



May 10, 2021

TO: CADA Board of Directors

**SUBJECT: May 14, 2021 Board Meeting
AGENDA ITEM 8
GENERAL CONTRACTOR CONTRACT FOR THE 10TH STREET COMMERCIAL
FACADES AND STREETScape IMPROVEMENTS PROJECT**

CONTACT: Renée Funston, Development Manager
Marc de la Vergne, Deputy Executive Director

RECOMMENDED ACTION

Staff recommends the Board adopt a resolution authorizing the Executive Director to approve the construction contract with B&M Builders and authorize an allocation of \$175,000 from the Capital Improvements Reserves for the 10th Street Commercial Facades and Streetscapes Improvements Project.

BACKGROUND

The 10th Street Commercial Facades and Streetscapes Improvements Project focuses on modernizing the streetscape directly fronting CADA commercial tenants on 10th Street between O and P Streets across from Roosevelt Park (Yummy Choice, OB 2000, Bagel Time, and Goodyear Cobbler & Cleaners), and at 11th and P Street (Le Croissant). The improvements are designed to enhance this neighborhood commercial node by making the area more attractive, creative, contemporary, and tasteful through pragmatic, cost-effective improvements. These streetscapes were constructed in 1982, have reached the end of their useful life, and the proposed significant updates will enable them to serve CADA's, its commercial tenants' and the public's needs for many years to come. The goal is for the proposed improvements to encourage pedestrian and bicycle activity, assist the existing commercial tenants, activate the underutilized spaces, complement recent upgrades to Roosevelt Park, and enhance the overall livability of the neighborhood by making the pedestrian connection between R Street and the Capitol Park/O Street district more pleasant.

In April 2020, staff issued a request for proposals seeking landscape architectural services. In June 2020, staff entered into a contract with Atlas Lab Inc. (Atlas) to provide the requested services.

Throughout the design process, staff and Atlas engaged the commercial tenants to ensure the proposed improvements fulfill the area's needs. Staff also coordinated with the City of Sacramento to ensure consistency with planned improvements and project feasibility.

The first set of construction drawings is complete (see **Attachment 3**, for the most relevant excerpts). The improvements include adding a bulb-out at the corner of 10th & P Streets for more outdoor seating, adding a lunch counter with custom-perforated panels, adding permanent seating, repaving the sidewalks and café seating areas, and adding drought-tolerant climate-appropriate landscaping.

On February 4, 2021, staff issued a bid package for a general contractor. Staff held a mandatory job walk on February 17, 2021. CADA received two bids and held the bid opening on February 26, 2021. B&M Builders was the lowest and most complete responsive bid.

From the bid opening through mid-April, staff worked with B&M Builders and Atlas to identify value-engineering cost savings and solidify probable costs. Staff also checked B&M Builders' references and gathered more information from B&M Builders on the assumptions and sources for the bid cost.

ANALYSIS

To reduce costs, staff took the total work scope and assigned the hardscape construction to the B&M Builders contract, removing from the B&M scope of work the majority of the site furnishings. Tables and chairs will now be provided by the commercial tenants, Staff shifted installation of the key fixed furnishings in-house next fiscal year, i.e., the custom lunch counters and associated stools.

Schedule

Staff initiated City review of the construction documents in late April. Following execution of the contract with B&M Builders, staff plan on starting construction in early June and completing the work in two months.

In the next fiscal year (2021-22), staff will engage a local artist to design the custom-perforated panels for the lunch counters. Staff and Atlas will work directly with the manufacturer on lunch counters production, and the CADA Maintenance Department will install them along with the fixed stools.

FINANCIAL IMPACT

The total anticipated cost for the project is approximately \$318,000, which includes \$260,000 for hardscape construction improvements a 10% construction contingency, and \$33,000 in City permitting fees. The current FY 20-21 budget for the project currently includes \$150,600 in remaining funds. To cover the shortfall, staff is requesting an allocation of \$175,000 for Site Improvements, which will come from the Capital Improvements Reserves. Because the remaining FY20-21 budget is not sufficient to cover the costs of the project, Board action is needed to amend the FY 20-21 CIP budget to include the \$175,000 in additional costs.

CONTRACT AWARD CONSIDERATIONS

Staff is requesting Board approval to approve the General Contractor contract because the amount of the amendment exceeds the \$50,000 limit of the Executive Director's authority to approve professional services contracts.

ENVIRONMENTAL CONSIDERATIONS

The most significant improvement is the bulb-out at 10th and P Streets, which will not result in any reduction in parking spaces because the frontage in that location is currently a red zone. The bulb-out does not remove any travel lanes, so there should be no impact to traffic flow. Staff is working with the City's Public Works Department to determine if the proposed bulb-out will require any environmental review.

POLICY

The proposed streetscape improvements advance several 2016-21 Strategic Plan goals including: Promoting Community Stewardship, Collaboration, Urban Development Leadership, and Building Neighborhood Amenities.

Attachments:

1. 10th & 11th Street Parkway Strip Renovation Project - Job Walk Sign-In Sheet
2. 10th & 11th Street Parkway Strip Renovation Project - Bid Tabulation Form 2.26.2021
3. Offsite Improvement Plans for 10th & P St, 11th & P St, dated 04/07/21



PLEASE COMPLETE THE INFORMATION REQUESTED BELOW.

The preferred method of contact is email, so be sure to include the email contact information.

CAPITOL AREA DEVELOPMENT AUTHORITY - JOB WALK SIGN IN SHEET

10th & 11th Street Parkway Strip Renovation Project – 10th St Between P & Q, and 11th & P, Sacramento

Job Walk Date: Wednesday, February 17 @ 10:00 a.m. @ 1601 10th Street, Sacramento

Bid Due Date: February 26 at 1:00 p.m. rfunston@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	BandM Builders, Inc. 11330 Sunrise Park Dr, Unit C Rancho Cordova, CA 95742	861844 A, B, C10, C12, C8, C27, C54, C20	(916) 638- 8626	estimating@ BM-Builders.com	<i>Jessica Almeida</i> 2/17/2021
2.	12107 Folsom Blvd. Suite D Rancho Cordova, CA 95742 SOENZ Landscape Construction	551658	(916) 224-0555	michaelsoenz@ 2tt.net	<i>Michael Soenz</i> 02-17-21
3.	ELITE SERVICE EXPERTS 725 DEL PASO Rd. 95834	C-27, B, C-36 C-10 1028975	916 275-3962	ryane@elite.gs	<i>[Signature]</i>
4.	Cobabe Brothers, 4650 Golden Foothill Parkway El Dorado Hill, CA 95762	A, B, C36 499105	916 284 8298	jhuizara@cobabe brothers.com	<i>[Signature]</i>
5.					
6.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: 10th & 11th Street Parkway Strip Renovation Project – 10th Street Between P & Q, and 11th & P Street, Sacramento

Job Walk: Wednesday, February 17, 2021 @ 10:00 a.m. @ 1601 10th Street, Sacramento

Bid Opening: Friday, February 26, 2021 @ 1:00 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid
1.	B & M BUILDERS	\$ 313,917
2.	SAENZ LANDSCAPE CONSTRUCTION	\$ 456,350
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

~~NOT RECORDED~~
~~END OF~~

Verified: 2-26-21
Date

Signature

Signature

OFFSITE IMPROVEMENT PLANS
FOR 10TH & P ST, 11TH & P ST
CITY OF SACRAMENTO
PERMIT SET

IMPROVEMENTS FOR 10TH & P ST AND 11TH & P ST INCLUDE THE REMOVAL AND REPLACEMENT OF PAVED AMENITY AREAS AND ADJACENT SIDEWALK PAVEMENT. AMENITY AREAS WILL RECEIVE CUSTOM DESIGNED SEATING AREAS THAT ENHANCE THE MURAL PAINTED ON THE FAÇADE OF THE BUILDING ON 10TH STREET. A BULB OUT ADDITION AT THE 10TH STREET CROSSWALK WILL INCLUDE NEW STORMWATER ACCOMMODATIONS AND CURB AND GUTTER REPLACEMENT. PLANTING WILL BE REPLACED INSIDE THE AREA OF WORK.

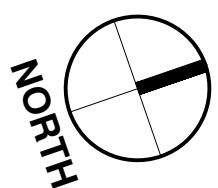
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
1522 14TH ST
SACRAMENTO, CA 95814
PH: 916.955.0853
CONTACT: RENEE FUNSTON

CARTWRIGHT NOR CAL
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CA 95661
PH: 916-832-5698
CONTACT: MONICA WUEBKER-JARWIN

ATLAS LAB, INC.
1610 R STREET, SUITE 300
SACRAMENTO, CA 95811
PH: 916-290-9366
CONTACT: KIMBERLY GARZA

3. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THESE PLANS AN THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE 2001, AND ALL APPLICABLE ADDENDA.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
3. CONTRACTOR SHALL PROVIDE AND USE ALL MEANS NECESSARY TO ENSURE THE PHYSICAL WORK TO BE PERFORMED IS WITHIN CONSTRUCTION STANDARDS AND SAFETY REQUIREMENTS AS SET BY GENERAL SAFETY ORDERS OF TITLE 8, CALIFORNIA CODE OF REGULATIONS, AND SET BY CAL-OSHA REQUIREMENTS, LOCAL, STATE, AND NATIONAL BUILDING CODES LATEST EDITIONS.
4. THE CONTRACTOR SHALL BE IN RECEIPT OF CITY ACCEPTED PLANS PRIOR TO BEGINNING CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY. ACCEPTANCE OF PLANS BY THE CITY OF SACRAMENTO IS BASED ON INFORMATION CONTAINED ON THE PLANS AND SUPPORTING DOCUMENTS, AND DOES NOT SUBROGATE THE DESIGN ENGINEER'S RESPONSIBILITY FOR THIS PROJECT, ANY AND/OR ALL ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE DESIGN ENGINEER.
5. CONTACT THE CITY OF SACRAMENTO CONSTRUCTION SECTION AT 808-8300 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
6. THE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE A MINIMUM OF ONE WEEK PRIOR TO THE START OF WORK. CONTRACTOR MUST COORDINATE THE PRE-CONSTRUCTION MEETING DATE WITH THE LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE MEETING DATE.
7. A WORK SCHEDULE IS DUE PRIOR TO THE START OF WORK. ANY VARIATION TO THE WORK SCHEDULE MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING THE SAME DAY CONTRACTOR LEARNS OF SUCH CHANGE.
8. THE OWNER'S REPRESENTATIVE IS TO BE NOTIFIED VIA EMAIL OR IN PERSON BY 10AM OF THE SAME DAY WHEN NO WORK WILL BE COMPLETED AT THE CONSTRUCTION SITE THAT DAY.
9. THE CONTRACTOR SHALL BE AVAILABLE TO MEET AND REVIEW PROGRESS WITH THE OWNER'S REPRESENTATIVE ON A DAILY BASIS. THE SPECIFIC MEETING TIME IS TO BE ARRANGED BY CONTRACTOR AND THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR IS REQUIRED TO MAINTAIN CONSISTENT PROJECT SUPERVISION ON SITE AT ALL TIMES DURING WORK. WORK SHALL NOT TAKE PLACE WITHOUT A CONTRACTOR EMPLOYED REPRESENTATIVE, SUPERINTENDENT, OR FOREMAN PRESENT AND ABLE TO COMMUNICATE, DISCUSS, RECEIVE, AND EXECUTE INSTRUCTIONS FROM OWNER'S REPRESENTATIVE.
11. HOURS OF CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE CITY OF SACRAMENTO NOISE ORDINANCE. WHICH CONTRACTOR IS RESPONSIBLE FOR REVIEWING BEFORE WORK BEGINS. NO WORK IS ALLOWED ON SUNDAY. CONTRACTOR AND SUBCONTRACTOR ADHERENCE TO THE NOISE ORDINANCE WILL BE STRICTLY ENFORCED.
12. ALL ENGINES USED FOR CONSTRUCTION SHALL USE NOISE SUPPRESSION DEVICES TO MINIMIZE NOISE TO THE SURROUNDING AREAS.
13. BIDDING CONTRACTORS ARE RESPONSIBLE FOR PROVIDING ANY OF THEIR PROPOSED MODIFICATIONS OF THE PLANS FOR THE CADA OWNERS REPRESENTATIVES APPROVAL BEFORE THE WORK BEGINS. ALLOW AT LEAST THREE WORKING DAYS FOR REVIEW OF SUBMITTALS, SHOP DRAWINGS, OR DESIGN QUESTIONS AND CHANGES.
14. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF ANY DISCREPANCIES ARE FOUND WITHIN THE SCOPE OF WORK, DRAWINGS, OR SPECIFICATIONS, OR IF ANY ALTERNATES TO SCOPE, DRAWINGS, OR SPECIFICATIONS ARE NECESSARY BEFORE WORK BEGINS.
15. RESPONSIBILITY FOR FINAL ACCEPTANCE OF LINE AND GRADE BY THE CITY OF SACRAMENTO WILL BE ASSUMED ONLY IF CONSTRUCTION STAKES ARE SET BY THE CITY SURVEY CREWS OR THEIR DESIGNATED REPRESENTATIVE. CITY WILL SET CONSTRUCTION STAKES ONLY IF SO INDICATED ON THE "NOTICE TO PROCEED" WITH CONSTRUCTION ISSUED FOR THIS PROJECT. CONTACT CITY OF SACRAMENTO CONSTRUCTION SECTION TWO (2) WORKING DAYS IN ADVANCE FOR CONSTRUCTION STAKES WITHIN PUBLIC RIGHT-OF-WAY
16. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY (2424 ARDEN WAY, SUITE 165, SACRAMENTO -PHONE 916-263-2800) PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND FURNISH, INSTALL, AND MAINTAIN TEMPORARY SIGNS, BRIDGES, BARRICADES, FLAGMEN, AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND TO PROVIDE FOR THE PROPER ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATIONS SHALL COMPLY WITH THE WORK AREA AND TRAFFIC CONTROL HANDBOOK (WATCH). THE CONTRACTOR SHALL PROVIDE TO THE CITY TRAFFIC ENGINEER FOR REVIEW, A PLAN SHOWING TRAFFIC CONTROL MEASURES AND/OR DETOURS FOR VEHICLES AFFECTED BY THE CONSTRUCTION WORK. THE APPROVED PLAN SHALL BE DELIVERED TO THE CONSTRUCTION INSPECTOR PRIOR TO THE IMPLEMENTATION OF TRAFFIC CONTROL MEASURES.

GENERAL NOTES CONTINUED ON PAGE L.02



0 40 80 120 160 feet

$$1'' = 40'$$

SUBMITTED BY: _____

ENGINEERS' NAME, RCE #, COMPANY

DATE _____

ACCEPTED BY: _____ DATE: _____

RONALD FONG, SENIOR ENGINEER, DEPARTMENT OF PUBLIC WORKS

DATE _____

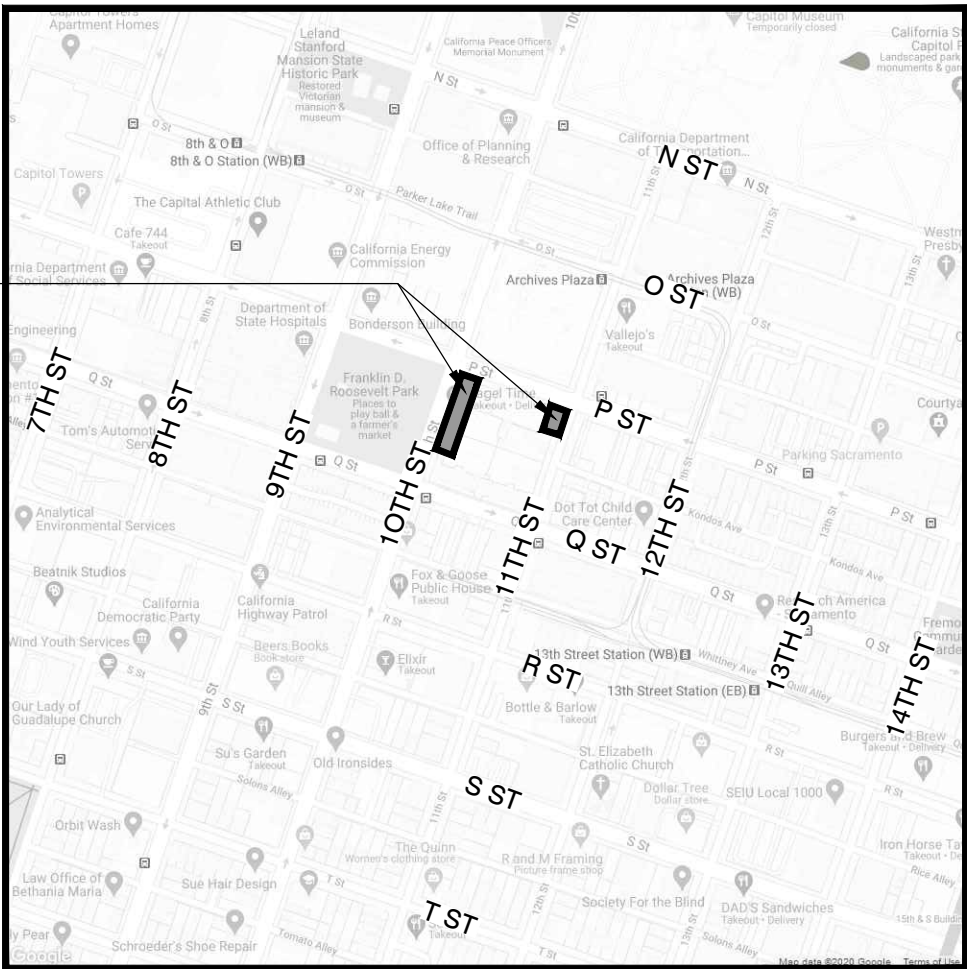
ACCEPTED BY: _____

UTILITIES DEPARTMENT

DATE _____



N.T.S.





PAGE NUMBER

PAGE NUMBER	SHEET TITLE	
1	G0.1	COVER SHEET
2	L0.2	NOTES
3	D-1	DEMOLITION PLAN / TREE PROTECTION
4	C-1	10TH STREET SITE PLAN
5	C-2	11TH STREET SITE PLAN
6	LS1.0	MATERIALS PLAN
7	LS2.0	LAYOUT PLAN
8	LS2.1	SCORING PLAN
9	LS3.0	SITE DETAILS
10	LS3.1	SITE DETAILS
11	LS3.2	SITE DETAILS
12	LI1.0	IRRIGATION PLAN
13	LI2.0	IRRIGATION DETAILS
14	LI1.0	PLANTING PLAN
15	LI2.0	PLANTING DETAILS

UTILITY	AGENCY	REPRESENTATIVE	PHONE
GAS	P.G.&E.	DON HENDRICKS	386-5469
ELECTRICITY	S.M.U.D.	JAMES COOK	732-6012
TELECOM	COMCAST	MARK DUBY	830-6743
TELECOM	AT&T	MICHAEL LEWALLEN	661-0804
WATER	CITY OF SAC.	JESUS REYES	808-1721
SEWER	CITY OF SAC.	JESUS REYES	808-1721
DRAINAGE	CITY OF SAC.	JESUS REYES	808-1721
FIRE DISTRICT	CITY OF SAC.	KING TUNSON	808-1358
U.S.A.			1-800-227 2600

[illegible]

REVISIONS NO. DESCRIPTION DATE BY				BENCH MARK ELEV. <u>19.69 FT</u> DESCRIPTION CITY OF SACRAMENTO BENCHMARK 297-C5A NAVD88 ELEVATION 19.69 FT HILTI NAIL AT TRAFFIC LIGHT BASE AT SOUTHEAST CORNER OF 10TH STREET AND Q STREET.		FIELD BOOK SCALE HORIZ. _____ VERT. _____		<div style="text-align: center;"> CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS </div> <div style="display: flex; justify-content: space-between;"> <div> DRAWN BY: _____ BCC DATE: <u>04/07/21</u> </div> <div> DESIGN BY: _____ KG R.L.A. <u>6175</u> DATE <u>04/07/21</u> </div> <div> CHECKED BY: _____ KG R.C.E. <u>6175</u> DATE <u>04/07/21</u> </div> </div>				 ATLAS LAB <small>atlaslab.com</small> <small>1610 R Street, Suite 100 Sacramento, CA 95811 916 295 1546</small> <small>Landscape Architecture Urban Design Public Art</small>				PERMIT SET - OFFSITE IMPROVEMENT PLANS FOR 10TH & 11TH STREET PARKWAY STRIP 10TH & P ST, 11TH & P ST SACRAMENTO, CA <div style="text-align: center; font-size: 1.5em; font-weight: bold;">LP1.0 PLANTING PLAN</div>		SHEET <div style="text-align: center; font-size: 2em; font-weight: bold;">14</div> OF <div style="text-align: center; font-size: 2em; font-weight: bold;">15</div>	
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RESOLUTION NO. 21 - 09

Adopted by the Capitol Area Development Authority

May 14, 2021

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE THE CONTRACT WITH B&M BUILDERS AND ALLOCATE CAPITAL IMPROVEMENT RESERVES FOR THE 10TH STREET COMMERCIAL FACADES AND STREETSCAPE IMPROVEMENTS PROJECT

WHEREAS, CADA entered into a Consultant Agreement for Landscape Architectural Services with Atlas Lab Inc. (Atlas) on June 16, 2020 to prepare construction documents, at a cost of \$44,800; and

WHEREAS, on December 18, 2020, Atlas delivered the 90% construction drawings; and

WHEREAS, on January 6, 2021, CADA entered into a Consultant Agreement for Bid Support, Value Engineering, and Construction Observation with Atlas on a time-and-materials basis not to exceed \$22,530; and

WHEREAS, on February 4, 2021, under its public bidding procedures, CADA issued a Bid Package to solicit a General Contractor; and

WHEREAS, on February 17, 2021, CADA held a mandatory job walk for potential bidders; and

WHEREAS, on February 26, 2021, CADA held the bid opening and B&M Builders was the lowest bidder; and

WHEREAS, on April 7, 2021, Atlas delivered the permit set of construction drawings; and

WHEREAS, on April 29, 2021, B&M Builders delivered a value-engineered cost proposal of \$258,459.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorizes the Executive Director to:

1. Approve the contract with B&M Builders in the amount of \$284,305, and
2. Authorize an allocation of \$175,000 from the Capital Improvements Reserve.

Ann Bailey, Chair

ATTEST:

Jill Bagley-Azevedo
Secretary to the Board of Directors