



October 9, 2025

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	October 24, 2025 Special Board Meeting AGENDA ITEM 6 WINDOW REPLACEMENT PROJECT AT 1615-17-23 P STREET (LANAI APARTMENTS)
CONTACT:	Rachel Mercurio, Maintenance Office & Contracts Superintendent John Dodson, Facilities Maintenance Superintendent

RECOMMENDATION:

Staff recommends the Board adopts a resolution (Attachment 3) authorizing the Executive Director to enter into a construction contract for the Window Replacement Project at 1615-17-23 P Street with EVT Builders, LLC. in the amount of \$269,500.

BACKGROUND

The Lanai Apartments, located at 1615, 1617, and 1623 P Street, is a 32-unit apartment complex built in 1958. The Lanai is one of the properties in CADA's current portfolio that was built at a time when single-pane windows were the only option. Due to the age of the windows and in an effort to reduce the carbon footprint of these buildings and associated 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 1615-17-23 P Street through CADA's formal bidding process. The bid package was released on Tuesday, September 16, 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 Tuesday, September 30, 2025 at 10:00 a.m., and was attended by eight contractors (See Attachment 1, Job Walk Sign-in Sheet). Six bid submissions were received by the deadline of 10:00 a.m. on Thursday, October 9, 2025 (See Attachment 2, Bid Tabulation Form).

EVT Builders, LLC. submitted a bid of \$269,500, 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 EVT Builders, LLC. for the amount of \$269,500.

If the Board approves this recommendation, staff will issue a notice of award to EVT Builders, LLC. immediately. The work should commence by February 2026 and take approximately 120 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 C24- FY 23/24 Major Construction CIP budget, which was adopted by the Board in June 2023, contains a total of \$300,000 for the window upgrades.

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 issue change orders and negotiate supplemental agreements in amounts not to exceed the greater of the following:

- An amount that increase the total contract amount to no more than 100,000;
- An amount totaling no more than \$50,000; or
- An amount totaling no more than 20% of the original contract price.

Attachments:

1. Job Walk Sign-in Sheet
2. Bid Tabulation Form
3. Resolution 25-40



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 – 1615-17-23 P Street, Sacramento

Job Walk Date: Tuesday, September 30, 2025 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Due Date: Thursday, October 9, 2025 @ 10:00 a.m. @ 1522 14th Street, Sac. – tgandara@cada.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	PRO BUILDERS 7030 DRYWOOD WY GRANDEVILLE, CA 95662	A, B	916 225 0373	SEBASTIAN @ SACPROBUILDERS. COM	Reliz 9/30
2.	PIK Construction Inc 5616 Tarwood way Sacramento Ca 95842	B	916-826- 9860	Pavel.PIKCon@ gmail.com	[Signature] 9/30
3.	Eut builders 7555 Pleasant Grove RD Elverta, Ca 95626	B, C13	916 389 5566	EVtbuild@gmail.com	V~ 9/30
4.	CWS construction group 1301 Grant Ave, Suite B, Napa CA	A, B	415 209 0229	estimator@cws constructiongroup.com	[Signature] 9/30
5.	GSP construction Inc 3349 Jerdeca way Rancho Cordova CA 95670	B	916-899-0684	george.gspconstruction @gmail.com	[Signature] 9/30
6.	Synergy Builders 176 La Mirada Ave Orville, CA 95966	B C-8	(530) 601-8470	office@buildingwith synergy.com	Ani Gaita 9/30
7.	Pro-Ex Construction, Inc 5223 Luyang DR Rancho Cordova, CA 95742	B, C39, C33 959119	(916) 970- 0097	BIDS@PROEXCONSTRUCTION.COM	[Signature] 9/30

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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.	Rebuildit inc 3950 Cal Center Dr., Ste 165 Sacramento, CA 95826	B,C-F,C-17 #1091154	(857) 265-9255	rebuilditinc@gmail.com	<i>[Signature]</i> 09/30/25
9.					
10.					
11.					
12.					
13.					
14.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Window Replacement Project – 1615-17-23 P Street, Sacramento

Job Walk: Tuesday, September 30, 2025 @ 10:00 a.m. @ 1615 P Street, Sacramento

Bid Opening: Thursday, October 9, 2025 @ 10:00 a.m. @ 1522 14th Street, Sacramento

	Name of Company	Bid	Non-Responsive
1.	EVT Builders	\$ 269,500.00	
2.	Pro Builders	\$ 440,800.00	Missing bid addendum
3.	GSP Construction Inc.	\$ 289,000.00	
4.	PIK Construction Inc.	\$ 192,000.00	Bid Proposal not signed
5.	Pro-Ex Construction Inc.	\$ 322,000.00	
6.	Rebuildit	\$ 274,591.00	
7.			
8.			
9.			
10.			

Verified: 10-9-2025
Date

Raul Par
Signature

[Signature]
Signature

RESOLUTION NO. 25 – 40

Adopted by the Capitol Area Development Authority

October 24, 2025

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONSTRUCTION CONTRACT WITH EVT BUILDERS, LLC FOR THE
WINDOW REPLACEMENT PROJECT AT 1615-17-23 P STREET (LANAI APARTMENTS)**

WHEREAS, CADA conducted a formal bid process for the Window Replacement Project at 1615 P Street; and

WHEREAS, EVT Builders, LLC was the lowest responsive, responsible bidder with a bid of \$269,500, 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 EVT Builders, LLC in the amount of \$269,500.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors