



December 3, 2021

TO: CADA Board of Directors

SUBJECT: December 10, 2021 Board Meeting
AGENDA ITEM 8
DEAN COURTYARD LANDSCAPING PROJECT @ 1400 N ST

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

RECOMMENDATION

Staff recommends the Board adopt a resolution authorizing the Executive Director to enter into a construction contract for the Dean Courtyard Landscaping Project at 1400 N St. with **Marina Landscape Inc.** in the amount of \$72,400.

BACKGROUND

Built in 1929, the 11-unit Dean Apartments property, located at 1400 N Street, is CADA's flagship property. The recently completed relocation/replacement of the SMUD transformer has taken a toll on the courtyard area of the building. The area has been closed to the tenants due to the unsafe and unsightly conditions left from trenches that were required for completion of the project, and the removal of many plants and small trees in the area where the transformer was previously located.

The proposed project will revitalize the courtyard, once again making it a usable amenity for the residents at the Dean. The project scope of work (design plans) was prepared by Miridae, a professional landscape design company. The contractor will install new plants, trees, irrigation, drainage, and hardscape as per the staff approved drawings prepared by Miridae with staff guidance (see **Attachment 1** Dean Courtyard Landscape Drawing Set).

Staff solicited bids for the Dean Courtyard Landscaping Project through CADA's formal bidding process. The bid package was released on October 25, 2021.

The mandatory Pre-Bid Job Walk was held on November 10, 2021 at 10:00 a.m. and was attended by four contractors (see **Attachment 2, Job** Walk Sign-in Sheet). Three bid submissions were received on the due date of November 18, 2021 at 2:00 p.m. (see **Attachment 3, Bid** Tabulation Form).

Saenz Landscape submitted a bid of \$88,899, Elite Service Experts submitted a bid of \$123,000, and Marina Landscape Inc. submitted a bid of \$72,400, 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 **Marina Landscape Inc.** for the amount of \$72,400.

If the Board approves this recommendation, staff will issue a notice of award to **Marina Landscape Inc.** immediately. The work should commence by January 31, 2022 and it is anticipated to take approximately 6-8 weeks to complete, weather permitting.

The approval will allow CADA to move forward with the 2021 Dean Courtyard Landscaping Project and will allow our residents to live in an upgraded building with access to a safer, more attractive, more climate-adapted, and more functional outdoor area.

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 Development budget. The FY 21/22 Development budget, which was adopted by the Board in June 2021, contains a total of \$54,000 for this project. The mid-year budget adjustment includes an addition of \$18,400 to the budget to cover the additional cost.

ENVIRONMENTAL REVIEW

Not applicable. This is an administrative action and is not a project subject to the guidelines of the California Environmental Quality Act (CEQA).

STRATEGIC PLAN

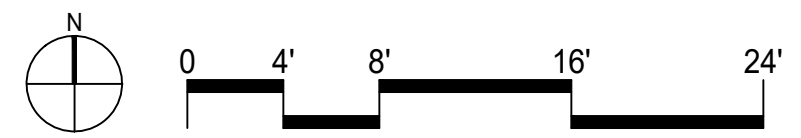
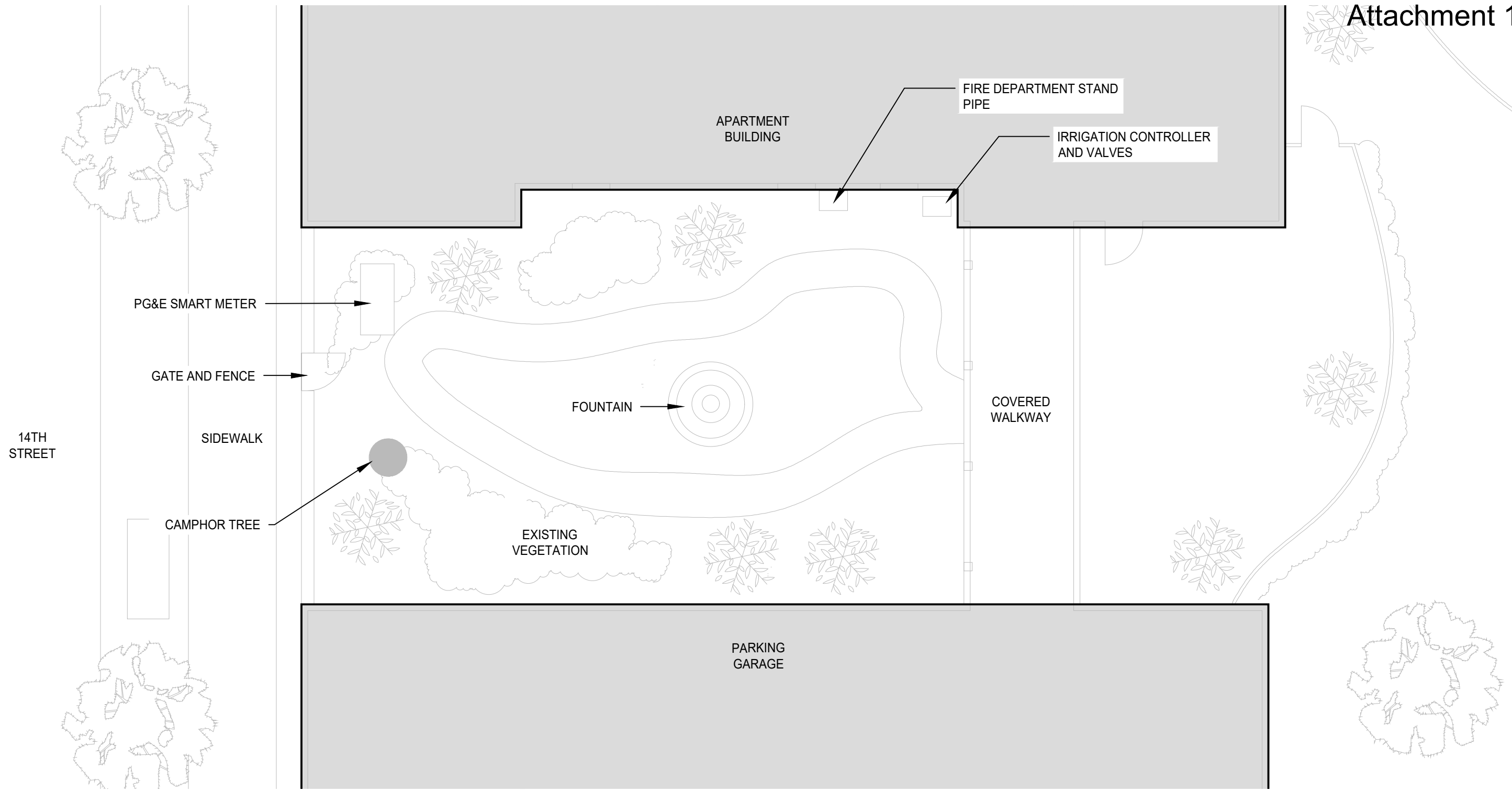
The proposed action addresses the following 2016-2021 CADA Strategic Plan goal: "Provide Superior Property Management."

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.

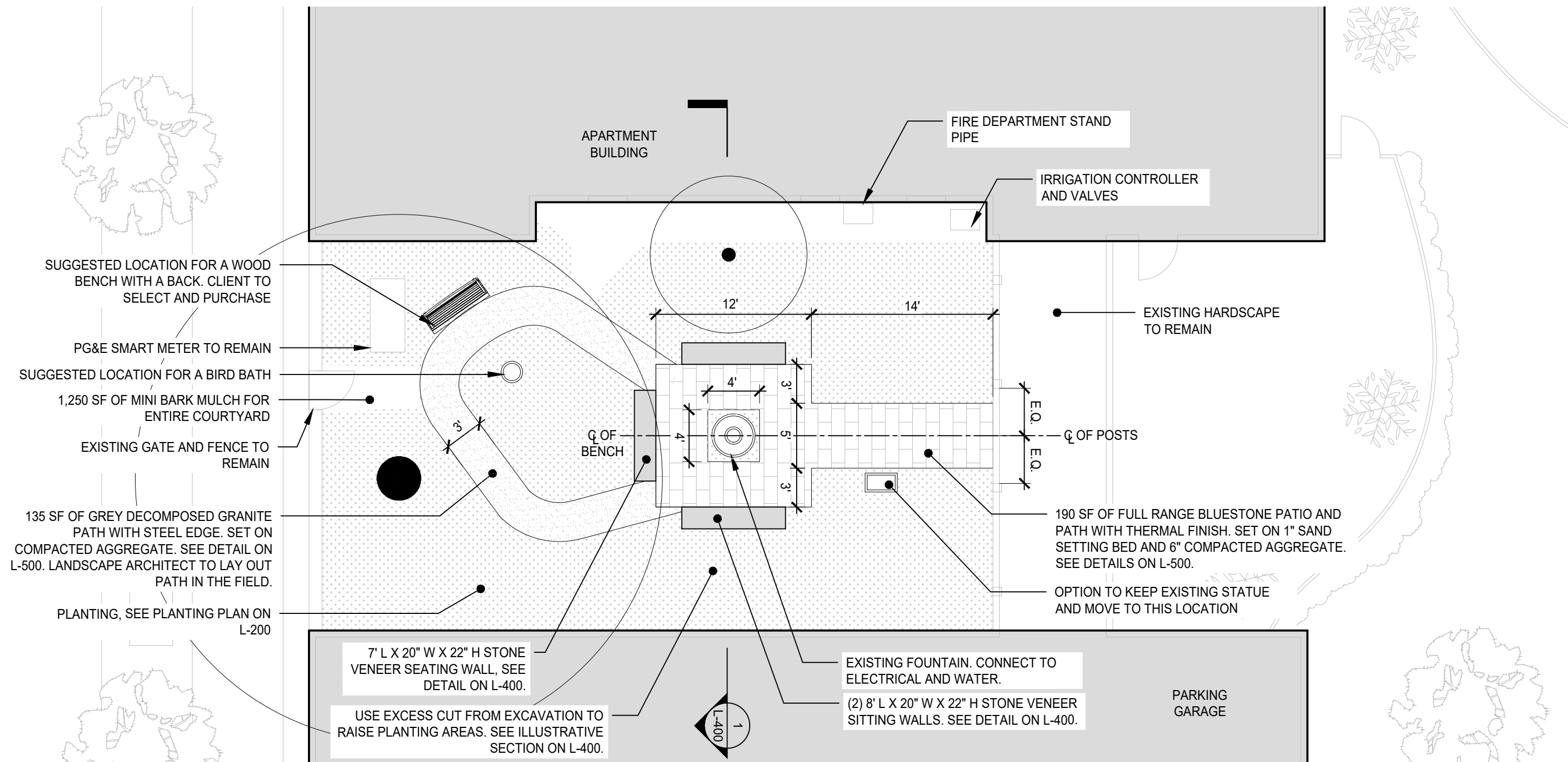
Attachments:

1. Dean Landscape Drawing Set
2. Job Walk Sign In Sheet – Dean Courtyard Landscaping Project
3. Bid Tabulation Form – Dean Courtyard Landscaping Project



DEAN COURTYARD
 1440 N Street, Sacramento, CA 95814

NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGN	SEAL	PROJECT NO.	DRAWING TITLE
			MIRIDAE		07.02.21	EXISTING SITE PLAN
			Grow, Design, Build		1/8" = 1'-0"	
			1322 F STREET SACRAMENTO, CA 95814 T. 202 215 1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-001



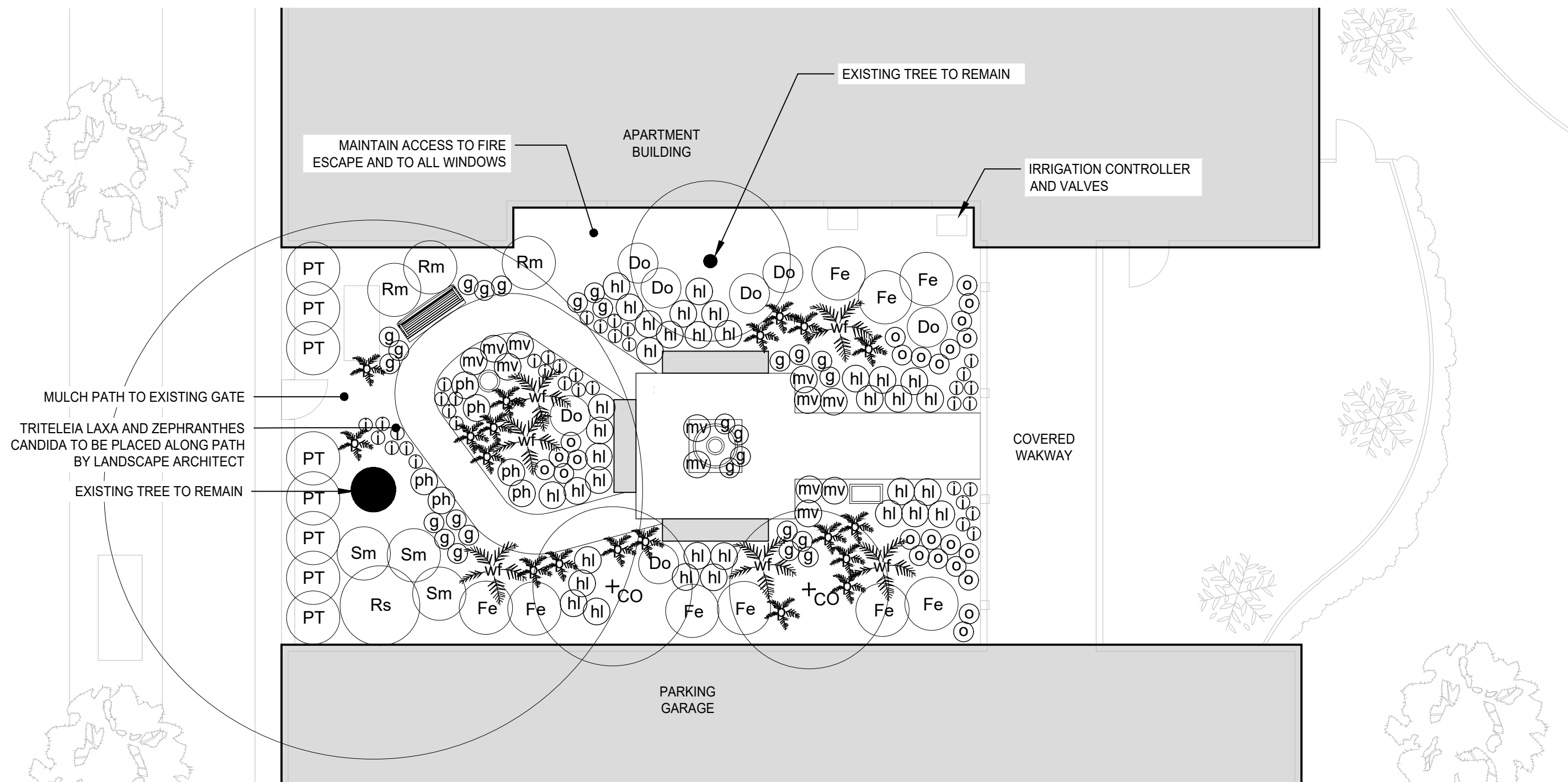
NOTES:

1. SEE L-200 FOR PLANTING PLAN
2. SEE L-300 FOR IRRIGATION PLAN
3. MATERIALS SHALL BE SOURCED LOCALLY
4. CLIENT SHALL PROVIDE ALL OUTDOOR FURNITURE
5. CONTRACTOR SHALL REUSE AS MUCH EXCAVATED SOIL ON SITE AS POSSIBLE. CONTRACTOR SHALL NOT PUT MORE SOIL WITHIN THE DRIP LINE OF THE EXISTING TREES.
6. CONTRACTOR SHALL REDIRECT ALL DOWNSPOUTS FROM THE GARAGE TO THE PLANTING AREAS, SUCH THAT WATER IS INFILTRATED IN THE LANDSCAPE. SEE SECTION ON L-400 FOR ILLUSTRATIVE DETAIL. OPTION TO INSTALL A DRY WELL FOR EXTRA WATER STORAGE.



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 1440 N Street, Sacramento, CA 95814

NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGN	SEAL	PROJECT NO.	DRAWING TITLE
			MIRIDAE		DATE: 07.02.21	LAYOUT AND MATERIALS PLAN
			Grow, Design, Build		SCALE: 1/8" = 1'-0"	
			1322 F STREET SACRAMENTO, CA 95814 T. 202 215 1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-100



NOTE: SEE PLANTING DETAILS ON SHEET L-501 FOR PLANTING NOTES.

DEAN COURTYARD
 1440 N Street, Sacramento, CA 95814

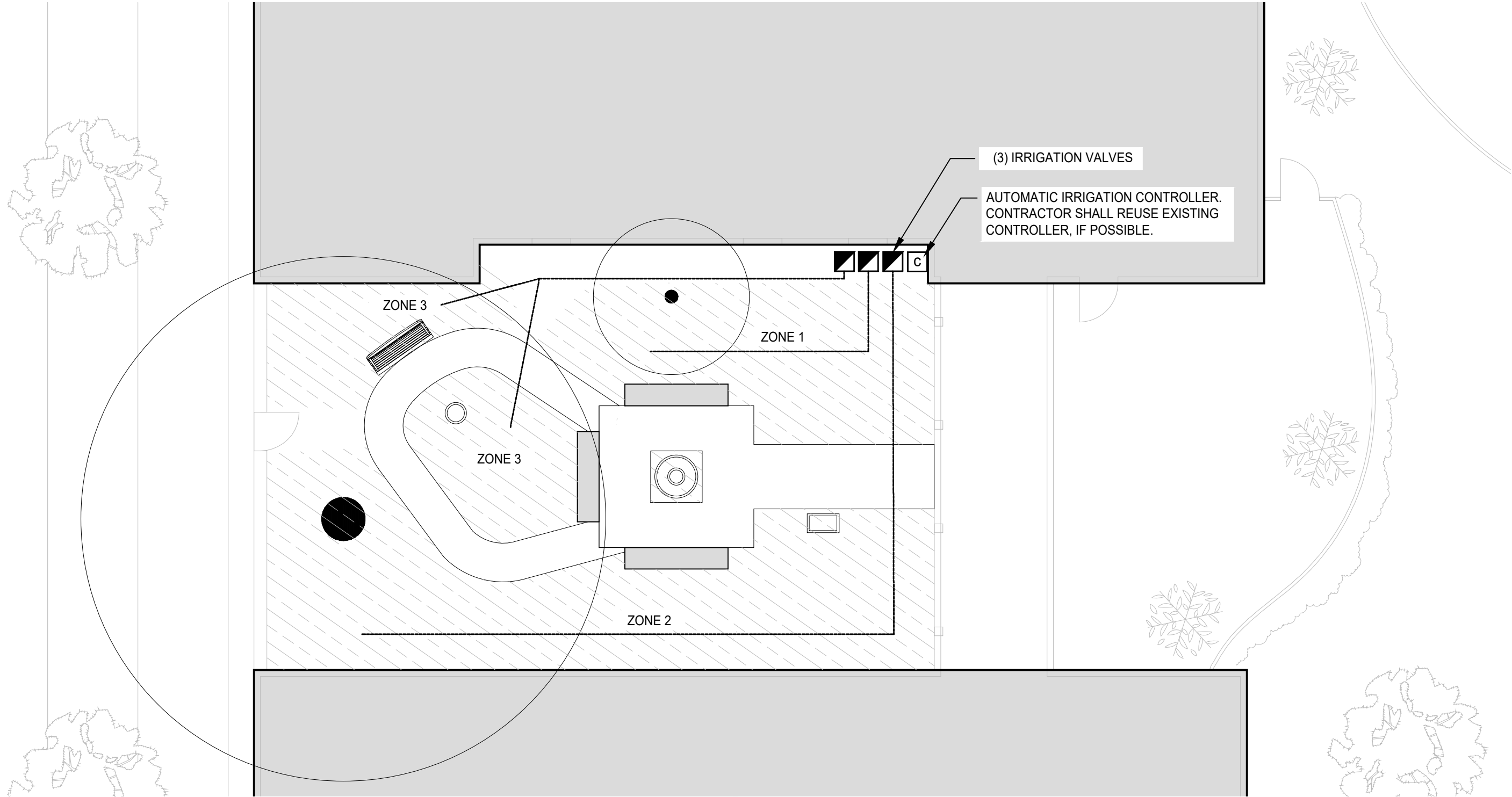
NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGN	SEAL	PROJECT NO.	DRAWING TITLE
			MIRIDAE		DATE: 07.02.21	PLANTING PLAN
			Grow, Design, Build		SCALE: 1/8" = 1'-0"	
			1322 F STREET SACRAMENTO, CA 95814 T. 202 215 1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-200

PLANT SCHEDULE





	SIZE	QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	ORIGIN	HT	WIDTH	MAINTENANCE
TREES									
	15 gal multi	2	CO	<i>Cercis occidentalis</i>	Western Redbud	CA Native	10-20'	10-15'	Does not require much pruning or maintenance. If left unchecked, it will eventually grow to approx. 12-20'. It will become more tree-like in form if the lower limbs are pruned off, although it will never lose its multi-trunked architecture. Responds well to pruning/occasional hard pruning.
	15 gal	8	PT	OPTION 1: <i>Pittosporum tenuifolium</i> 'Silver Sheen'	Silver Sheen Kohuhu	New Zealand	12-15'	6-8'	Can be pruned and shaped to as low as 5'
	15 gal	8	LN	OPTION 2: <i>Laurus nobilis</i> 'Green Stem'	Bay Laurel	Australia	10-30'	5-20'	Prune into tree form
SHRUBS									
	5 gal	7	Do	<i>Daphne ordora</i> 'Aureomarginata'	Winter Daphne	China/Japan	3-4'	2-4'	Prune in the winter after blooming to keep shape. Feed with a general purpose fertilizer before new growth begins in spring. Requires prepared soil with exceptional drainage and mulch to keep roots cool.
	5 gal	9	Fe	<i>Frangula californica</i> 'Ed Holm'	Ed Holm Coffeeberry	CA Cultivar	2-3'	3-6'	Coffeeberry has a dense form and is easy to prune but looks trimmed without trimming. Can be left alone after established.
	5 gal	3	Rm	<i>Ribes malvaceum</i>	Chaparral Currant	CA Native	5-8'	5'	To help with the growth of the plant, it helps to group currants or in close proximity to each other. Thin branches out as needed in fall to remove crossing or weak branches. Can be pruned to shape as needed anytime, but it is best done after spring fruit production.
	5 gal	1	Rs	<i>Ribes sanguineum</i>	Pink Flowering Currant	CA Native	6.5' -13'	7'	Same as above.
	5 gal	2	Sm	<i>Symphoricarpos mollis</i>	Creeping Snowberry	CA Native	0.5-2'	1-5'	If you wish to balance the shape or reduce the size of the branches, best is to prune at the beginning of spring. As a standalone, clear the center of the shrub to let light filter through. Avoid pruning in summer or you won't have any berries.
PERENNIALS									
	1 gal	26	g	<i>Geranium x cantabrigiense</i> 'Biokovo'	Cranesbille	Garden Origin	.5-1'	.5-1'	No pruning needs.
	1 gal	22	o	<i>Helleborus orientalis</i>	Hellebore	Turkey	1-1.5'	1-1.5'	Cut back flowering stems after bloom to promote new foliage growth. New plants can be obtained from dividing the clumps (best done in spring) and from seedlings which grow up around the plants as a result of self seeding.
	1 gal	35	hl	<i>Heuchera</i> 'Old La Rochette'	Old La Rochette Alumroot	CA Cultivar	2'	1.5-2'	Prune in spring and remove any dead plant material.
	1 gal	37	i	<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris	CA Cultivar	1-2'	1'-1.5'	Don't trim iris leaves after they have finished blooming. Leaves carry on photosynthesis for next's growth. Cut off brown tops - and cut the flowering stalk down to the rhizome to discourage rot.
	1 gal	12	mv	<i>Monardella villosa</i>	Coyote Mint	CA Native	1-2'	3'	During the blooming season, deadheading encourages plants to produce more flowers and bloom longer. Don't deadhead though if you're wanting to collect seed from your plants or as a food source for birds. Every year, cut plants back by about 1/3rd of their height in the fall or winter.
	1 gal	6	ph	<i>Penstemon heterophyllus</i>	Foothill Penstemon	CA Native	3-5'	5'	Remove dead flower stalks after flowering in late spring or summer. Consider leaving some stocks on established plants to develop seed for wildlife food
FERNS									
	1 gal	19	p	<i>Polystichum munitum</i>	Western Sword Fern	CA Native	1.5' - 6'	2'-3'	Can be trimmed back in spring, if desired, though it's usually better to only cut off dead foliage. Plants can be divided in spring and transplanted to other areas of the garden.
	1 gal	5	wf	<i>Woodwardia fimbriata</i>	Giant Chain Fern	CA Native	4-6'	4'-6'	Keep moist in summer and watered if not winter rain. Remove dry fronds to improve appearance and encourage new growth.
BULBS									
	bulb	40	-	<i>Triteleia laxa</i>	Ithuriel's Spear	CA Native	2'	0.5'	No pruning needed.
	bulb	40	-	<i>Zephyranthes candida</i>	Rain Lilly	South America	1'	1-2'	Remove leaves only after they have completely died down.

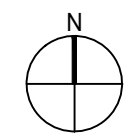
DEAN COURTYARD
1440 N Street, Sacramento, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:	LANDSCAPE DESIGN:	SEAL:	PROJECT NO.	DRAWING TITLE
			MIRIDAE			PLANTING SCHEDULE
			Grow, Design, Build		DATE: 07.02.21	
			1322 F STREET		SCALE: 1/8" = 1'-0"	
			SACRAMENTO, CA 95814		DRAWN BY: KH	DRAWING NO. L-200
			T. 202 215 1813			
			kate@miridae.com			



LEGEND

-  AUTOMATIC VALVE ASSEMBLY FOR DRIP IRRIGATION
-  CONTROLLER
-  DRIP IRRIGATION - SHRUBS AND PERENNIALS
-  IRRIGATION LATERAL PIPE



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 1440 N Street, Sacramento, CA 95814

NO.	ISSUE/DESCRIPTION:	DATE:	LANDSCAPE DESIGN:	SEAL:	PROJECT NO.	DRAWING TITLE
			MIRIDAE			IRRIGATION PLAN
			Grow, Design, Build		DATE: 07.02.21	
			1322 F STREET		SCALE: 1/8" = 1'-0"	
			SACRAMENTO, CA 95814		DRAWN BY: KH	DRAWING NO. L-300
			T. 202 215 1813			
			kate@miridae.com			

NOTES:

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN THE FIELD BY THE CONTRACTOR.
2. COORDINATE IRRIGATION WORK WITH PLANTING WORK.
3. THE FULLY AUTOMATIC IRRIGATION SYSTEM INCLUDES:
 - 3.1. A HUNTER PRO-C IRRIGATION CONTROLLER WHICH INCLUDES A TIMER AND USES EVAPOTRANSPIRATION AND/OR MOISTURE SENSOR DATA
 - 3.2. (3) $\frac{3}{4}$ " SOLENOID IRRIGATION VALVES
 - 3.3. A BALL VALVE BETWEEN MAIN AND VALVES
 - 3.4. A CHECK VALVE OR ANTI-DRAIN VALVE
 - 3.5. THE NETAFIM INLINE DRIP TUBING AT $\frac{1}{2}$ " DIAMETER AND 0.46 GPH
4. THE NETAFIM INLINE DRIP TUBING SHALL BE INSTALLED IN A 18" GRID BETWEEN LINES
5. POWER SHALL BE PROVIDED FOR THE IRRIGATION CONTROLLER. THE LANDSCAPE ARCHITECT NOR THE CONTRACTOR ARE NOT RESPONSIBLE FOR PROVIDING POWER TO THE SITE.
6. A FLOW SENSOR THAT DETECTS HIGH FLOW CONDITIONS SHALL BE INCLUDED.
7. A MASTER SHUT-OFF VALVE AND A BACKFLOW PREVENTION DEVICE ARE REQUIRED.

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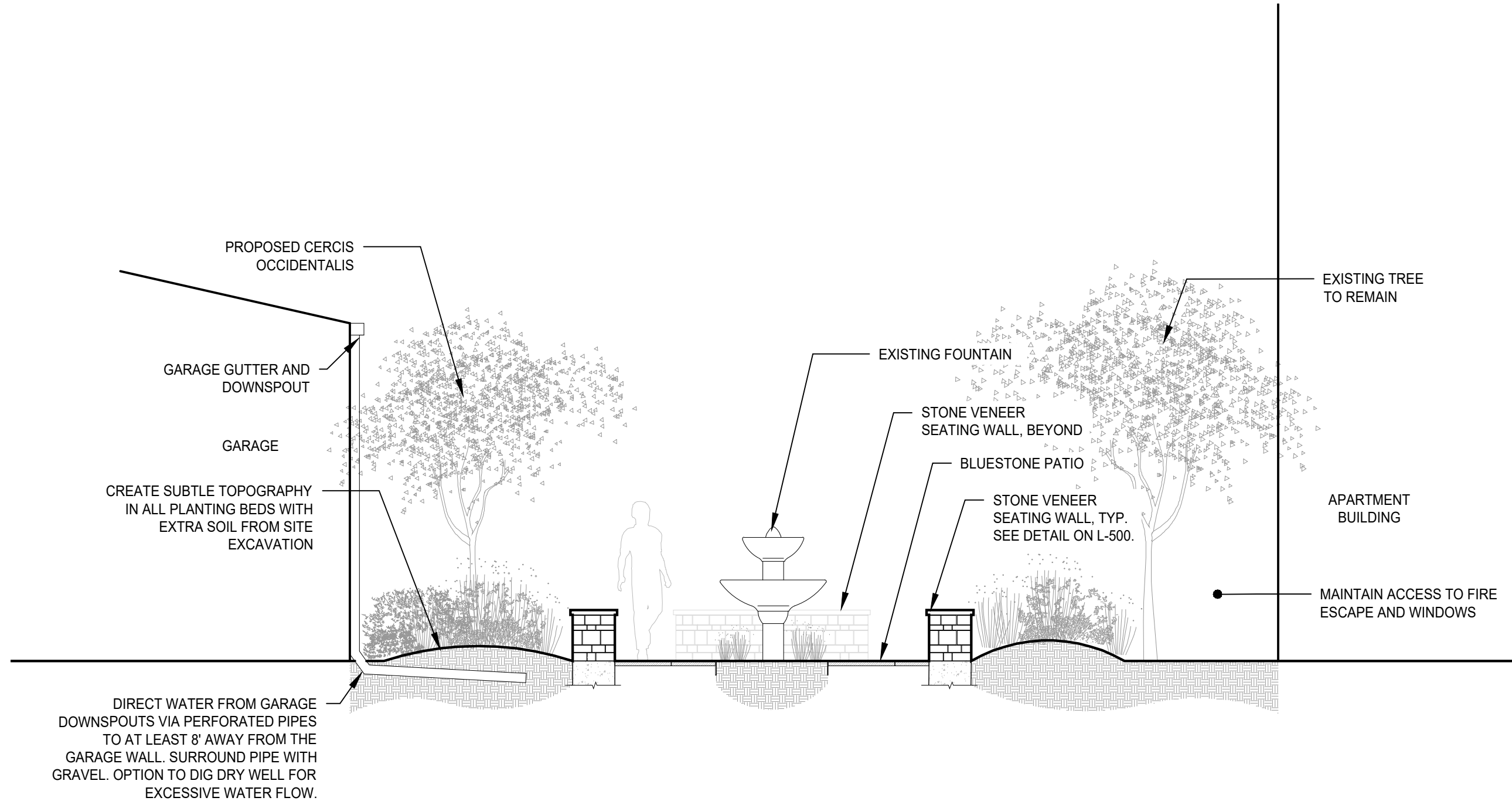
NO.	ISSUE/DESCRIPTION:	DATE:

LANDSCAPE DESIGN: **MIRIDAE**
Grow, Design, Build
1322 F STREET
SACRAMENTO, CA 95814
T. 202 215 1813
kate@miridae.com

SEAL:

PROJECT NO.
DATE: 07.02.21
SCALE: 1/8" = 1'-0"
DRAWN BY: KH

DRAWING TITLE: IRRIGATION NOTES
DRAWING NO. **L-301**

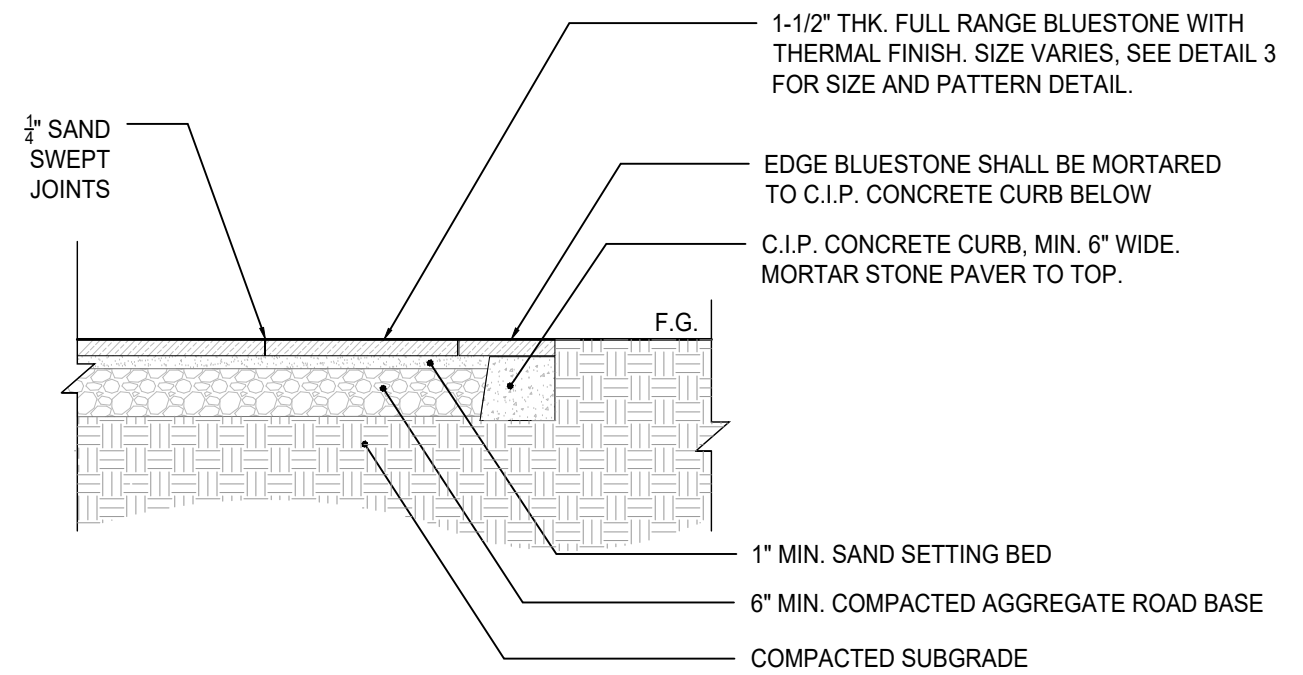
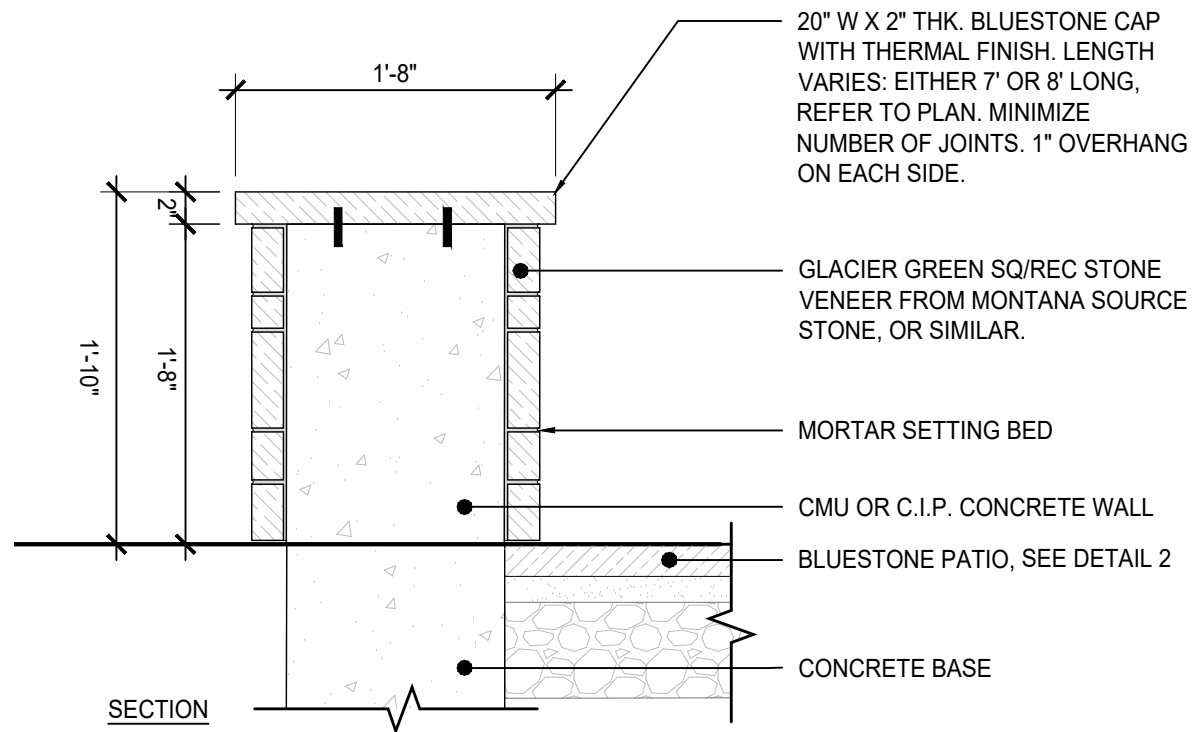


NOTE: SECTION IS FOR ILLUSTRATIVE PURPOSES ONLY, SHOWING GENERAL RELATIONSHIPS. SEE PLANS FOR SPECIFIC RELATIONSHIPS AND DIMENSIONS.

1 NORTH-SOUTH SECTION ELEVATION
SCALE: 1/4" = 1'-0"

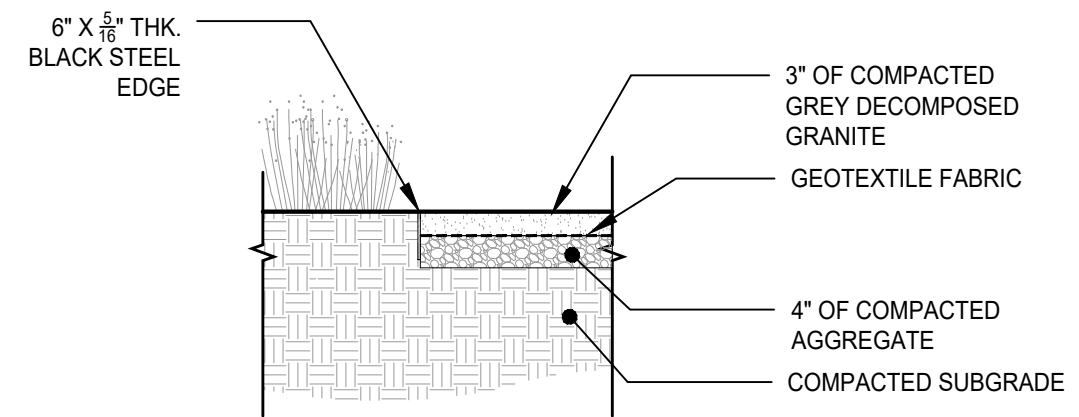
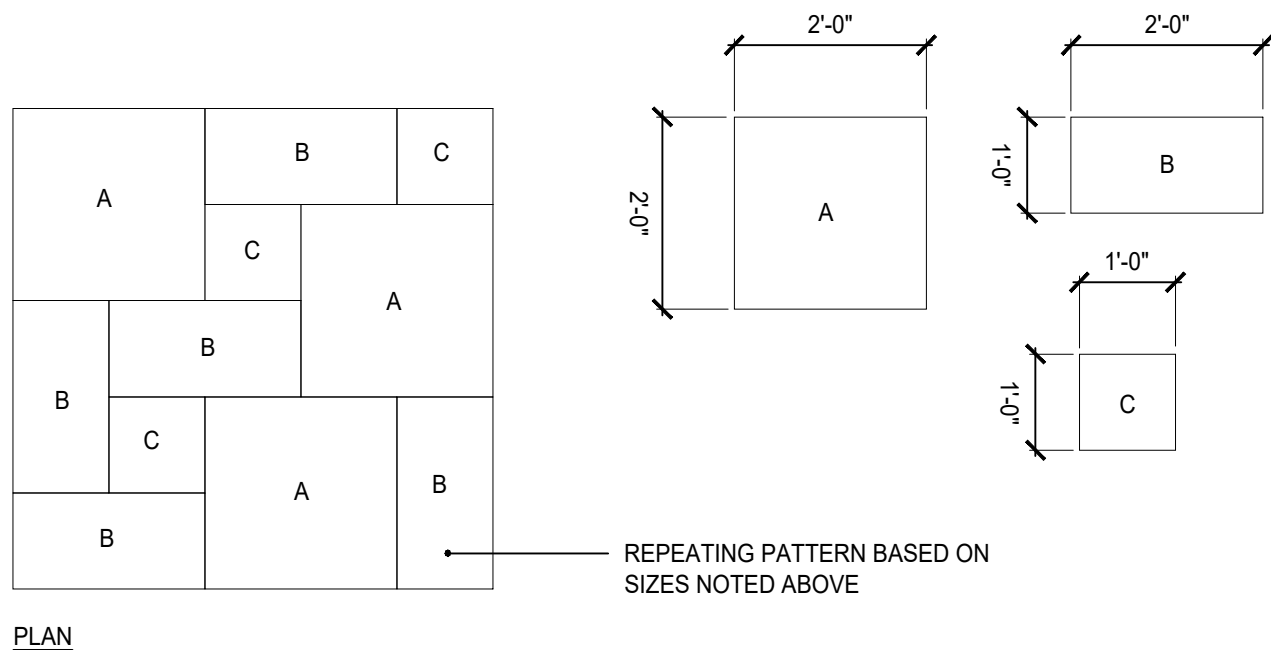
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1440 N Street, Sacramento, CA 95814

NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGNER	SEAL	PROJECT NO.	DRAWING TITLE
			MIRIDAE		07.02.21	SECTION
			Grow, Design, Build		AS NOTED	
			1322 F STREET SACRAMENTO, CA 95814 T. 202.215.1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-400



4 STONE VENEER SEATING WALL WITH BLUESTONE CAP
SCALE: 1/2" = 1'-0"

2 BLUESTONE PATIO AND PATH
SCALE: 1/2" = 1'-0"



3 BLUESTONE PATIO PAVING PATTERN
SCALE: 1/2" = 1'-0"

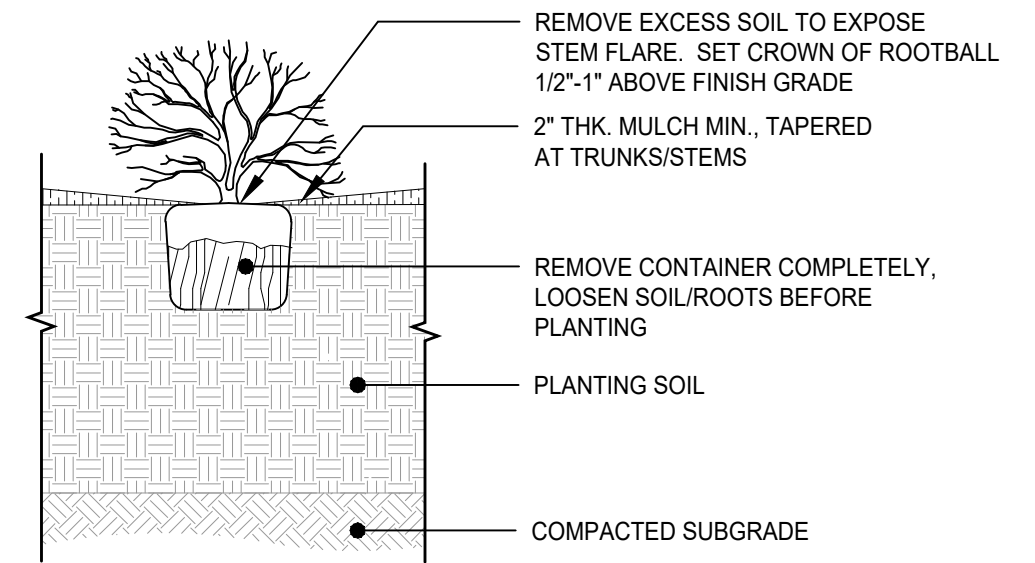
1 DECOMPOSED GRANITE PATH WITH STEEL EDGE
SCALE: 1/2" = 1'-0"

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NO.	ISSUE/DESCRIPTION	DATE	LANDSCAPE DESIGNER	SEAL	PROJECT NO.	DRAWING TITLE
			MIRIDAE		07.02.21	DETAILS
			Grow, Design, Build		AS NOTED	
			1322 F STREET SACRAMENTO, CA 95814 T. 202 215 1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-500

NOTES:

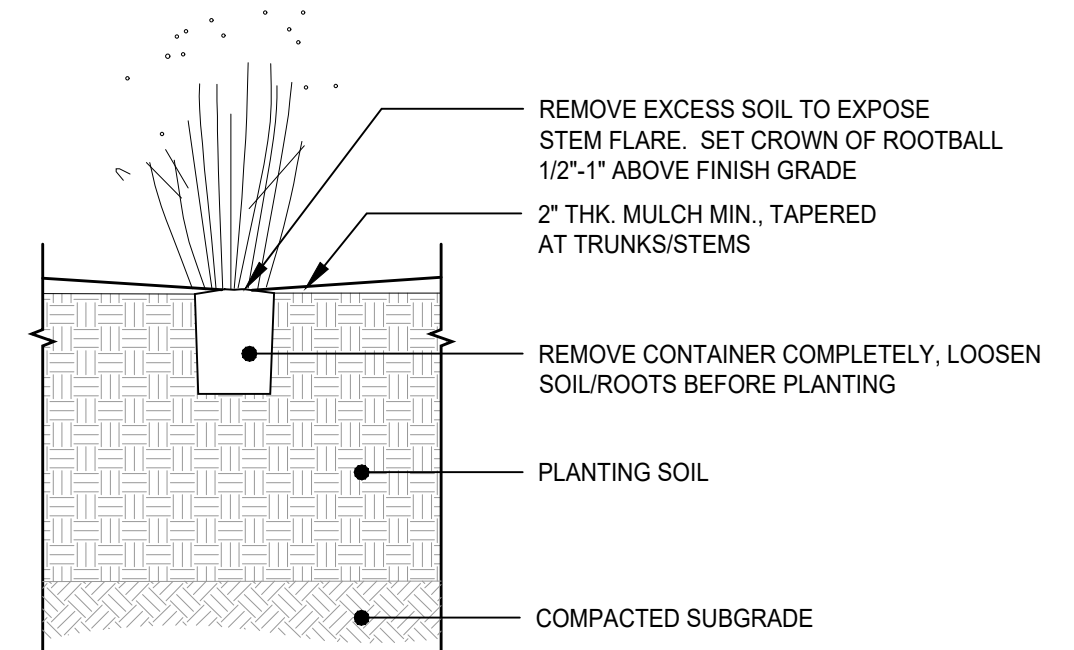
1. SEE L-200 FOR PLANTING PLAN
2. SEE L-300 FOR IRRIGATION PLAN
3. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE ROOT SYSTEMS OF EXISTING TREES.
4. PLANT GROUPINGS AND LOCATIONS ARE DIAGRAMMATIC THE LOCATION OF PLANTS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
5. ALL PLANTS SHALL BE PLANTED AT THE TIME OF DELIVERY DUE TO LIMITED STORAGE ON SITE. PLANTS IN THE SAME PLANTING BED SHALL BE PLANTED AT THE SAME TIME. ANY PLANTS REMAINING UNPLANTED ON THE SITE FOR MORE THAN 24 HOURS SHALL BE PROTECTED AND MAINTAINED INCLUDING BUT NOT LIMITED TO WATER AND SHADE. ANY DAMAGED PLANTS SHALL BE REPLACED AS DIRECTED, AT THE CONTRACTOR'S EXPENSE.
6. THERE WILL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL IMPLEMENT THE PLANTING PLAN AS SHOWN. PLANTS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO LAYOUT PROVIDED OR AS DIRECTED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
8. PLANTING BEDS SHALL RECEIVE A MIN. 3" THICK LAYER OF SHREDDED HARDWOOD MULCH, AS INDICATED ON THE PLANTING DETAILS.
9. PRIOR TO COMMENCING PLANTING, THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF THE ALL TREES FOR THE LANDSCAPE ARCHITECT'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD. THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
10. PLANT MATERIAL WHICH HAS BECOME DAMAGED OR DISEASED OR WHICH IS UNACCEPTABLE TO THE LANDSCAPE ARCHITECT MAY BE REJECTED UPON DELIVERY TO THE SITE.
11. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
12. AT ALL TIMES, THE SITE SHALL BE KEPT NEAT AND FREE OF DEBRIS LEFT FROM THE PLANTING OPERATION.
13. ALL PLANT MATERIAL TO BE VIGOROUS, AND FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL TO BE TRUE REPRESENTATIVES OF THEIR SPECIES.
14. ALL PLANT TAGS MUST REMAIN ON THE PLANT MATERIAL UNTIL THE LANDSCAPE ARCHITECT REVIEWS THE LAYOUT AND APPROVES QUANTITIES.



2

SMALL TREE AND SHRUB PLANT DETAIL

SCALE: 1/2" = 1'-0"



1

GRASS AND PERENNIAL PLANT DETAIL

SCALE: 1/2" = 1'-0"

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			Grow, Design, Build		AS NOTED	
			1322 F STREET SACRAMENTO, CA 95814 T. 202 215 1813 kate@miridae.com		DRAWN BY: KH	DRAWING NO. L-501



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

Dean Courtyard Landscaping Project – 1400 N Street, Sacramento

Job Walk Date: Wednesday, November 10, 2021 @ 10:00 a.m. @ 1400 N Street, Sacramento

Bid Due Date: Thursday, November 18, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	SAENZ LANDSCAPE CONSO 12167 Folsom Blvd Rancho Cordova	A-27	916-297-0555	Michaelsaenz08@ATT.NET	 11-10-21
2.	Emilia Ruelas 1863 E. Louise Ave Lathrop, CA 95336		(914) 939-6600	estimator@marinaco.com	
3.	Abide Builders 825 Riverside Parkway West Sac	A	916-375-1009	ppizz@Abidebuilders.COM	 11-10
4.	Ryan Petree 1320 Ascot Ave Sacramento, CA	CSWB	916-275-3962	ryan@elite.gs	 11/10/21
5.					
6.					



CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received

Project: Dean Courtyard Landscape Project – 1400 N Street, Sacramento

Job Walk: Wednesday, November 10, 2021 @ 10:00 a.m. @ 1400 N Street, Sacramento

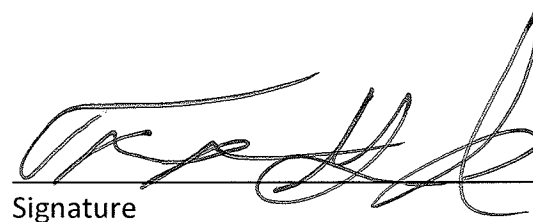
Bid Opening: Thursday, November 18, 2021 @ 2:00 p.m. @ 701 S Street, Sacramento

	Name of Company	Bid
1.	Saenz Landscape	\$ 88,899.00
2.	Elite Service Experts	\$ 123,000.00
3.	Marina Landscape Inc.	\$ 72,400.00
4.		
5.		
6.		
7.		
8.		
9.		
10.		

NR

Verified: 11-18-21
Date


Signature


Signature

RESOLUTION NO. 21- 43

Adopted by the Capitol Area Development Authority

December 10, 2021

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE 2021 DEAN COURTYARD LANDSCAPING
PROJECT (1400 N ST)**

WHEREAS, CADA conducted a formal bid process for the 2021 Dean Courtyard Landscaping Project; and

WHEREAS, Marina Landscape Inc. is the lowest responsive, responsible bidder with a bid of \$72,400.00 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 Marina Landscape Inc. in the amount of \$72,400.00.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors