



October 15, 2025

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	October 24, 2025 Special Board Meeting AGENDA ITEM 7 AUTHORIZATION TO ENTER INTO A CONSTRUCTION CONTRACT AND APPROVAL OF A BUDGET AMENDMENT – 525 S STREET WAREHOUSE
CONTACT:	Marc de la Vergne, Director of Sustainability, Streetscape and Placemaking, and Special Projects

RECOMMENDATION:

Staff recommends the Board adopt a resolution (Attachment 1) authorizing 1) the Executive Director to enter into a construction contract with RCP Construction for renovations to the warehouse building at 525 S Street and 2) a budget amendment in the amount of \$306,233.

BACKGROUND

CADA's existing warehouse and maintenance office at 701 S Street is not suited to meet CADA's current or future needs. The warehouse area does not provide enough storage space for appliances, equipment, parts, construction materials, and the current office space is cramped and does not contain enough space for the office staff, room for CADA's maintenance technicians to do their in-office work, or room for staff meetings. The site also does not provide a way to securely park CADA's fleet of maintenance vehicles other than by moving them into and out of the warehouse twice daily, which requires twenty minutes each day and takes away from the storage space needed for the items described above. To address this issue, CADA purchased a new warehouse and grounds at 525 S Street in the summer of 2024 and immediately took steps to replace the roof and the rooftop HVAC units and remove asbestos, mold, and lead-based paint-containing materials in preparation for future renovation work.

In June 2025, CADA selected Robert Ty Hoblitt Architects to provide architectural services and Brass Rose Design to provide interior design services. The designers prepared a set of Concept-Level drawings, which formed the basis for CADA's construction bidding process.

On June 13, 2025, CADA issued a Request for Preconstruction and Construction Services, and on July 14, 2025, it conducted a job walk with potential bidders. The job walk sign-in sheet is included in the staff report as Attachment 2. In August, CADA interviewed bidders and selected RCP Construction to initially provide preconstruction services, and then to provide construction services, provided its construction bid amount later proved acceptable. CADA selected RCP using a point-based system that awarded points based on contractors' proposals and how well they met CADA's criteria. The evaluation was based on demonstrated understanding of project goals, past performance in delivering similar projects, ability to create an executable plan for inclusion of local businesses, quality of the proposed team, ability to demonstrate reasonable pricing from the conceptual design provided, and ability to deliver the project on an efficient and reasonable schedule. Eight contractors submitted bids. The list was narrowed down to two finalists and RCP was selected.

In August 2025, RCP selected a team of mechanical, electrical and plumbing (MEP) engineers to provide MEP design services under a subcontract with it. Since then, CADA staff, RCP, and the architect and interior designer have been holding weekly Owner-Architect-Contractor meetings with a consulting construction manager, Artemis Construction Management. Later, the team added weekly meetings with the MEP designers. The result of the meetings was a set of Design Development drawings initially and then a set of 50%-level construction drawings.

On September 17th, the architect submitted the 50%-level construction drawings to the City of Sacramento for permit review. This is referred to as Cycle 1 Permit Review. The City is estimating its Cycle 1 review will be finished by November 6, 2025. Based on these drawings, RCP prepared a revised construction cost estimate and submitted a formal letter proposal on October 13, 2025. The RCP proposal is the basis for the recommended construction contract with CADA. Once the City provides its comments, the drawings will be revised by the design team and re-submitted for Cycle 2 review.

Now that the 50%-level construction drawings have been submitted to the City and the contractor has submitted a construction cost budget, it is time to enter into a construction contract with RCP and to request Board approval of a budget amendment to fund the difference between the CADA budget for this project and the total projected costs of the project. Once the City's review has been completed, RCP can then apply for a construction permit. The key timing goal is to secure a building permit before December 31, 2025, before the new 2026 building code requirements take effect. Meeting 2026 requirements would require a substantial revision to the design and increased costs. The goal is to start construction by December 15, 2025 and finish it by May 15, 2026.

ANALYSIS

The building construction scope consists of four components: office, warehouse, building exterior, and parking. Current plans for these areas can be seen in Attachment 3 – Site Plan and Attachment 4 - Floor Plans. Details may be modified during the plan review and construction phases of the project, as needed to meet building code, cost, timing, and other parameters.

Office: Currently, the office portion of the building is on two floors and consists of wood framing in the same locations as when CADA purchased the building, with all the drop ceilings, drywall and floor coverings having been removed during the environmental abatement process. Reconstruction of the office will result in a rearrangement of spaces to include a new conference room, a breakroom, a maintenance technicians' room for office work, restrooms, four private offices with glass walls, and an open-concept work area for the maintenance front office staff that connects to the building entrance and lobby. The existing ceiling on the center of the first floor, above what will be the open-concept work area, will be removed and the space will be open all the way to the roof. This will provide for better lighting and spacious design. A second-floor space for a possible future non-CADA tenant, or for some future CADA use, is being set aside. Once a tenant has been secured, demising walls and tenant improvements can be installed. For now, this area is planned to be taped and painted and will receive LVP flooring and lighting. Ducting for HVAC will be recessed between ceiling joists but visible, and in some cases, will run below the joists at the roof level and be visible. The first floors will be covered in Luxury Vinyl Tile (LVT) and carpet. The offices and work areas are planned to be furnished with new furniture, as shown in Attachment 5, Furniture Layout. The existing new HVAC units will provide conditioned air to portions of the space and mini-splits will provide conditioned air to each of the four offices and the server room. New electrical and plumbing to serve the office will be installed.

Warehouse: The Warehouse is currently demised into three zones – a smaller eastern bay, a large central bay, and a smaller western bay. The rear of the warehouse has three existing metal roll-up doors. The eastern bay will become CADA's HVAC maintenance shop. The central warehouse

section will house 12' storage racks and a secure area for CADA's power tools. The western bay will become CADA's woodshop. Exterior cameras will be mounted to provide views of all entrances. New electrical will be provided to serve the warehouse, with evaporative coolers to provide some cooling, and gas furnaces to provide some heating, primarily of the woodshop and the HVAC maintenance shop. Circulating fans are also planned to circulate the air in the warehouse.

Parking and Exterior: The rear enclosed parking area has spaces for 22 light-duty trucks, cars and vans, and three motorcycles. Outside the perimeter fence, there are another 17 spaces. The interior parking lot will be large enough to park all of CADA's fleet of 13 trucks and vans. Having a new warehouse will eliminate the current need to remove vehicles from inside the garage each morning and then return them to the garage at the end of the day. To secure the fleet, a wrought-iron fence will be installed around the entire perimeter. A rolling security gate with keycard access will provide access at the east end of the lot. The rear and west faces of the garage will remain unpainted to save on costs. The east and south elevations will be painted. There are two entrances on the south-facing elevation of the building along S Street. One on the west end and one on the east end. The existing west entrance that's along S Street will remain as-is, but the east entrance, which is and will remain the main entrance to the office portion of the building will be reconstructed and will receive a new storefront, an ADA-compliant access ramp, and a new metal architectural covering from ground to roof parapet. After the electrical engineering work has been completed and electrical loads have been established, an evaluation will be performed to determine if enough electrical capacity remains to potentially power EV chargers in the parking lot. If so, this will help CADA decarbonize its fleet over time. If not, CADA can gradually migrate to hybrid gas-electric vehicles.

RCP prepared an updated project cost estimate based on bids it received from a variety of subcontractors across all the trades that will be needed for the project. Their total project cost, including a 3% construction contingency, hard costs, and contractor fees is \$1,698,226. CADA's approved budget for this project is \$1,812,331. The project budget is further discussed in the Financial Impacts section below.

CADA will be entering into a construction contract with RCP using CADA's standard construction contract template. RCP's proposal is included with this staff report as Attachment 4.

POLICY

CADA's policy on contracts is that the Executive Director must approve all contracts with a value of \$100,000 or more. This contract with RCP is valued at \$1,698,226.

FINANCIAL IMPACT

The approved CADA budget for this project is \$1,812,331. Total already-incurred and anticipated costs are \$2,118,564, as shown in the following table:

Table 1 – CADA Approved Project Budget and Incurred and Anticipated Development Costs

Approved CADA Budget			\$ 1,812,331
RCP - CO#1 - MEP Design Fees			included in RCP budget
RCP - CO#2 - Camera sewer & hydrojet			\$ 2,300
RCP - CO#3 - GMP Contract			\$1,698,226
Furniture, Fixtures and Equipment			\$ 51,512
Design Fees - RTH and Jessica Marshall			\$ 105,000
RCP Preconstruction Services			\$ 10,000
Tricorp Utilities Investigation Fee			\$ 1,235
Owner's Rep Fee			\$ 26,100
Special Inspector Fee			\$ 13,624
City Permit Fees			\$ 16,564
Owner's Contingency	10%		\$ 194,003
Total:			\$2,118,564
Additional Budget Needed:			\$ 306,233

Since the approved budget is less than the incurred and projected total project cost, a budget amendment is needed at this time, increasing CADA's Major Construction budget by \$306,233. The projected costs include an owner's contingency of 10% of hard costs less contractor's soft costs. This contingency is in addition to the general contractor's 3% contingency included in the RCP bid. This contingency is intended to provide funding, if needed, for additional items that CADA may decide to add during the course of construction and to address unexpected expenses, such as for items that City inspectors identify and require during the course of construction. Funding this budget increase will come from CADA's Major Construction Reserve where there is available funding. If contingency goes unused, it will be put back into this reserve.

ENVIRONMENTAL ISSUES

This item does not require CEQA review or certification. 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.

CADA STRATEGIC PLAN

The proposed action addresses the following 2024-2029 CADA Strategic Plan objectives: 1) Objective 1: Ensure Fiscal Strength and Operational Excellence, and 2) Deliver Community Development Leadership. Completing this new warehouse remodel will enable CADA to improve its operational excellence by creating a more efficient warehouse operation in a building that will be tailor-made to meet a multitude of CADA's Maintenance Department's needs. Chief among these will be eliminating the need to park CADA's fleet inside the warehouse. The new warehouse will also enable CADA to stock and inventory materials that are used to maintain CADA's properties and to do so in a logical and orderly fashion without distributing materials amongst its 52 properties with limited inventory tracking. Finally, the building will provide the Maintenance staff with modern offices and a space layout that will be efficient, more functional and a more pleasant environment, while also allowing office space for leadership staff to have a presence in both CADA office

locations (administrative and maintenance) with the goal of furthering cohesion, collaboration, and teambuilding amongst the entire organization.

Attachments:

1. Resolution 25-41
2. Job Walk Sign-In Sheet
3. Site Plan
4. Floor Plan
5. Furniture Layout
6. RCP Proposal

RESOLUTION NO. 25 – 41

Adopted by the Capitol Area Development Authority October 24, 2025

**RESOLUTION PROVIDING AUTHORIZATION TO ENTER INTO A CONSTRUCTION
CONTRACT AND APPROVAL OF A BUDGET AMENDMENT –
525 S STREET WAREHOUSE**

WHEREAS, CADA's existing warehouse and maintenance office at 701 S Street are not suited to meet CADA's current or future needs;

WHEREAS, to address this issue, CADA purchased a new warehouse and grounds at 525 S Street in the summer of 2024;

WHEREAS, in June 2025, CADA selected Robert Ty Hoblitt Architects to provide architectural services and Brass Rose Design to prepare a set of concept-level drawings, which formed the basis for CADA's construction bidding process;

WHEREAS, on June 13, 2025, CADA issued a Request for Preconstruction and Construction Services and subsequently selected RCP construction;

WHEREAS, now that the 50%-level construction drawings have been submitted to the City and now that the contractor has submitted a \$1,698,226 construction cost budget and guaranteed maximum price contract proposal, it is time to enter into a construction contract with RCP and to request Board approval of a budget amendment; and

WHEREAS, the difference between the \$1,812,331 CADA budget for this project and the \$2,118,564 total projected costs of the project is \$306,233.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority that the Board of Directors hereby authorizes the Executive Director, or their designee, to enter into a Guaranteed Maximum Price contract with RCP Construction in the amount of \$1,698,226 and authorizes a budget amendment in the amount of \$306,233.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors



CADA

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**General Contractor for Preconstruction and Construction Services – 525 S Street, Sacramento****Job Walk Date: Monday, July 14, 2025 @ 9:30 a.m. @ 525 S Street, Sacramento****Bid Due Date: Monday, July 21, 2025 @ 4:00 p.m. to MdelaVergne@cada.org and MoniqueD@artemis-construction.com**

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Ryan Thiel Deacon 7745 Greenback Ln		916 204 2126	Ryan.Thiel@Deacon.com	 7/14/25
2.	Jose Angulo		916-799-5949	Jangulo@Tricorp-Group.com	 7/14/25
3.	BRYAN RUIPOZO		916-838-7561	Bryan@BRAcoustics.com	 7-14-25
4.	Mar Con Builders 8108 A Capwell Dr Oakland, Ca		(510) 639-1914	bids@marconcompany.com	 7/14/25
5.	Elite Acoustics Inc	102990	916 960 3019	nick@elite Acoustics Inc.com	 7/14/25
6.	Liz Abess 9722 Kent St, Elk Grove CA	183537	916-383-7777	bestimating@boboconstructioninc.com	 7/14/25
7.	NCCU / 4921 Pell Dr. SAC.	N/A	510 828 0345	ohernandez@NCCRC.ORG	 7/14/25



CADA

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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8.	PRO BUILDERS 7030 Drywood way, Orangethorpe CA, 95662	A, B 884897	(916) 225-0373	sebastian@sacprobuilders.com	Jane [Signature] 07/14/25
9.	Steve Raffalli Schultz Electric	—	916-524-6074	Sraffalli@Schultz.com	[Signature] 7/14/25
10.	Billy Schwartz LO Ellis Plumbing			Bill@EllisPlumbing.com	[Signature] 07/14/25
11.	Russell Green - Roebbelen 1241 Hawks Flight Court El Dorado Hills CA 95762	A, B, C, C13	916-939-1110	estimating@roebbelen.com	[Signature] 7/14/25
12.	Will Hoggatt - Conflo Services 25670 Nickel Pl. Hayward	A, B, C-21, C-22, HAZ, A5B	(510) 999-0340 (510) 732-6097	Willh@conflo.biz	[Signature] 7/14/25
13.	NYECON INC HAPPYLANE RANCHO CORDOVA, CA	B	(916) 833-6381	Cathy@nyeconinc.com	[Signature] 7/14/25
14.	3D Technology Services 11365 Sunrise Blvd Cir. Rancho Cordova, CA 95742	B C-10 C7	510-333-6911	Kimpoore@3DTSi.com	[Signature] 7/14/25

**CADA****PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.**

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15.	Creekside Commercial Builders, 3131 Peacekeeper Way Ste 400 Mckinley, CA 95052 Holly Kuchenthal	925942 A/B	916-546-1389	hhockett@creeksideinc.net	Holly Kuchenthal 7/14/25
16.	Cal Air Systems 4420 Commodore Way Shingle Springs, CA	1080883	916-747-4702	gunnar@calairsystems.com	[Signature] 7/14/25
17.	Saarmann Construction 1900 North Cooper Rd Alameda, Ca 94502	950428 B	415-716-3585	Trobinette@saarmann.com	[Signature] 7/14/25
18.	RLP Construction 5151 Hillside Cir El Dorado Hills, CA 95762	661482	530-306-7131	Tony@rlpconstruction.com	[Signature] 7/14/25
19.	Bob Freels North State Electrical		661-246-5715 916-6170324	BobbyF@northstate-el.com	[Signature] 7/14/25
20.	XL Construction 1030 R St, Sacramento	647460	650-208-0802	Astewart@xlconstruction.com	[Signature] 7/14/25
21.	Marquee Fire Protection 3875 Atherton Road suite 200 Rocklin, CA 95765	1077494 C-16	916-825-6100	Duane.hicks@marqueefire.com	Duane Hicks II 7/14/25



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

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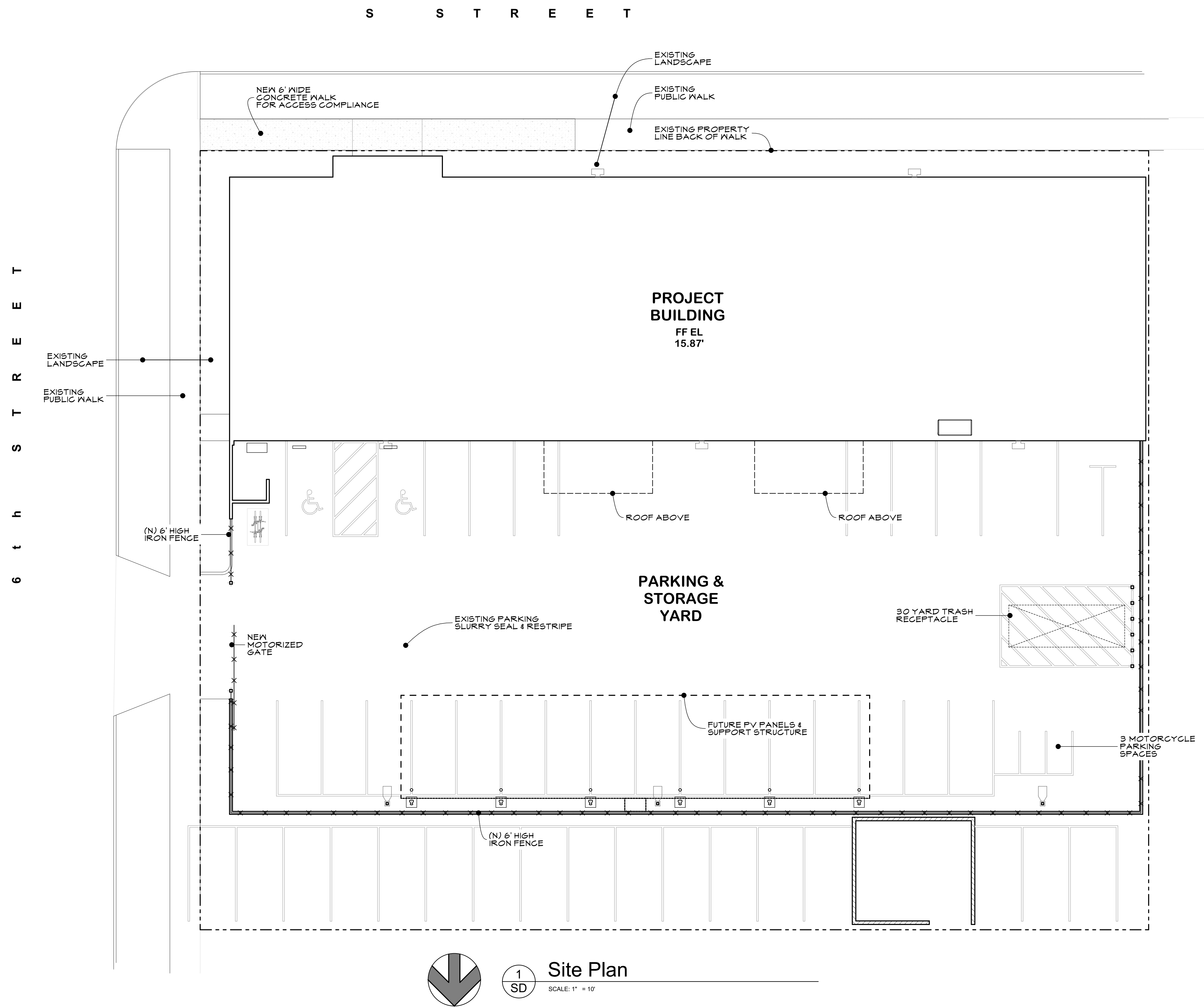
CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

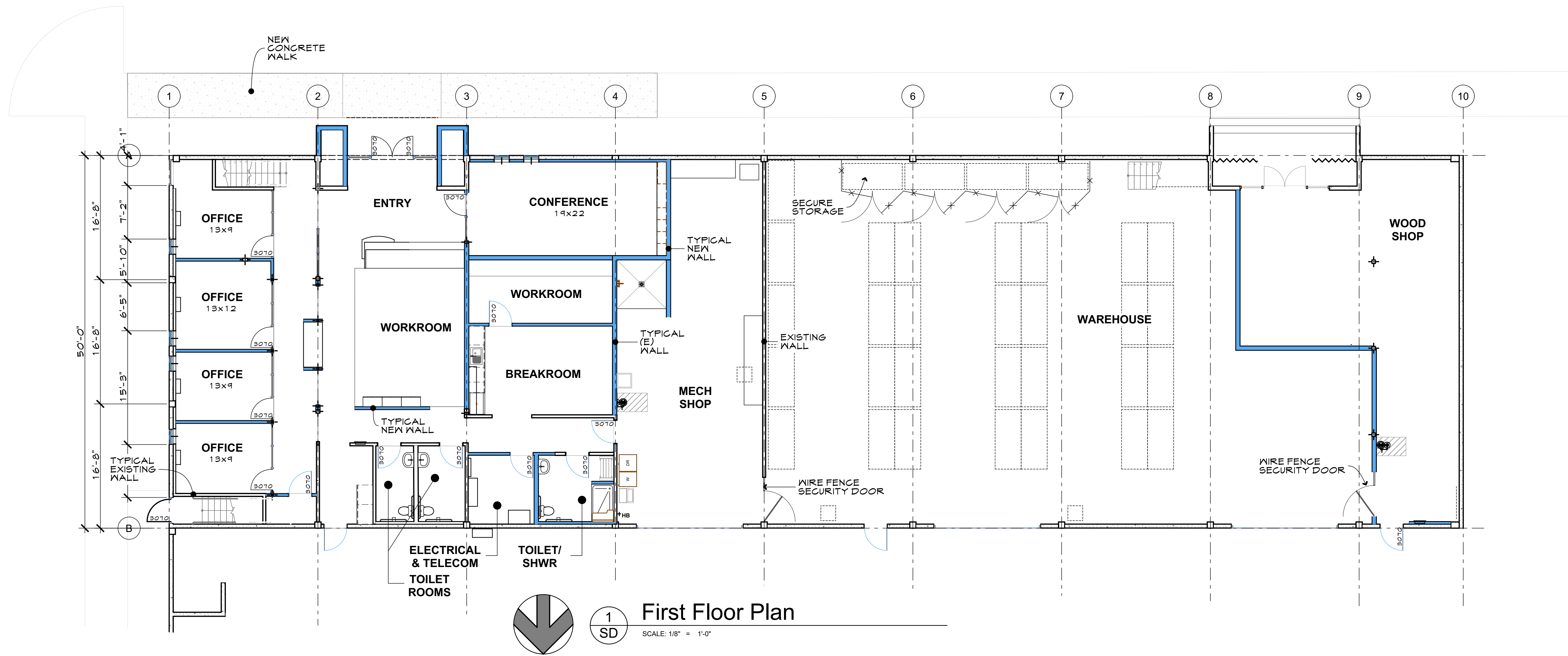
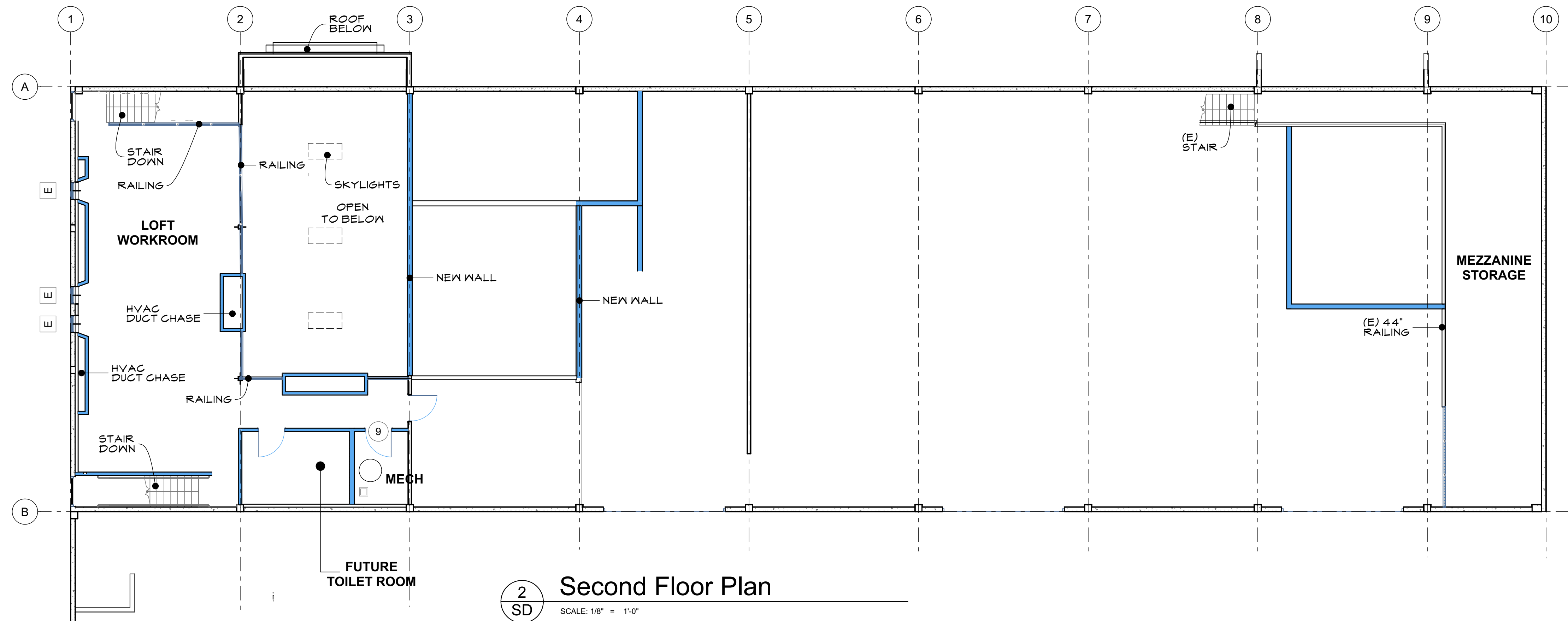
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	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
22.	BROWN CONSTRUCTION 1465 ENTERPRISE BLVD #100 WEST SAC, CA 95691	PLUMBING 396120	916-373-9300	DKOWALSKI@BROWN-CONSTRUCTION.COM	 7/14/25
23.	BASKERVILLE PARSONS INC. 525 LEVY RD. FOLSOM, CA 95630	PLUMBING 927114	916-916-1119	jason@baskervilleparsons.com	 7.14.25
24.	FRC, Inc. 9680 OLD REDWOOD HWY WINDSOR, CA 95492	B, GC	(916) 472-5213 (707) 827-2055	Jake@FRCinc.biz Bryce@FRCinc.biz	 7-14-2025
25.	JLS Environmental LOOMIS, CA (Demo Sub)	C2C C21 A B	916-577-0724	pmarcom@jlsinc.com	
26.					
27.					
28.					





Brass Rose

ALL LEGEND

SHEET NO.:

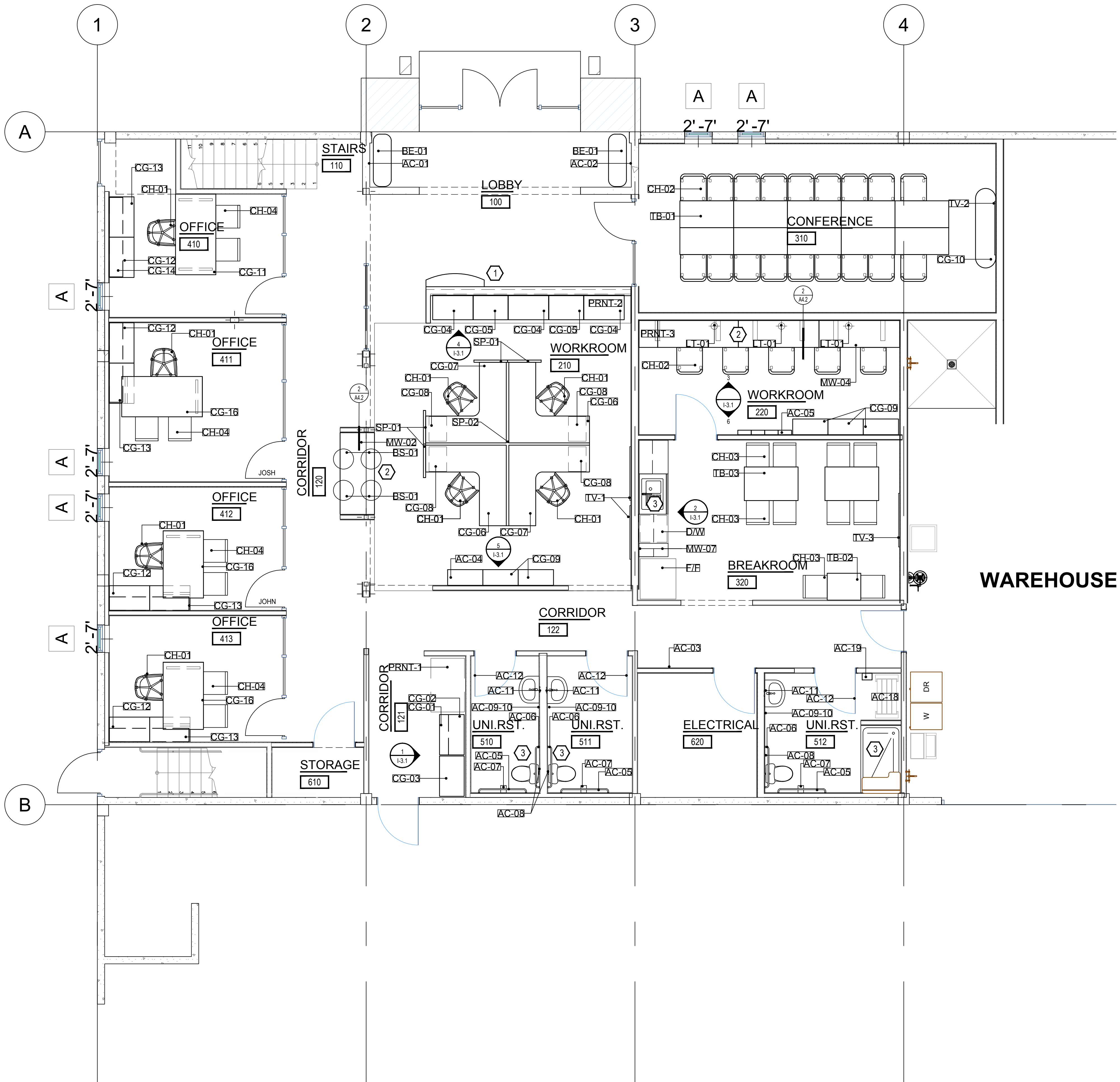
DATE: 07/11/2025

- 1 SEE ARCHITECTURAL DRAWING A4.1 FOR DETAILS ON RECEPTION COUNTER.
- 2 SEE ARCHITECTURAL DRAWING A4.2 FOR DETAILS ON COUNTERTOP SUPPORT
- 3 ALL PLUMBING FIXTURES SPECIFIED BY MECHANICAL SCHEDULE. SEE ARCHITECTURAL DRAWING A4.3 FOR INSTALLATION OF ALL RESTROOM ACCESSORIES AS PER ARCHITECTURAL SHEET A4.1
- 4 WALL TILES TO BE INSTALLED FLOOR TO CEILING
- 5 WAREHOUSE AREA NOT IN INTERIOR DESIGN SCOPE OF WORKS

1. ALL QUANTITIES ARE TO BE VERIFIED BY THE INSTALLER BEFORE ORDERING.
2. ALL INTERIOR DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS OF ARCHITECTURAL AND INTERIOR SPECIFICATION.
3. ANY DISCREPANCIES PLEASE CONTACT THE ARCHITECT OR INTERIOR DESIGNER BEFORE ORDERING.
4. IF SPECIFICATION ARE BASE BID ANY SUBSTITUTES OR ALTERNATIVES ARE TO BE APPROVED BY THE ARCHITECT OR INTERIOR DESIGNER BEFORE ORDERING. REFER TO ARCHITECTURAL SPECIFICATION AS SPECIFIED BY MEP ENGINEERS.
5. THE INTERIOR DESIGNER OR ARCHITECT (WHOMEVER ORIGINALLY SPECIFIED THE PRODUCT) SHALL BE THE SOLE JUDGE OF WHETHER MATERIAL, MANUFACTURE OR PIECES OF FFBE ON THE DRAWINGS OR IN THE SPECIFICATION SHEETS, IS ACCEPTABLE FOR THE SUBSTITUTION SPECIFIED.
6. ANY SUBSTITUTION REQUEST SHOULD BE PROVIDED 7 DAYS PRIOR TO BID DATE. IF SUBSTITUTIONS ARE REQUESTED ALL INFORMATION SHALL BE PROVIDED INCLUDING THAT OF THE INITIAL PRODUCT AND THE SUBSTITUTION. IF THE ARCHITECT OR INTERIOR DESIGNER WILL ISSUE AN ADDENDUM PRIOR TO BID SUBMISSION LISTING ALL THE APPROVED SUBSTITUTIONS.
7. SUBSTITUTION REQUESTS BY THE CONTRACTOR AFTER AWARD OF THE BID: THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTATION AND PRICING COMPARING THE INITIAL PRODUCT TO THE PROPOSED PRODUCT, PRIOR TO PURCHASE OR INSTALLATION OF THE PRODUCT. THE SUBSTITUTION WILL NOT BE ACCEPTED UNTIL AUTHORIZED BY THE ARCHITECT, INTERIOR DESIGNER, OR OWNER.
- 8.
- 9.

O = OWNER/TENANT GC = GENERAL CONTRACTOR

			EXISTING / RELOCATED	NEW	FURNISHED	INSTALLED	FUTURE	MOUNTING				SIZE		POWER		TELECOM										
TAG	QTY.	DESCRIPTION						FLOOR	WALL	COUNTERTOP	DOORS	CEILING	WIDTH	DEPTH	HEIGHT	10V / 120 V	20 V	DEDICATED	EMERGENCY	DATA	TELEPHONE	COAX / HDMI	PLUMBING REQD	COMMENTS		
ENTRY 100																										
AC-01	1	ARTWORK		X	O	O			X				24	2	24											
AC-02	1	ARTWORK		X	O	O			X				24	2	24											
BE-01	2	BENCH		X	O	O							47.2	15.5	18											
MW-01	1	MILLWORK RECEPTION DESK		X	GC	GC							-	-	-	X				X				GC TO V.I.F.		
CORRIDOR 120																										
BS-01	4	COUNTER STOOLS		X	O	O							16.3	16.3	24											
MW-02	1	MILLWORK - GATHERING TABLE		X	O	GC							72	30	=2	X								CANTILEVERED TO WALL GC TO V.I.F.		
CORRIDOR 121																										
CG-01	1	CASEGOOD BASE CABINET		X	O	O							36	22	29.5									W/COUNTERTOP		
CG-02	1	CASEGOOD HUTCH		X	O	O							36	14	36											
CG-03	1	CASEGOOD TALL CABINET		X	O	O							36	22	65.5											
PRNT 1		BIG TALL FLOOR PRINTER	X			O							--	--	--	X					X	X				
CORRIDOR 122																										
AC-03	1	ARTWORK		X	O	O			X				24	2	36											
WORK ROOM 210																										
AC-04	1	BLUEPRINT STORAGE HOLDER	X		O	O							36	22	29											
CG-04	2	DRAWER LATERAL FILE		X	O	O							31	22	29											
CG-05	2	COMBO LATERAL FILE		X	O	O							31	22	29											
CG-06	2	WORKSTATION W/ RIGHT RETURN		X	O	O							72	24	29-51											
CG-07	2	WORKSTATION W/ LEFT RETURN		X	O	O							72	24	29-51											
CG-08	4	MOBILE PEDESTAL		X	O	O							15.5	22	28.5											
CG-09	2	OPEN BOOK CASE		X	O	O							31.5	14	30											
CH-01	4	ERGO CHAIR		X	O	O							-	-	-											
MW-03	1	KEY HANGING STATION		X	O	GC			X				48	1	36											
PRNT 2	1	COUNTERTOP PRINTER		X		O							--	--	--	X					X	X				
SP-01	4	FABRIC PARTITION w/CRYLIC		X	O	O							--	--	--	X										
SP-02	1	FABRIC PARTITION - 1 LOTS		X	O	O							--	--	--	X										
TV-1	2	TV MONITOR FOR SECURITY	X			GC	GC		X				--	--	--	X						X				
WORK ROOM 220																										
AC-05	4	POCKET WALL ORGANIZERS		X	O	O			X				31.5	14	30											
CG-09	3	OPEN BOOK CASE		X	O	O							31.5	14	30											
CH-02	5	DESK CHAIR ON CASTERS		X	O	O							--	--	--											
LT-01	3	LED WALL SCONCE		X	GC	GC			X				--	--	--	X										
MW-04	1	MILLWORK WORKSTATION UNIT		X	O	GC							--	--	--											
PRNT 2	1	PRINTER	X			O							--	--	--	X					X	X				
CONFERENCE ROOM 310																										
CG-10	1	SIDEBBOARD		X	O	O							71	18	34											
CH-02	18	NESTING CHAIR ON CASTORS		X	O	O							--	--	--											
TB-01	11	FLIPTOP NESTING TABLES		X	O	O							48	24	--											
TV 2	1	TV MONITOR	X			GC	GC		X				--	--	--	X						X				
BREAKROOM 320																										
CG-103	10	CHAIR		X	O	O							--	--	--											
DW	1	ADA DISHWASHER BY OWNER		X	O	GC							24	24	32	X						X		DISHWASHER TO BE ADA COMPLIANT		
FIF	1	FRIDGE/REFRYER BY OWNER		X	O	O							36	32	70	X										
TB-02	1	DINING TABLE		X	O	O							24	36	--											
TB-03	2	DINING TABLE		X	O	O							48	24	--											
TV 3	1	TV MONITOR	X			GC	GC		X				--	--	--	X						X				
MW-07	1	KITCHEN CABINETS		X	GC	GC			X				--	--	--											
OFFICE 410																										
CG-11	1	DESK W/ TWO LEGS		X	O	O							72	36	--											
CG-12	1	STORAGE - FILES		X	O	O							36	22	21											
CG-13	1	STORAGE - OPEN SHELVES		X	O	O							36	22	21											
CG-14	1	WALL STORAGE HUTCH		X	O	O			X				71	22	--											
CH-01	1	ERGO CHAIR		X	O	O							--	--	--											
CH-04	2	GUEST CHAIR		X	O	O							--	--	--											
OFFICE 411																										
CG-12	1	STORAGE - FILES		X	O	O							36	22	21											
CG-13	1	STORAGE - OPEN SHELVES		X	O	O							36	22	21											
CG-15	1	WALL STORAGE		X	O	O			X				71	15	17											
CG-16	1	DESK W/ONE LEG		X	O	O				X			--	--	--											
CG-17	1	COUNTERTOP		X	O	O				X			71	22	--											
CH-01	1	ERGO CHAIR		X	O	O							--	--	--											
CH-04	2	GUEST CHAIR		X	O	O							--	--	--											
OFFICE 412																										
CG-12	1	STORAGE - FILES		X	O	O							36	22	21											
CG-13	1	STORAGE - OPEN SHELVES		X	O	O							36	22	21											
CG-15	1	WALL STORAGE		X	O	O			X				71	15	17											
CG-16	1	DESK W/ONE LEG		X	O	O				X			--	--	--											
CG-17	1	COUNTERTOP		X	O	O				X			71	22	--											
CH-01	1	ERGO CHAIR		X	O	O							--	--	--											
CH-04	2	GUEST CHAIR		X	O	O							--	--	--											
OFFICE 413																										
CG-12	1	STORAGE - FILES		X	O	O							36	22	21											
CG-13	1	STORAGE - OPEN SHELVES		X	O	O							36	22	21											
CG-15	1	WALL STORAGE		X	O	O			X				71	15	17											
CG-16	1	DESK W/ONE LEG		X	O	O				X			--	--	--											
CG-17	1	COUNTERTOP		X	O	O				X			71	22	--											
CH-01	1	ERGO CHAIR		X	O	O							--	--	--											
CH-04	2	GUEST CHAIR		X	O	O							--	--	--											
UNISEX RESTROOM 510																										
AC-05	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-06	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-07	1	TOILET ROLL HOLDER		X	GC	GC			X				--	--	--											
AC-08	1	TOILET SEAT COVERS		X	GC	GC			X				--	--	--											
AC-09	1	PAPER TOWEL HOLDER		X	GC	GC			X				--	--	--											
AC-10	1	SOAP DISPENSER		X	GC	GC			X				--	--	--											
AC-11	1	MIRROR		X	GC	GC			X				--	--	--											
AC-12	1	WALL HOOKS		X	GC	GC					X		--	--	--											
UNISEX RESTROOM 511																										
AC-05	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-06	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-07	1	TOILET ROLL HOLDER		X	GC	GC			X				--	--	--											
AC-08	1	TOILET SEAT COVERS		X	GC	GC			X				--	--	--											
AC-09	1	PAPER TOWEL HOLDER		X	GC	GC			X				--	--	--											
AC-10	1	SOAP DISPENSER		X	GC	GC			X				--	--	--											
AC-11	1	MIRROR		X	GC	GC			X				--	--	--											
AC-12	1	WALL HOOKS		X	GC	GC					X		--	--	--											
UNISEX RESTROOM WITH SHOWER 512																										
AC-05	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-06	1	ADA GRAB BAR		X	GC	GC			X				--	--	--											
AC-07	1	TOILET ROLL HOLDER		X	GC	GC			X				--	--	--											
AC-08	1	TOILET SEAT COVERS		X	GC	GC			X				--	--	--											
AC-09	1	PAPER TOWEL HOLDER		X	GC	GC			X				--	--	--											
AC-10	1	SOAP DISPENSER		X	GC	GC			X				--	--	--											
AC-11	1	MIRROR		X	GC	GC			X				--	--	--											
AC-12	1	WALL HOOKS		X	GC	GC					X		--	--	--											
AC-13	1	ADA SHOWER SEAT		X	GC	GC			X				--	--	--											



DATE: 07/11/2025

October 13,2025

Marc de la Vergne
CADA

Re: CADA Maintenance Facility Tenant Improvement
525 S St. Sacramento

Dear Marc,

We are pleased to provide this GMP proposal on the CADA Warehouse Maintenance Facility tenant improvement project. Our proposal is based on the qualifications listed out below and the plans developed by RT Architecture

Our budgetary proposal amount is \$1,681,073

Allowances:

- 1- Includes \$5,000 for building signage.

Clarifications:

- 1- Includes a chain link swinging security gate with a card reader and electrified lever set between the HVAC shop and the warehouse, and a chain link rolling gate with card reader and mag lock between the woodshop and the warehouse.
- 2- Includes provision for a future 2nd floor restroom, including walls, exterior drywall, door, plumbing, mechanical, and electrical rough in.
- 3- Includes a wall mounted urinal at the men's restroom.
- 4- Includes low-voltage data drops as shown per plan at each work station, security system, and access control.
- 5- Metal siding at the exterior main entry in the areas shown per plan includes 6" wood grain siding and soffit in standard colors by Longboard.
- 6- Includes compressor air piping from the HVAC shop area to the wood shop. Includes (2) hose reel drops, and (1) wall outlet.

Alternates:

- 1- Proposal includes parking lot single seal coat, for a two coat seal add \$3,419.

Exclusions:

- Cost of jurisdictional required permits / fines / fees of any type.
- Builders Risk Insurance.
- Bonds.
- Special inspections, third party commissioning and testing of any type.
- Hazardous material handling and/or removal.
- Correction of existing code violations.
- Dry rot repairs.

- Mold remediation.
- Concrete / masonry floor and or wall moisture mitigation systems.
- Work beyond the lease wall lines.
- Signage other than code required.
- Concrete X raying.
- ADA and title 24 requirements not shown, detailed and /or described on or in the project documents.
- Furnishings.
- Water pressure booster pumps.
- Shoring.
- Work hours – Normal
- Mall rules.
- Specialized equipment.
- Site concrete joint sealants.
- Fire watch.
- Drywall prep coat.
- Door lock hardware keying.
- Unforeseen Conditions.
- Fire sprinkler system.
- Fire Alarm.
- Fixtures or finishes at the 2nd floor restroom.

Sincerely,

Tony Poipao

CC: Rick Poipao / President RCP
Jay Plaxco / Director of Preconstruction
Jordan Brennan / Project Manager