – 1506 13th STREET**

WHEREAS, CADA has surveyed the roof of the building at 1506 13th Street;

WHEREAS, the building's roof is leaking in multiple locations, has caused mold damage to the building interior, and requires complete replacement;

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

WHEREAS, Clark Roofing, Inc. was the lowest responsive, responsible bidder with a bid of \$188,500 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 \$188,500.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors