



March 10, 2023

TO: CADA Board of Directors

SUBJECT: **March 17, 2023 Board Meeting**
AGENDA ITEM 5
BIELE COURTYARD LANDSCAPING PROJECT - 1421 15TH STREET

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 Biele Courtyard Landscaping Project at 1421 15th Street with F. Loduca Company in the amount of \$51,020.00, and to amend the Construction Improvement Program (CIP) Budget by \$9,100 for this project.

BACKGROUND

Biele Place is a 35-unit senior apartment community constructed in 1984 and managed by CADA. Over the years, the building's courtyard patio had become cracked and severely deteriorated due to the tree root growth; the trees had been planted directly in the courtyard patio and had grown too large for the space. This was a safety hazard for the building's residents and was remedied in October 2021 when the existing patio was removed and a new concrete patio was poured. During construction, many plants and smaller trees were removed from the area, which has left the courtyard in need of updated landscaping.

The project design plans were prepared by Miridae, a professional landscape design company, and once approved by CADA staff, were used to bid out the work. The contractor will install new plants, trees, irrigation, drainage, and hardscape. (See Attachment 3 – Biele Courtyard Landscape Drawing Set).

Staff solicited bids for the Biele Courtyard Landscaping Project through CADA's formal bidding process. The bid package was released on November 16, 2022.

The mandatory Pre-Bid Job Walk was held on November 30, 2022 at 10:00 a.m., and was attended by four contractors. (See Attachment 1 – Job Walk Sign-in Sheet). Three bid submissions were received on the January 12, 2023 due date. (See Attachment 2 – Bid Tabulation Form).

Saenz Landscape submitted a bid of \$57,154.00, Elite Service Experts submitted a bid of \$73,920.00, and F. Loduca Company submitted a bid of \$51,020.00, 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 F. Loduca Company in the amount of \$51,020.00.

If the Board approves this recommendation, staff will issue a notice of award to F. Loduca Company immediately. The work should commence by March 31, 2023 and the contractor anticipates the work will take approximately 6-8 weeks to complete, weather permitting.

Board approval of the recommended action will allow CADA to move forward with the project and will allow our tenants to live in an upgraded building where they will have access to a safe and functional outdoor area to enjoy. At a later date, CADA will install a shade structure in the courtyard.

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 before any work can begin.

FINANCIAL IMPACTS

Work under this contract will be performed using funds already allocated within the CIP budgets. The FY 22/23 Major Construction budget, which was adopted by the Board in June 2022, contains a total of \$42,000.00 for this project. The additional \$9,100.00 will be funded through approved draws on the properties Equipment Replacement Reserve.

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 meets the CADA Strategic Plan goal of: "Providing 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. Job Walk Sign-in Sheet - Biele Courtyard Landscaping Project
2. Bid Tabulation Form - Biele Courtyard Landscaping Project
3. Biele Courtyard Landscape Drawing Set
4. Addendum to Biele Courtyard Landscape Drawing Set
5. 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

Biele Courtyard Landscaping Project – 1421 15th Street, Sacramento

Job Walk Date: Wednesday, November 30, 2022 @ 10:00 a.m. @ 1421 15th Street, Sacramento

Bid Due Date: Wednesday, December 7, 2022 @ 2:00 p.m. @ 1522 14th Street, Sacramento – tgandara@cadanet.org

	Name and Address of Company	License Type and Number	Phone	Email	Signature/Date
1.	Saenz Landscape		916-294-0555	michaelsaenz08@att.net	Phil Ram - 11-30-22
2.	Yard Birds Landscaping & Maintenance		530 605 6219	yardbirds5955@gmail.com	De 11-30-22
3.	ELITE SERVICE EXPERTS		916 568 1400		11/30/22
4.	Elite service experts		916 317-0317	dflores@elite.gs	David Flores
5.	F. Loduca Co		209-957-9797	frank.loduca@att.net	Vzrk
6.					
7.					


CAPITOL AREA DEVELOPMENT AUTHORITY — Bids Received
Project: Biele Courtyard Landscape Project – 1421 15th Street, Sacramento
Job Walk: Wednesday, November 30, 2022 @ 10:00 a.m. @ 1421 15th Street, Sacramento
Bid Opening: Thursday, January 12, 2023 @ 2:00 p.m. @ 1522 14th Street, Sacramento

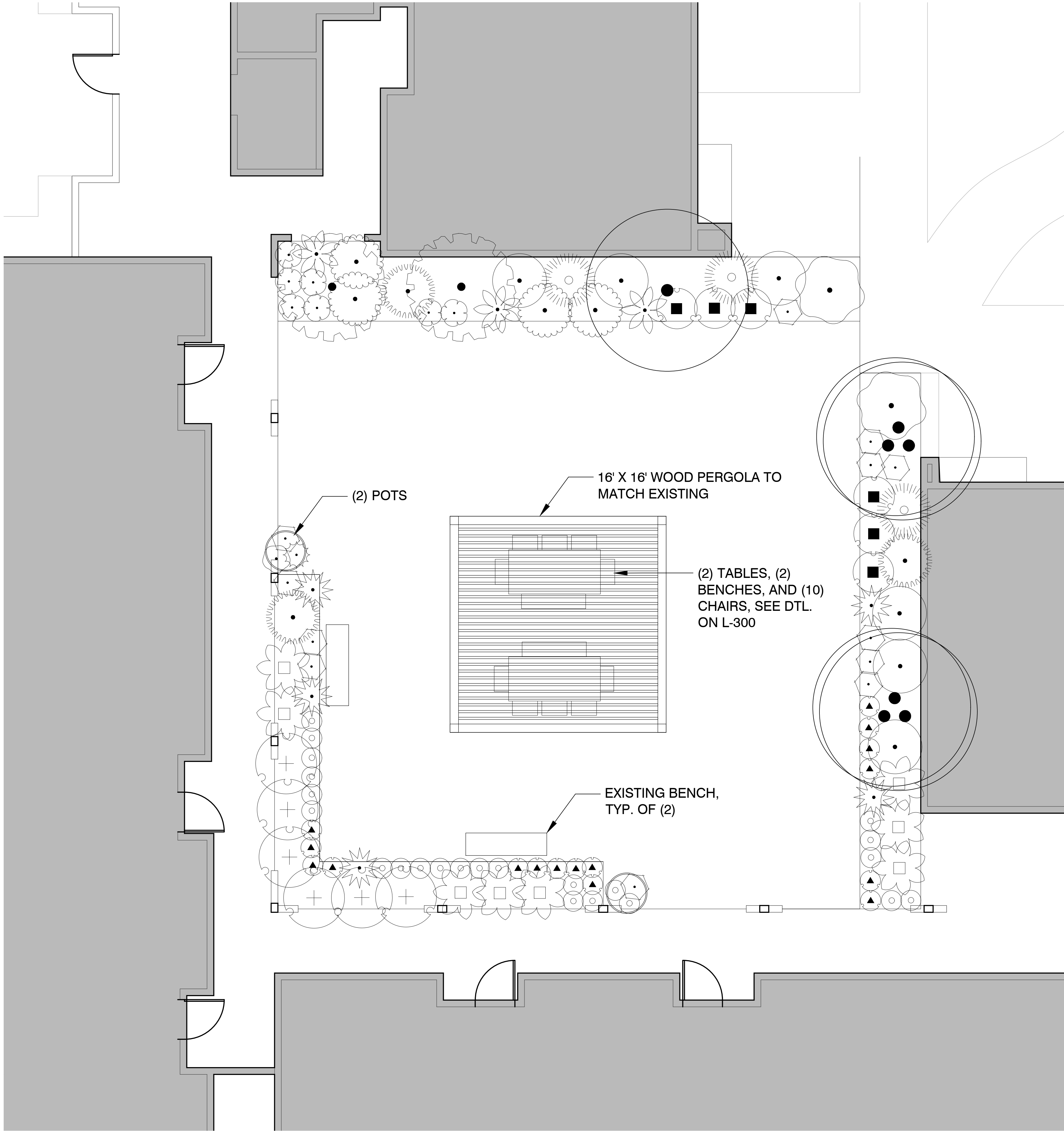
	Name of Company	Base / Alternate Bid
1.	Elite Servies Exports	\$ 73,920.00 / \$ 2,450.00
2.	Saenz Landscape	\$ 57,154.00 / \$ 28,634.00
3.	F. Loduca Company	\$ 51,020.00 / \$ 16,331.00
4.		
5.		
6.		
7.		
8.		
9.		
10.		

 Verified: 1-12-23

Date

Signature

Signature



PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	CER WES	Cercis occidentalis / Western Redbud Multi-trunk
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	CEA HAR	Ceanothus x 'Ray Hartman' / Ray Hartman Wild Lilac
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper
	FRA CYO	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
<u>FERNS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	WOO FIM	Woodwardia fimbriata / Giant Chain Fern
<u>GRASSES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	FES CA3	Festuca californica / California Fescue
	MUH RI2	Muhlenbergia rigens / Deer Grass
<u>PERENNIALS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	EPI EV2	Epilobium canum latifolium 'Everett's Choice' / Everett's California Fuchsia
	ERI LA2	Eriophyllum lanatum / Woolly Sunflower
	GAU WHI	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura
	GER CAN	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill
	HEU XOL	Heuchera x 'Old La Rochette' / Old La Rochette Coral Bells
	MON VI2	Monardella villosa / Coyote Mint
	SAL BEE	Salvia x 'Bee's Bliss' / Bee's Bliss Sage
	VER LIL	Verbena lilacina 'De la Mina' / De la Mina Lilac Verbena
<u>SUCCULENTS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
	AGA ATT	Agave attenuata / Foxtail Agave
	AGA BLF	Agave x 'Blue Flame' / Blue Flame Agave

- NOTES:
- QUANTITIES AND SIZES NOTED IN THIS DRAWING AND PLANT SCHEDULE MAY CHANGE BASED ON FINAL ON-SITE LAYOUT, WHICH WILL BE DONE BY THE LANDSCAPE ARCHITECT'S AND/OR CLIENT'S DISCRETION.
 - ANY EXISTING PLANTS TO BE REMOVED WILL BE TAGGED BY THE CLIENT AND THE LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
 - REFER TO PLANT SCHEDULE ON L-101 FOR A COMPREHENSIVE LIST OF SPECIES, QUANTITIES, CHARACTERISTICS, AND MAINTENANCE INFORMATION.
 - SEE L-200 FOR IRRIGATION DIAGRAM AND IRRIGATION SPECIFICATIONS.
 - GRADE TO REDIRECT WATER AWAY FROM THE BUILDINGS.
 - CLIENT SHALL PROVIDE ANY OUTDOOR FURNITURE.

General Notes

No.	Revision/Issue	Date

Designed By:
MIRIDAE
1385 TERMINAL STREET
WEST SACRAMENTO, CA 95691
530-723-6207
ADMIN@MIRIDAE.COM
WWW.MIRIDAE.COM

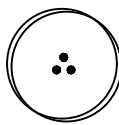
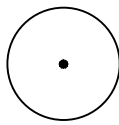
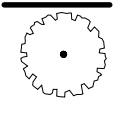
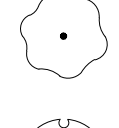
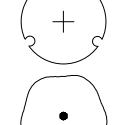
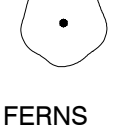
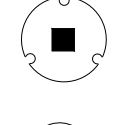
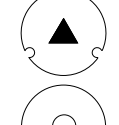
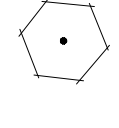
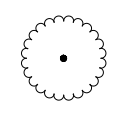
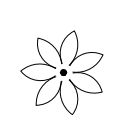
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Project/Client:
CAPITAL AREA
DEVELOPMENT AUTHORITY

PROJECT DESCRIPTION
1522 14TH STREET
SACRAMENTO, CA 95814

Project BIELE PLACE	Sheet LANDSCAPE PLAN
Date 02.21.2022	L-100
Scale 1/4" = 1'-0"	

PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	CER WES	Cercis occidentalis / Western Redbud Multi-trunk	24"	2	Does not require much pruning or maintenance. If left unchecked, it will eventually grow to approximately 12-20'. Responds well to pruning/occasional hard pruning.
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	CEA HAR	Ceanothus x 'Ray Hartman' / Ray Hartman Wild Lilac	15 gal.	1	Let the plant establish itself for a few years. After the second year, begin to trim bottom branches off of its main trunk slowly, at 3 month intervals. Nip or prune up to 6' off the tips of some of your top branches and start shaping your tree.
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	ARC HOW	Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Vine Hill Manzanita	5 gal.	2	Selectively prune to remove dead branches or to reveal structure and avoid unnecessary pruning. Sterilize pruning shears with alcohol between cuts to prevent the spread of branch die-back, caused by a naturally occurring fungal pathogen.
	CEA YAN	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	5 gal.	2	Tolerates sheering with a hedge trimmer well. It doesn't like hacking though, a couple of hard prunings can kill it.
	FRA CYO	Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	6	Tolerates heavy pruning if desired.
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal.	1	No regular pruning required
<u>FERNS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	WOO FIM	Woodwardia fimbriata / Giant Chain Fern	1 gal.	8	Keep moist in summer and watered if not winter rain. Remove dry fronds to improve appearance and encourage new growth.
<u>GRASSES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	FES CA3	Festuca californica / California Fescue	1 gal.	1	Deadhead late summer. If untidy, them either rake out dead leaves or cut 2/3 off the top in late fall.
	MUH R12	Muhlenbergia rigens / Deer Grass	1 gal.	3	Deadhead in early winter. If rangy or tired looking, cut back to 6" late fall to early spring. Divide and plant in winter and spring.
<u>PERENNIALS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	EPI EV2	Epilobium canum latifolium 'Everett's Choice' / Everett's California Fuchsia	1 gal.	6	Pruning plants down to a few inches in late autumn helps to rejuvenate them for the following year.
	ERI LA2	Eriophyllum lanatum / Woolly Sunflower	1 gal.	7	Deadhead regularly to prolong flowering and prevent unwanted seedlings. Cut back after flowering to maintain a compact habit.
	GAU WH1	Gaura lindheimeri 'Whirling Butterflies' / Whirling Butterflies Gaura	1 gal.	3	Prune it back in early spring and again in early summer after the first flowering flush ends to tidy it up or to avoid overcrowding. Reduce stem length by 6 to 20 inches, so long as no more than 1/2 of all stem length is removed.
	GER CAN	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 gal.	16	No pruning needs.
	HEU XOL	Heuchera x 'Old La Rochette' / Old La Rochette Coral Bells	1 gal.	23	Remove coral bell blooms as soon as they begin to wilt. Cut them at the base of the stem. This encourages more flowering and more foliage growth. Remove any additional dead or damaged foliage with shears before regrowth begins in the early spring.
	MON V12	Monardella villosa / Coyote Mint	1 gal.	12	During the blooming season, deadheading encourages plants to produce more flowers and bloom longer. Every year, cut plants back by about 1/3rd of their height in the fall or winter.
	SAL BEE	Salvia x 'Bee's Bliss' / Bee's Bliss Sage	5 gal.	4	Remove dead seed heads in the Fall - leave some of the dry seed heads for habitat for birds. Cut back by up to 1/3 to 1/2 or more of the leafy part of the branches in Fall to keep compact form, but leave at least two leafy nodes per branch.
	VER LIL	Verbena lilacina 'De la Mina' / De la Mina Lilac Verbena	5 gal.	6	Occasional deadheading prolongs the blooming season and helps the plant to maintain a nice rounded shape. Once a year, cut the plant back by at least a third to prevent it from becoming too leggy and woody.
<u>SUCCULENTS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	AGA ATT	Agave attenuata / Foxtail Agave	1 gal.	5	Remove the offsets if they're crowding the mother plant. Prune if you're worried about the leaves getting too large. You may want to remove the basal suckers for aesthetics or propagation purposes.
	AGA BLF	Agave x 'Blue Flame' / Blue Flame Agave	1 gal.	3	Over time, some of the lower leaves of agaves naturally die and dry out as new leaves grow. Dry leaves can be carefully pulled off or cut with a serrated blade. If the bottom leaves become too wet, they will begin to rot. Remove them as soon as possible.

General Notes

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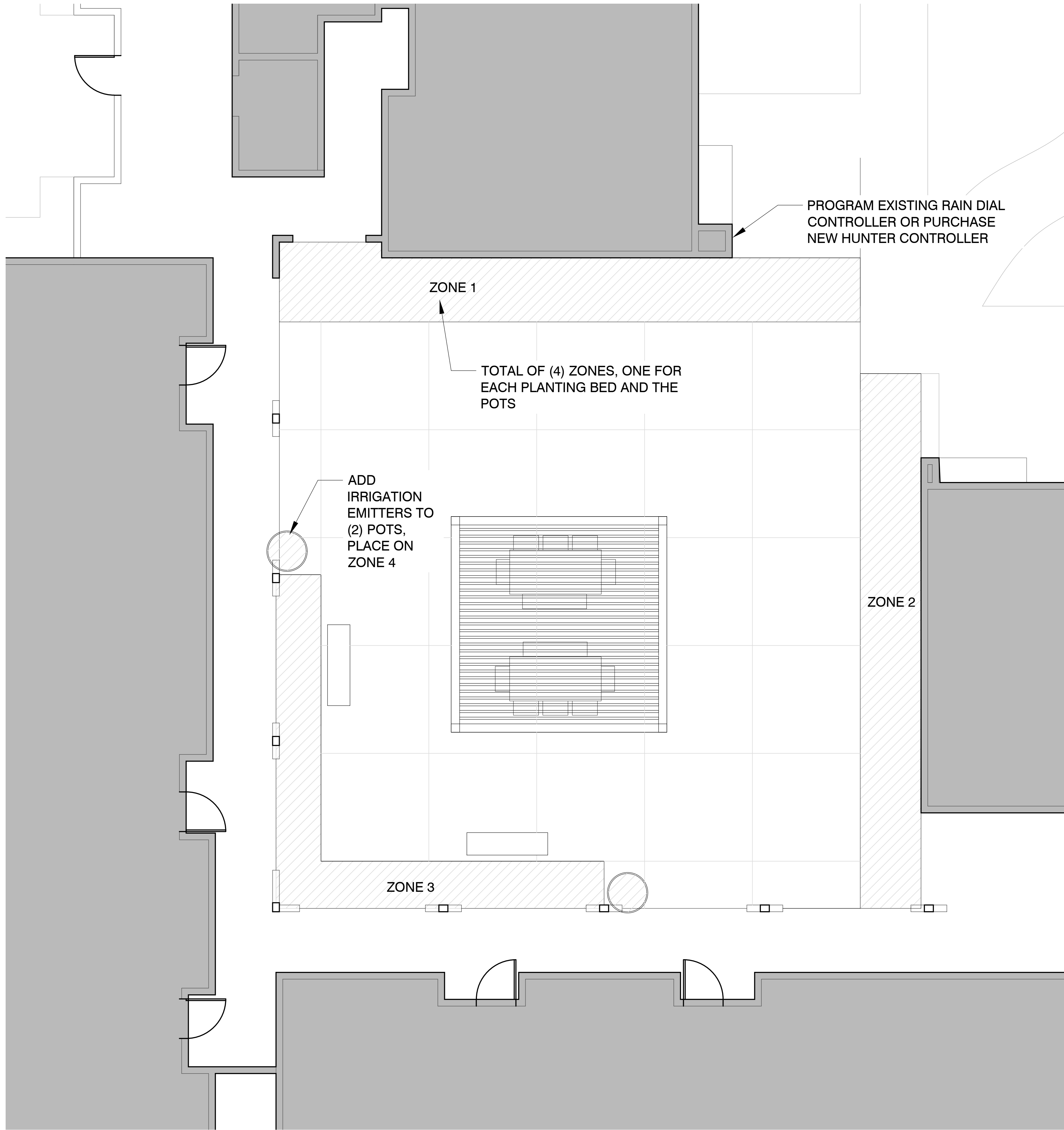
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(SEAL)

Project/Client:
CAPITAL AREA
DEVELOPMENT AUTHORITY

PROJECT DESCRIPTION
1522 14TH STREET
SACRAMENTO, CA 95814

Project BIELE PLACE	Sheet PLANT SCHEDULE
Date 02.21.2022	L-101
Scale 1/4" = 1'-0"	



- IRRIGATION NOTES:
1. REUSE EXISTING RAIN DIAL CONTROLLER OR PURCHASE NEW HUNTER PRO-HC CONTROLLER
 2. INSTALL DRIP IRRIGATION PER SPECIFICATIONS:
 - 2.1. INSTALL (4) 1" ANTI-SIPHON VALVES WITH FILTER-REGULATORS
 - 2.2. WIRE VALVES TO IRRIGATION CONTROLLER
 - 2.3. INSTALL 24" GRID OF NETAFIM WITH BUILT-IN 0.46 GPH EMITTERS EVERY 12"
 - 2.4. TRENCH NETAFIM AT GRADE
 - 2.4. ASSUMES PCB STUBS ARE EXISTING IN EACH PLANTING AREA
 - 2.5. ASSUMES GATE OR BALL VALVE BETWEEN EACH STUB AND THE MAIN

General Notes		
No.	Revision/Issue	Date

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(SEAL)

Project/Client:
**CAPITAL AREA
DEVELOPMENT AUTHORITY**

PROJECT DESCRIPTION
1522 14TH STREET
SACRAMENTO, CA 95814

Project BIELE PLACE	Sheet IRRIGATION PLAN L-200
Date 02.21.2022	
Scale 1/4" = 1'-0"	



FERMOB LUXEMBOURG TABLE
COLOR: ACAPULCO BLUE
DIMENSIONS: 100 CM WIDE X 207 CM LENGTH X 74 CM HIGH



FERMOB LUXEMBOURG 3/4-SEATER BENCH
COLOR: ACAPULCO BLUE
DIMENSIONS: 42.5 CM WIDE X 145 CM LENGTH X 48.8 CM HIGH



FERMOB LUXEMBOURG CHAIR
COLOR: ACAPULCO BLUE
DIMENSIONS: 49 CM WIDE X 57 CM LENGTH X 88 CM HIGH

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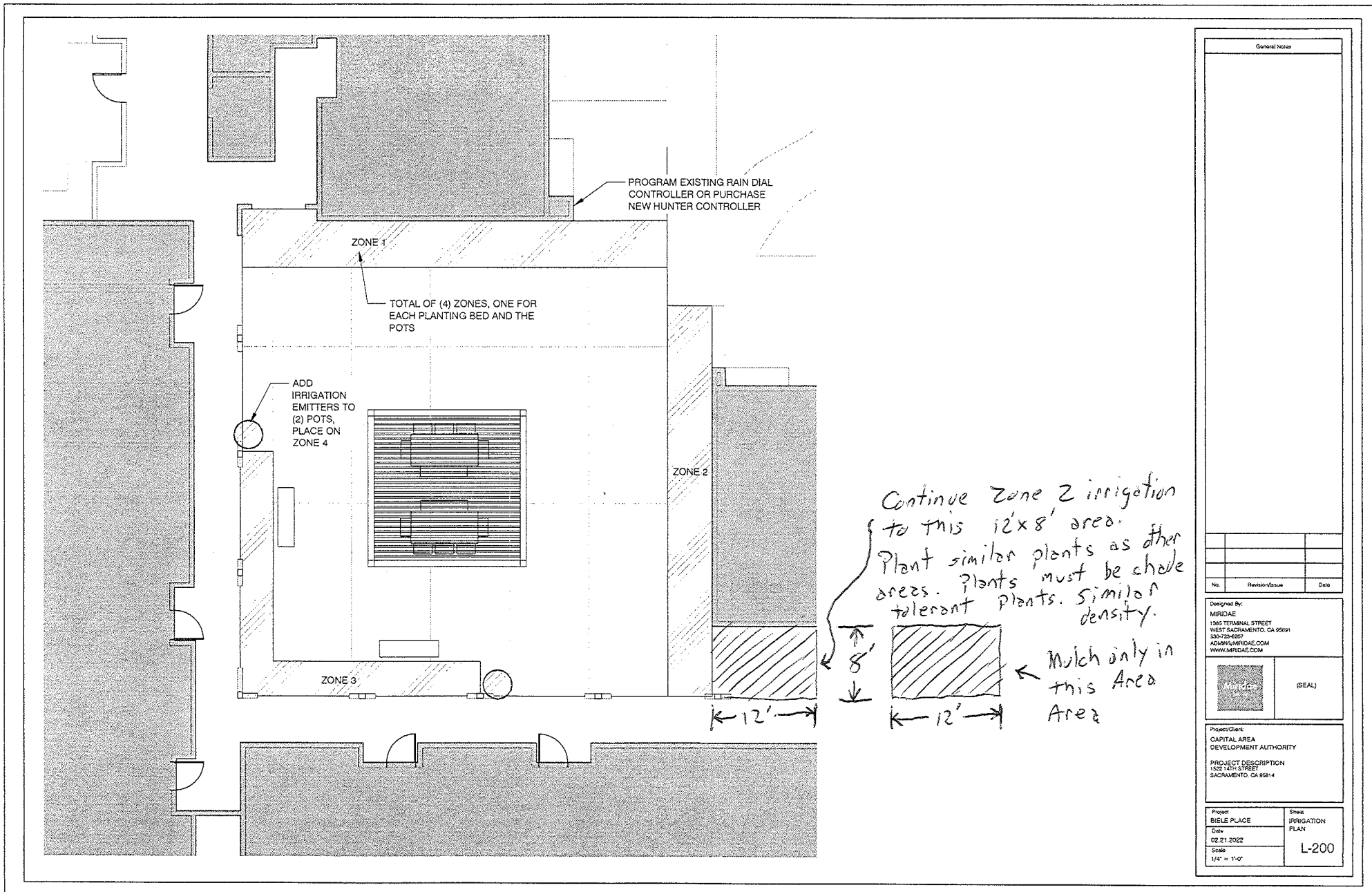
Project/Client:
CAPITAL AREA
DEVELOPMENT AUTHORITY

PROJECT DESCRIPTION
1522 14TH STREET
SACRAMENTO, CA 95814

Project BIELE PLACE	Sheet FURNITURE DETAILS
Date 02.21.2022	L-300
Scale NTS	

Addendum to Biele Courtyard Project Bid Package

Attachment 4



RESOLUTION NO. 23 – 10

Adopted by the Capitol Area Development Authority

March 17, 2023

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
CONSTRUCTION CONTRACT FOR THE BIELE COURTYARD LANDSCAPING PROJECT
(1421 15th STREET)**

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

WHEREAS, F. Loduca Company is the lowest responsive, responsible bidder having submitted a bid of \$51,020.00 and has advised CADA of its interest in being awarded the contract and completing the work; and

WHEREAS, staff recommends a budget amendment to the current CIP project budget in the amount of \$9,100.

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 F. Loduca Company in the amount of \$51,020.00 for the Biele Courtyard Landscaping Project and amend the current budget by \$9,100.

Ann Bailey, Chair

ATTEST:

Tara Gandara
Secretary to the Board of Directors