



March 12, 2025

**TO:** CADA Board of Directors  
**SUBJECT:** **March 21, 2025 Board Meeting**  
**AGENDA ITEM 5**  
**WINDOW REPLACEMENT PROJECT AT 1522 N STREET**

**CONTACT PERSON:** Josh Palmer, Asset Management and Facilities Maintenance Director

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**RECOMMENDATION**

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1522 N Street with August-Jaye, Inc. in the amount of \$143,000.

**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 energy costs through the loss of warmed and cooled air through the single-pane windows, CADA is prioritizing replacement of these windows with high-efficiency dual-pane windows. This supports organizational goals related to sustainability and energy cost reductions for tenants and CADA.

Staff solicited bids for the Window Replacement Project at 1522 N Street through CADA's formal bidding process. The bid package was released on Tuesday, February 11, 2025. The project scope of work calls for contractors to replace existing single-pane windows with new energy-efficient dual-pane windows, using an approach that will minimize inconvenience to CADA tenants.

The mandatory Pre-Bid Job Walk was held on Thursday, February 27, 2025 at 10:00 a.m., and was attended by 8 contractors (See Attachment 1, Job Walk Sign-in Sheet). Five bid submissions were received by the deadline of 10:00 a.m. on Friday, March 7, 2025 (See Attachment 2, Bid Tabulation Form).

August-Jaye, Inc. submitted a bid of \$143,000, which was determined to be the lowest responsive, responsible bid following staff review of the bid submissions. Accordingly, staff recommends that the Board authorize the Executive Director to enter into a construction contract with August-Jaye, Inc. for the amount of \$143,000.

If the Board approves this recommendation, staff will issue a notice of award to August-Jaye, Inc. immediately. The work should commence by May 2025 and take approximately 60 days to complete.

**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 C23- FY 22/23 Major Construction CIP budget, which was adopted by the Board in June 2022, contains a total of \$90,000 for the window upgrades. The additional \$53,000 will be taken from contingency.

**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 goals: "Ensure fiscal strength and operational excellence." Replacement of these windows furthers CADA goals of being a leader in sustainability and providing quality housing.

**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



**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 – 1522 N Street, Sacramento**

**Job Walk Date: Thursday, February 27, 2025 @ 10:00 a.m. @ Street, Sacramento**

**Bid Due Date: Friday, March 7, 2025 @ 10:00 a.m. @ 1522 14th Street, Sacramento – [tgandara@cada.org](mailto:tgandara@cada.org)**

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Davis Foley Pinguelo Construction Fairfield, CA 94534 4171 Sulson Valley Rd, Ste A	B 610938	707-398-1615	Chadpinguelo@yahoo.com	<i>Chad Foley</i> 2-27-25
2.	PRO BUILDERS 7030 Drywood way Orangethorpe CA 95662	B 884897	916 225 0373	Sebastian@ Sacprobuilders .com	<i>Jon Darrow</i> 2-27-25
3.	Rehul dit Inc 8950 Cal center Dr., Sacramento CA 95826	B 1091154	8572659255	rehulditinc@gmail.com	2/27/25 <i>[Signature]</i>
4.	ERICK ARGUJO + Roberto Menetti New-ERA CONSTRUCTION 415 MOSCOW ST. San Francisco CA 94112	1112013	(415) 637-7911	info@new-era construction.com	<i>[Signature]</i>
5.					
6.					
7.					

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**CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET**



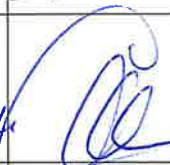

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**CADA**


	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
8. 5.	AUGUST JAYE PO BOX 14125 RHONERT PARK CA 94927	B	7077660927	INFO@AUGUSTJAYE.com	 2/27/2025
9. 6.	PRO EX Construction Inc. 3223 Luyung DR. Rancho Cordova CA 95670	B	9169700097	bids@proexconstruction.com	 2/27/25
10. 7.	Collins Warehouse 90 Dornan Ave SF 94124	B	415-532-916-532-6886	AgriFFW @ Collins Group. LLC	 2-27-25
11. 8.	PLATINUM WINDOW Dixon CA	B	↓	ANDRE, GRIFFIN @ GRIFFIN	 2-27-25
12.					
13.					
14.					



## CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

**Project: Window Replacement Project – 1522 N Street, Sacramento****Job Walk: Thursday, February 27, 2025 @ 10:00 a.m. @ 1522 N Street, Sacramento****Bid Opening: Friday, March 7, 2025 @ 10:00 a.m. @ 1522 14<sup>th</sup> Street, Sacramento**

	Name of Company	Bid	Non-Responsive
1.	New Era Construction + Design	\$146,658.88	Did not complete paperwork
2.	Pinguelo Construction	\$303,000.00	
3.	August-Jaye, Inc.	\$143,000.00	
4.	Rebuildit, Inc.	\$171,850.00	
5.	Pro-Ex Construction, Inc.	\$151,600.00	
6.			
7.			
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9.			
10.			

Verified: 3/7/2025  
Date
  
 Signature

  
 Signature

**RESOLUTION NO. 25 – 09**

Adopted by the Capitol Area Development Authority

March 21, 2025

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR  
TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE  
WINDOW REPLACEMENT PROJECT AT 1522 N STREET**

**WHEREAS,** CADA conducted a formal bid process for the Window Replacement Project at 1522 N Street; and

**WHEREAS,** August-Jaye, Inc. was the lowest responsive, responsible bidder with a bid of \$143,000, 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 August-Jaye, Inc. in the amount of \$143,000.

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Ann Bailey, Chair

ATTEST:

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Tara Gandara  
Secretary to the Board of Directors