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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

December 9, 1980

Housing Authority of the  
City of Sacramento  
Redevelopment Agency of the  
City of Sacramento  
915 I Street  
Sacramento, CA 95814

CITY GOVERNING BOARD  
PHILLIP L. ISENBERG, MAYOR  
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DANIEL E. THOMPSON

Honorable Members in Session:

SUBJECT: Award of Low Bid on San Carlos Motel  
Rehabilitation and Provision of Additional  
Funds

COUNTY GOVERNING BOARD  
ILLA COLLIN  
C. TOBIAS (TOBY) JOHNSON  
JOSEPH E. (TED) SHEEDY  
SANDRA R. SMOLEY  
FRED G. WADE

### SUMMARY

The attached resolutions authorize the award of the low bid to Dove, Inc. for the rehabilitation of the San Carlos Motel. It further authorizes the appropriation of \$65,000 from Project 2A Tax Increments to provide the project financing. These funds will be repaid through a lease agreement with Sacramento County over a period of approximately fourteen (14) years.

EXECUTIVE DIRECTOR  
WILLIAM G. SELINE

P.O. BOX 1834  
SACRAMENTO, CA 95809  
630 I STREET  
SACRAMENTO, CA 95814  
(916) 444-9210

### BACKGROUND

On November 15, 16, 22 and 23, the Agency advertised for bids for the "Master Contract" for the rehabilitation of the San Carlos Motel based upon the Plans and Specifications prepared by the architectural firm of Ward-Wolstenholm.

The bids were opened on December 2, 1980, and we have attached the Record of Bidding as Exhibit A to this report. The bid of Dove, Inc. in the amount of \$244,000 was the apparent low bidder.

In addition, we have attached Exhibit B which compares the Agency's work write-up, the Architect's estimate, and Dove, Inc.'s actual bid.

We have attempted to investigate fully the "track record" of Dove, Inc. and to mitigate any potential problems that we can foresee at this point.

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Dove, Inc. acknowledges that prevailing salaries, wages, and fringe benefits will be paid in compliance with State Law. A bid bond of \$24,400 has been provided and the contractor will provide a performance and material payment bond in the amount of \$244,000 before the contract is executed.

We will have copies of all the documents and earlier reports available for City Council reviewed and reference at Tuesday's meeting.

## FINANCIAL DATA

The recap of the rehabilitation costs and available funds are as follows:

### Expenses

\$ 244,000 - Bid on master contract  
56,981 - Separate contracts awarded by Agency  
23,000 - Architectural services  
27,000 - Agency expenses from 11/79 to 11/80  
17,000 - Staff monitoring and Agency overhead to 3/81  
9,615 - Contingency for change orders

\$ 377,596 - Total Expenses

### Available Funds

\$ 312,596 - Total Funds available (Project 2A Tax Increments)

\$ 65,000 - Funds required

It is anticipated that the entire project cost for acquisition (\$220,000) and rehabilitation (\$377,596) totaling \$597,596 will be repaid from County lease revenues in approximately fourteen (14) years.

## PLANNING AND DEVELOPMENT COMMITTEE RECOMMENDATIONS

At its meeting of December 4, 1980; the Planning and Development Committee, after reviewing bids and total project expenses, recommended the award of the contract to Dove, Inc. It further recommended that \$65,000 of additional Project 2A Tax Increments be appropriated to complete the project.

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## RECOMMENDATION

It is recommended that you adopt the attached resolutions.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Interim Executive Director

TRANSMITTAL TO COUNCIL:

*Walter J. Slipe*

WALTER J. SLIPE, City Manager

RESOLUTION NO. <sup>1859</sup>~~1858~~

Adopted by the Housing Authority of the City of Sacramento

December 9, 1980

AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ENTER INTO A CONTRACT WITH DOVE, INC.,  
FOR THE REHABILITATION OF THE FORMER  
SAN CARLOS MOTEL

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF  
SACRAMENTO:

Section 1. The Executive Director is hereby authorized to enter into a contract with Dove, Inc., in the amount of \$244,000 for certain rehabilitation work to be performed on the former San Carlos Motel in accordance with the plans, specifications and bid documents.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY

APPROVED  
SACRAMENTO HOUSING AUTHORITY

Date 12-9-80

RESOLUTION NO. 2955

Adopted by the Redevelopment Agency of the City of Sacramento

December 9, 1980

RESOLUTION AUTHORIZING LOAN TO THE HOUSING  
AUTHORITY OF THE CITY OF SACRAMENTO FOR  
REHABILITATION OF THE FORMER SAN CARLOS MOTEL

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF  
SACRAMENTO:

Section 1. The Executive Director is authorized to loan an additional \$65,000 of Project 2A Tax Increment Housing Replacement Funds representing a total loan to date of \$597,596 to the Housing Authority of the City of Sacramento to fund additional rehabilitation costs of the former San Carlos Motel.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

**APPROVED**  
SACRAMENTO REDEVELOPMENT AGENCY

Date 12-9-80



## SAN CARLOS MOTEL BID/ESTIMATE RECAP

<u>Division #</u>	<u>Agency Estimate</u>	<u>Architect Estimate</u>	<u>Dove, Inc. Schedule of Values</u>
General Reqt.	\$ 10,450	\$ 14,761	\$ 23,520
Site Work	11,434	13,314	9,000
Concrete	2,976	3,836	3,000
Metals, Misc.	1,804	2,014	1,800
Carpentry	17,599	28,973	22,900
Roofing	12,800	27,916	21,000
Doors	12,632	15,141	9,150
Finishes	33,796	45,400	36,600
Specialties	1,279	4,683	2,000
Furnishings	640	989	900
Mechanical	34,539	77,881	61,030
Electrical	<u>46,132</u>	<u>59,224</u>	<u>53,100</u>
TOTALS	<u>\$185,800</u>	<u>\$299,000</u>	<u>\$244,000</u>