



May 8, 2026

TO:	Capitol Area Development Authority (CADA) Board of Directors
SUBJECT:	May 15, 2026 Board Meeting AGENDA ITEM 8 WINDOW REPLACEMENT PROJECT AT 1317 15TH STREET (LOMBARD APARTMENTS)
CONTACT:	Rachel Mercurio, Maintenance Office & Contracts Superintendent John Dodson, Facilities Maintenance Superintendent

RECOMMENDATION:

Staff recommends the Board adopt a resolution (Attachment 3) authorizing the Executive Director or her designee, on behalf of the Authority, to enter into a contract with August-Jay, Inc. in the amount of \$134,500 to complete the window replacement project at 1317 15th Street (Lombard Apartments).

BACKGROUND

The Lombard Apartments, located at 1317 15th Street, is a 13-unit apartment complex built in 1932. The Lombard is one of the properties in CADA's current portfolio that were 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 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 1317 15th Street through CADA's formal bidding process. The bid package was released on Tuesday, April 7, 2026. 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 Wednesday, April 22, 2026 at 10:00 a.m., and was attended by twelve contractors (See Attachment 1, Job Walk Sign-in Sheet). Seven bid submissions were received by the deadline of 10:00 a.m. on Thursday, April 30, 2026 (See Attachment 2, Bid Tabulation Form).

August-Jaye, Inc. submitted a bid of \$134,500, 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 August-Jaye, Inc. for the amount of \$134,500.

If the Board approves this recommendation, staff will issue a notice of award to August-Jay, Inc. immediately. The work should commence by May 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 C26- FY 25/26 Major Construction CIP budget, which was adopted by the Board in June 2025.

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 increases 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 26-17

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 – 1317 15th Street, Sac.****Job Walk Date: Wednesday, April 22, 2026 @ 10:00 a.m. @ 1317 15th Street, Sac.****Bid Due Date: Thursday, April 30, 2026 @ 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.	Keela Engineering LLC P.O. Box 41068 Sacramento CA 95841	A, B, C-10 1119468	916-591-3803	info.keelaengineering.com	 04/22/2026
2.	EVT Builders LLC 7555 Pleasant Grove RD Elverta CA	B C13 1136797	916 389 5566	EVTbuild@gmail.com	 4/22/26 9:50 AM
3.	Lushor Construction Inc. 17745 Rolling Hills, Janselown 95327	A, B	916-716 9544	edyezerstye@hotmail.com	 4/22/26 9:50 AM
4.	Sergio Rico AIC	ATC	(707) 217-9341	Eddy@amwincsy.com	 9:55 am
5.	PRO-EX Construction INC 3223 Luyang DR Rancho Cordova, CA 95742	B, C33, C39 959719	(916) 970 0097	BIDS@proexconstruction.com	 4/22/2026
6.	Greentech industry. net 1850 GATEWAY BLV. SUITE 1080	9151220	4156094500	NICK@greentechindustry.NET	 Vasil Ivanov 4/22/2026

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CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

Window Replacement Project – 1317 15th Street, Sac.

Job Walk Date: Wednesday, April 22, 2026 @ 10:00 a.m. @ 1317 15th Street, Sac.

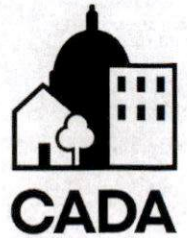
Bid Due Date: Thursday, April 30, 2026 @ 10:00 a.m. @ 1522 14th Street, Sac. – tgandara@cada.org




CADA

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
7. 8.	SAC PRO BUILDERS 7030 Drywood way Orangethorpe CA 95662	A, B	916 225 0373	Sebastian@ Sacprobuilders .com	<i>Joe Fann</i> 04/22/26
8. 9.	Synergy Builders 176 La Mirada Ave Orangethorpe, CA	B/C-8	360 6212466	cody@buildingwithsynergy.com	<i>Cody</i> 4/22/26
9. 10.	Vall K. PCG 1550 Iron Point Rd, Folsom	A B	916.956.8106	office@pridexgroup.co	<i>[Signature]</i>
10. 11.	Elizaveta Bezraponova Rebuildit inc	B	2193454156	rebuilditinc@gmail.com	<i>[Signature]</i> 4/22/26
11. 12.	David Puris PIK construction 5616 Tanwood way Sacramento CA	A/B	916420 1725	estimating@pi- estimating.pikcon@ gmail.com	<i>[Signature]</i> 22 april 2026
12. 13.	Ed Kulinin North COVE 4260 Eagle Ridge way Antelope CA 95843	B	916 873 5969	gonorthcove@ gmail.com	<i>[Signature]</i> 22 april 2026
14.					

CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Window Replacement Project – 1317 15th Street, Sacramento**Job Walk: Wednesday, April 22, 2026 @ 10:00 a.m. @ 1317 15th Street, Sacramento****Bid Opening: Thursday, April 30, 2026 @ 10:00 a.m. @ 1522 14th Street, Sacramento**

	Name of Company	Bid	Non-Responsive
1.	EVT Builders LLC.	\$ 180,075.00	
2.	Pridex Construction Group Inc.	\$ 390,000.00	
3.	Xeela Engineering LLC.	\$ 282,000.00	
4.	North Cove Construction	\$ 191,000.00	DIR + Addendum
5.	Lushow Construction Inc.	\$ 199,703.00	DIR + Addendum
6.	August-Jaye Inc	\$ 134,500.00	
7.	Pro-Ex Construction Inc.	\$ 135,900.00	
8.			
9.			
10.			

Verified: 4/30/26
Date


Signature



Signature

RESOLUTION NO. 26 – 17

Adopted by the Capitol Area Development Authority May 15, 2026

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ENTER INTO A CONSTRUCTION CONTRACT FOR THE
WINDOW REPLACEMENT PROJECT AT 1317 15TH STREET
(LOMBARD APARTMENTS)**

WHEREAS, CADA identified the need to replace the single-pane windows at 1317 15th Street with dual-pane windows for energy efficiency and cost-effectiveness;

WHEREAS, CADA conducted a formal bid process for the Window Replacement Project at 1317 15th Street; and

WHEREAS, August-Jay, Inc. was the lowest responsive, responsible bidder with a bid of \$134,500, 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 or her designee is hereby authorized, on behalf of the Authority, to enter into a contract with August-Jay, Inc. in the amount of \$134,500 to complete the window replacement project at 1317 15th Street (Lombard Apartments).

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors