



August 9, 2024

TO: CADA Board of Directors

SUBJECT: **August 16, 2024 Board Meeting**
AGENDA ITEM 6
ROOF REPLACEMENT PROJECT – NEW MAINTENANCE WAREHOUSE

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

RECOMMENDATION

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the Roof Replacement Project – New Maintenance Warehouse at 525 S Street with Clark Roofing, Inc. in the amount of \$176,000.

BACKGROUND

CADA recently purchased a building at 525 S Street to serve as the new CADA maintenance warehouse and office. The roof of the building is in excess of 25 years old. The roof was found to have several active leaks, including older leaks that were poorly repaired, which are now causing mold to grow in the interior office space of the building. CADA is currently in the process of abating the mold and has determined the best solution going forward is to completely replace the roof this fall, 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 July 10, 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 July 25, 2024 at 10:00 a.m., and was attended by twenty-one roofing contracting companies (See **Attachment 1**, Walk-Thru Sign-in Sheet). Nine bid submissions were received on the due date of August 2, 2024 (See **Attachment 2**, Bid Tabulation Form).

Following a review of the bid submissions, CADA staff determined that Clark Roofing, Inc. submitted the lowest responsive, responsible bid. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with Clark Roofing, Inc. in the amount of \$176,000.

If the Board approves this recommendation, staff will issue a notice of award to Clark Roofing, Inc. immediately. The work should commence by September 16, 2024 and will take approximately fifty working days to complete.

Approval of this contract will allow CADA to move forward with the Roof Replacement Project and will ensure that the new maintenance warehouse roof 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.

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's 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 for this property. The C25 FY 24/25 Major Construction CIP budget, which was adopted by the Board in June 2024, contains a total of \$300,000 for this roof replacement, so the bid is within budget.

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 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 24-38



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 – 525 S Street, Sacramento

Job Walk Date: Thursday, July 25, 2024 @ 10:00 a.m. @ 525 S Street, Sacramento

Bid Due Date: Friday, August 2, 2024 @ 11:00 a.m. @ 1522 14th Street, Sacramento – tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Barth Roofing 400 MOSSDALE RD Lathrop, CA 94330	C-39	925- 577-5238	cathy@daeginc.com	 7/25/24
2.	Max Metzger & TREMCO Jamie		916- 953-3526	mmetzger@tremcoinc.com	 7/25/24
3.	Anthony Lozano Pac Shield, Modesto CA	B, C-39	209 688 3951	ALOZANO@pac shield.com	
4.	James Mahle California Single Ply, Inc.	B, C-39	(916) 872-7497	Jmahle@surewest.net	 7-25-24
5.	DON METZGER TREMCO		916 871 4076	DMETZGER@ TREMCOINC.COM	 7/25/24
6.	Mike Jenks Madsen Roofing & WP, Inc	B, C-39	916 361 3327	mikej@ madsenroof.com	 7/25/24
7.	Best contracting S		510 886 7240	Estimating Depart	 7/25/24



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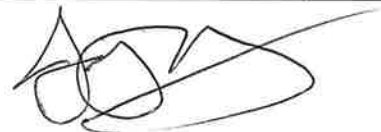


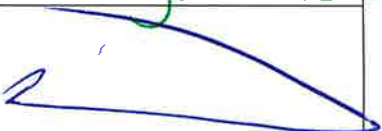

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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	Kyle Williams / PARC Environmental SUB 1400 Vinci Ave Sac, CA 95838	C22	916-216-0060	Kwilliams@ Parcenvironmental. com	 7/25/24
9.	Harold Williams Select Environmental	C22	916-273-0633	Harold.Selatenur @gmail.com	 7-25-24
10.	MCM Roofing Company Inc. 3410 Flight Lane McClellan CA 95652	C-39 B	(916) 333- 5294	jmotz@mcmroofing company.com	
11.	Mountain Roofing Systems P.O. Box 549 Diamond Springs 95619	C-35	530 647 0653	Derrick e mountain roofing systems.net	
12.	Destin Tabatt Clark Roofing Inc.	C-39	916 929-3311	dtabatt@clarkroofinginc.com	 dtabatt@clarkroofinginc.com
13.	David Dwyer	C-39	916 410 3546	David Dwyer Form Experts - Con	
14.	Grabriel Garrido	C-39	(510) 467 8354	Grabeg@alliance -Contracting Services .com	 7/25/24



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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
15.	Stronger Building Services 580 Harlan st San Leandro ca	B C-39	925-329-5256	jose@strongerbuilding.com	 7-25-24
16.	Ben Franklin Construction P.O. Box 2601 Fresno CA 93745	B C-39	559-577-3737	benfranklinconstruction@gmail.com	 7/25/24
17.	Debra Munding Clark Roofing Inc	C-39	916 929-3311	Debra.m@ClarkRoofinginc.com	 7/25/24
18.	Michael Minlikayer Maximus Development inc	B C-39	(916) 591-3805	mike@maximusd.com	 7/25/24
19.	Darryl Paradise King's Roofing	B C-39	(209) 595 9902	darryl@Kingsroofing.net	 7/25/24
20.	SANDY STAFFORD DIABLO ROOFING	C-39	(510) 828-6824	MIKE M E DIABLO ROOF CON	 7-25-24
21.	Alexandria Garcia Asbestos management Group	C-22	916-709-4630	agarcia@amgofca.com	 7-25-24



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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
22.					
23.					
24.					
25.					
26.					
27.					
28.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Roof Replacement Project – 525 S Street, Sacramento**Job Walk: Thursday, July 25, 2024 @ 10:00 a.m. @ 525 S Street, Sacramento****Bid Opening: Friday, August 2, 2024 @ 11:00 a.m. @ 1522 14th Street, Sacramento**

	Name of Company	Bid	Non-Responsive
1.	Maximus Development	\$ 378,000	NR
2.	California Single Ply Inc.	\$ 220,650	
3.	MCM Roofing Company Inc.	\$ 224,000	
4.	Clark Roofing Inc.	\$ 176,000	
5.	Diablo Roofing & Waterproofing	\$ 254,700	NR
6.	Barth Roofing Company Inc.	\$ 393,000	
7.	Best Contracting Services Inc.	\$ 293,250	
8.	Pacific Polymers Inc. DBA American	\$ 206,518	
9.	Foam Experts		
10.			

Verified: 8/2/24

Date

Signature

Signature

RESOLUTION NO. 24 - 38

Adopted by the Capitol Area Development Authority

August 16, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A CONSTRUCTION CONTRACT FOR THE ROOF
REPLACEMENT PROJECT – NEW MAINTENANCE
WAREHOUSE AT 525 S STREET**

WHEREAS, CADA has purchased a building at 525 S Street to serve as CADA’s new warehouse and maintenance office;

WHEREAS, the building’s roof is leaking in a number of places, which has caused mold damage to the building interior and requires complete replacement in order to meet CADA’s needs;

WHEREAS, CADA conducted a formal bid process for the Roof Replacement Project – New Maintenance Warehouse for the building; and

WHEREAS, Contractor Clark Roofing, Inc. was the lowest responsive, responsible bidder with a bid of \$176,000 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 Contractor Clark Roofing, Inc. in the amount of \$176,000.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors