



January 19, 2024

TO: CADA Board of Directors

SUBJECT: **January 26, 2024 Board Meeting**
AGENDA ITEM 7
WINDOW REPLACEMENT PROJECT FY24 (1201 P, 1521 12TH, 1517 12TH,
& 1420 O STREETS)

CONTACT PERSON: Frank Czajka, Construction Manager
Russ Juneau, Facility Maintenance Manager

RECOMMENDED ACTION:

Staff recommends that the Board adopt a resolution (Attachment 3) authorizing the Executive Director to enter into a construction contract for the Window Replacement Project FY24 with August – Jaye Construction for the buildings at 1201 P, 1521 12TH, 1517 12TH, and 1420 O Streets, in the amount of \$165,500.

BACKGROUND

Many of the properties in CADA's current portfolio were built at a time when single pane windows were the only option. In an effort to reduce the carbon footprint of these buildings and reduce the loss of warmed and cooled air through the single pane windows, CADA is now prioritizing replacement of these windows with high-efficiency dual-pane windows.

Staff solicited bids for the Window Replacement Project FY24 through CADA's formal bidding process. The bid package was released on Monday, November 6, 2023. The project scope of work calls for contractors to replace existing single pane windows with new energy efficient windows. The contractor will install new windows using an approach that will minimize inconvenience to tenants.

The mandatory Pre-Bid Job Walk was held on Wednesday, November 29, 2023 at 10:00 a.m., and was attended by eleven contractors (See Attachment 1, Job Walk Sign-in Sheet). Six bid submissions were received on the due time/date of 2:00 p.m. Thursday, December 14, 2023 (See Attachment 2, Bid Tabulation Form).

August – Jaye Construction submitted a bid of \$165,500., which was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. Accordingly, staff recommends the Board authorize the Executive Director to enter into a construction contract with August - Jaye for the amount of \$165,500.

If the Board approves this recommendation, staff will issue a notice of award to August - Jaye immediately. The work should commence by March 2024 and take approximately 60 days to complete.

POLICY

This item comes before the Board because the contract award amount exceeds the \$50,000 contract approval authority of the Executive Director. Construction contracts in excess of \$50,000 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 C22- FY 21/22 Major Construction CIP budget, which was adopted by the Board in June 2021, contains a total of \$130,000 for these window upgrades. The remaining \$35,500 of funding will be used accessing CIP contingency funding from FY 21/22.

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 2016-2021 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 24-06



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.



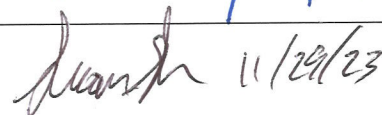


The preferred method of contact is email, so be sure to include the email contact information and provide a business card.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Window Replacement Project – 1201 P, 1517 12th, 1521 12th, & 1420 O Street, Sacramento

Job Walk Date: Wednesday, November 29 @ 10:00am @ 1201 P Street, Sacramento

Bid Due Date: Thursday, December 14, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	M3 Integrated Services 3355 Regional Parkway Santa Rosa, CA 95403	A-B	(707) 483-4575	Kai@m3-ca.com	 11-29-23
2.	Paine Construction Inc 7212 8th St Rio Linda, CA, 95673	B	916-829-3840	Paine construction@gmail.com	 11/29/23
3.	AUGUST-JAYE-CONSTRUCTION 3595 GROENSTEIN HWY SEBASTOPOL CA-- 95472	B	707 217-9341	INFO@augustjaye.com	 11/29/23
4.	PRO BUILDERS 7030 DRYWOOD WAY, ORANGEVALE CA, 95662	A,B,C33,C34 884897	(916) 225 225-0373	SEBASTIAN@SACPROBUILDERS.COM	 11/29/23
5.	Dos Amigos Construction 2737 eastern ave Sacramento CA 95821	B 107681	916 4718110	dosamigos916@gmail.com	 11.29.23
6.					
7.					



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CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

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Job Walk Date: Wednesday, November 29 @ 10:00am @ 1201 P Street, Sacramento

Bid Due Date: Thursday, December 14, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
6 8.	Southgate Glass 6852 Franklin Blvd Sacto Ca 95823	B	916 421-1723	Jim@Southgateglass.com	
7 9.	Castle House Distributors 4751 Pell Dr Sae CA 95838	B/C17	916-262-5068	nich@castlehouse.w	
8 10.	GR Home Renovation, Inc. 4751 Pell Dr Ste 1 Sacramento, CA 95838	B	916-517-5504 916-517-5504	joseph@grhome renovation.com	
9 11.	pro quick builder 7814 River Otter way	B	916 272 9330	proquickbuilders@ ymail.com	
10 12.	PRO-EX CONSTRUCTION 3223 LUYUNG DR Rancho Cordova CA 95742	B	916 868 2137	PAVEL@PROEXCONSTRUCTION.COM	
11 13.	Kingsley Builders Inc 3726 Taylor Rd Loomis CA 95650	B	916-320-2785	Joe@Kingsleybuilders com	
14.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

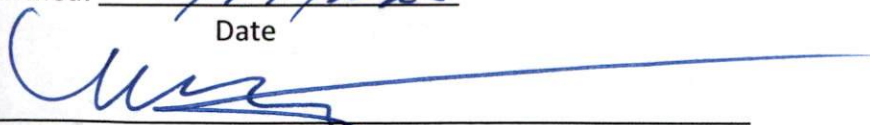
Project: Window Replacement Project – 1201 P, 1517 12th, 1521 12th, & 1420 O Street, Sacramento

Job Walk: Wednesday, November 29, 2023 @ 10:00 a.m. @ 1201 P Street, Sacramento

Bid Opening: Thursday, December 14, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid
1.	DOS AMIGOS	\$298,876.50 NR
2.	SOUTH GATE T	\$202,212.00 NR
3.	DAVINE CONSTRUCTION INC	\$295,000.00
4.	PRO-EX CONSTRUCTION INC	\$271,400.00 NR
5.	AUGUST-JAY'S CONSTRUCTION	\$165,500.00
6.	PRO-QUICK BUILDING, INC	\$214,300.00 NR
7.		
8.		
9.		
10.		

Verified: 12/14/2023
Date


Signature


Signature

NR = Non-Responsive

Attachment 3

RESOLUTION NO. 24 - 06

Adopted by the Capitol Area Development Authority

January 26, 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A CONSTRUCTION CONTRACT FOR THE WINDOW REPLACEMENT
PROJECT FY24 (1201 P, 1521 12TH, 1517 12TH, & 1420 O STREETS)**

WHEREAS, CADA conducted a formal bid process for the Window Replacement Project FY24 for buildings at 1201 P, 1521 12TH, 1517 12TH, and 1420 O Streets; and

WHEREAS, August – Jaye Construction was the lowest responsive, responsible bidder with a bid of \$165,500, and has confirmed with CADA 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 August – Jaye Construction in the amount of \$165,500.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors