

UTOPIAN LANDSCAPES

PROPOSAL

Saddle Creek Median Islands Landscape Assessments and Upgrades

Utopian Landscapes shall provide and perform services as outlined by the Saddle Creek Community Services District's RFP dated 10/17/17 as well as addendum #1 to said RFP/Q received from the CSD on 11/10/17.

Dated 11/13/17

Utopian Landscapes
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(209) 320-0707 Fax

Contact: Justin Ware
Title: Principal Landscape Architect
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STATEMENT OF QUALIFICATIONS

Company Overview:

Utopian Landscapes is a privately owned landscape architecture and design firm located in Stockton, California. Originally founded by our Principal Landscape Architect Justin Ware as a custom residential design firm in 2003, the firm was expanded in 2005 to offer a full complement of professional design services on projects throughout California.

We currently provide a multitude of professional services to home owners as well as the building and design industries. Among our professional clients are residential developers, commercial developers, engineers, architects, construction companies, contractors, government agencies, and fellow landscape architects.

While many landscape architecture firms work solely on larger commercial projects, Utopian Landscapes works on approximately 15 custom residential projects a year. These projects working directly with homeowners gives us a familiarity in working with public input on projects. This experience applies directly to the Saddle Creek Median Islands project due to the number of local residents and HOA members who are interested in having input on the design concepts and final development of the overall project.

FAMILIARITY WITH DROUGHT TOLERANT DESIGN

As outlined in the RFP as well as discussed at the site meeting on 11/1/17, this project is to conform to the requirements of the state of California Model Efficient Landscape Guidelines (MWELo). Although these requirements became mandatory throughout California on January 1, 2015, the regulations were released to public agencies well before that and municipalities were encouraged to adopt them and integrate them into their municipal code prior to it being mandatory to do so. Utopian Landscapes first encountered these guidelines while working on a commercial project (Applebee's Restaurant) in the city of Vallejo in 2010. Since that time, we have worked on dozens of projects that have conformed to the MWELo guidelines - from individual homeowner yards to public school work. The MWELo guidelines have been revised and updated twice since our initial work with them and we have been kept apprised of the ongoing changes and updates as they've been made.

SIMILAR PROJECTS COMPLETED

El Macero Median Island – El Macero CA (Client – Yolo County):

-Utopian Landscapes provided design services for this exact type of project for the El Macero golf course community near Davis, CA. Due to the historic CA drought, the El Macero community stopped watering their median islands throughout the community, and looked to us for water efficient designs in order to replace the dead lawn areas. In addition to design services, our scope of work included meeting with the HOA board members and Yolo County Representatives, accepting and commenting on public input, and coordinating submittals with Yolo County personnel.

Date of Project: February 2017 through August 2017

References for project:

Bill Dendy – El Macero President (530) 758-0455
David Ewing – Project Coordinator for El Macero (530) 304-0972
Tim Lien – Project Representative for El Macero (916) 737-8640
Steven Lynch - Project Representative for El Macero (530) 304-6465
Beth Gabor – Yolo County Representative (530) 666-8042

Public Representatives:

Katie Hoff - jhoff10038@aol.com
Christa Jackson – cljack@gmail.com
Henry Spoto – hrsfoto@gmail.com
Joan Middlekauff – joanhome09@yahoo.com
Kimberly Robben – Kimberly_robber@yahoo.com

Poetry Gardens – Concord, CA:

-Utopian Landscapes was hired to take over the landscape design and site specifications from another landscape architecture firm for a master planned HOA community in Concord. Our scope of work included revising the plant legend and layout to meet current MWELo guidelines, update specifications with products and materials currently available, and achieve final approval from the city of Concord.

Date of Project: Project was started in 2009, put on hold during the recession, then completed in Spring of 2017. MWELo guidelines were provided/updated twice: first to the regulations in effect in 2009 and then to the updated guidelines in place in 2017.

Reference for project: Mr. Monte Davis Project Manager with Discovery Builders
(925) 682-6419

Vallejo Applebee's – Vallejo, CA:

-Renovation of existing landscaping to include a series of retaining walls to create a terraced layout. This was the first project Utopian Landscapes worked on to adhere to MWELo guidelines. Our design removed a large amount of lawn as well as high water using plants and the associated high water demand spray irrigation system. The newly created terraced landscape was planted with low water using ground cover to stabilize the soil and planted sporadically with low water using shrubs and trees to give vertical visual appeal without interfering with views from the building. By replacing the spray irrigation system with a low water use drip system, the overall water use for the site was cut by more than one half.

Date of Project: May/June 2010

Reference for project: Mr. Bob Quenzel – project landscape contractor (209) 333-2883

Edison High School Modernization – Stockton, CA

-Renovation of the oldest high school in Stockton. 80% of the campus has been or is slated for demolition. New construction will update and modernize the campus for the 21st century and beyond. Utopian Landscapes has worked closely with the project architect as well as Stockton Unified School District to create landscape layouts, circulation routes, and student use areas that are low maintenance, functional, and visually appealing. Thus far, Utopian Landscapes has designed a campus amphitheater at the quad, a shaded patio area adjacent to the cafeteria, student reading area/courtyard off of the library, and decorative landscape areas throughout the campus. Additionally, the entire campus has been designed with a modern central control irrigation system that can be remotely controlled by the facilities department. Similar to the Saddle Creek Project and its input and use by residents, the Edison High School project took into account student use and movement through the site. Both projects taking public presence into design considerations.

Date of Project: July 2012 - present

Reference for project: Mr. Tim Dearborn – Project Architect with Architechnica
(209) 952-5850

ADDITIONAL PROJECT SUMMARIES AND REFERENCES AVAILABLE UPON REQUEST

APPROACH TO WORK

Utopian Landscapes works on a wide variety of projects. As already mentioned in this proposal, we have experience ranging from small intimate front and back yards for individual homeowners, schools, commercial buildings, master planned communities, and single family subdivisions to apartment complexes, hotels, and public school sites. Each of these types of projects is approached somewhat differently. In the case of the Saddle Creek project, we anticipate spending a number of hours gathering information, attending meetings, getting public input, doing research, and visiting the site before any actual design work is done. As discussed at the November 1, 2017 meeting, there is some question as to what files will be available to begin with. One of our initial tasks will be to determine the best way to create accurate base maps to work from. This may involve having the site surveyed, measuring portions of the site ourselves, coordinating with Ralph and Greg due to their familiarity with the site, and utilizing any hard copies of the original plans you may have. After the base map situation is figured out, we would want to determine if there is a construction budget in mind to adhere to, what public input has been received thus far, visit the site to determine what existing landscape may be able to be saved and integrated into the new design, and propose possible design solutions for particular areas while walking the site. It is anticipated that a minimum of 40 hours will be spent gathering information and input will be spent prior to beginning the actual design phase. Once the design phase is begun, progress drawings will be submitted as frequently as necessary to get CSD and/or public input. The final conceptual designs will take as much of this input into account as possible, while still adhering to the established budget (if any). Upon approval of a final conceptual design, a similar approach will be taken with the construction document phase – mostly involving product specifications and the CSD and public's preferences. We see this as a very hands on project for both the CSD and Saddle Creek residents and we would strive to meet as many of the desires of both parties as possible. Additionally per the RFP, we understand it is the community's intent to follow up or continue the drought tolerant design and practices throughout the entire district. This intent will be kept in mind throughout our work on the project – specifically taking into account the lack of a central control irrigation system.

Proposer's staff and subcontractors:

Utopian Landscapes Staff:

Justin Ware – Owner & principal landscape architect. Registered in the State of California as Landscape Architect #5033

Allan Johnson – Construction Consultant, Cost Estimator, Construction Administration, Bid Coordination & Management

California Landscape Contractor # 814868

George Schoepf – Landscape Designer/Project Manager, Cost Estimator

Phil McKenna – CAD operator

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Subcontractors: (if necessary)

Baumbach & Piazza, Lodi CA – Civil Engineer & Surveyor to be used if necessary

EXPERIENCE AND REFERENCES

Principal's Experiences

Mr. Ware has been licensed as a landscape architect in the state of California for the past 12 years. Prior to obtaining that, Mr. Ware worked as a landscape designer working toward licensure and worked as a student intern for two years during his final years majoring in Landscape Architecture at UC Davis. In total – including internships – Mr. Ware has worked in the landscape architecture field for the past 20 years. In that time, Mr. Ware has been project manager on more than 300 projects – ranging from intimate backyard designs to the complete renovation of a local high school (see project summary below). Each project Mr. Ware works on has its own set of design challenges and each challenge is welcomed as a new opportunity to provide interesting yet feasible design solutions.

Support staff experiences

Mr. Johnson has been an integral part of Mr. Ware's development as a landscape architect over the last 17 years. First as a supervisor at a company we both worked for long ago, and now as a long time consultant to Utopian Landscapes. Mr. Johnson has more than 30 years of experience in the landscape industry – including work as a contractor, estimator, and designer.

Mr. Schoepf has worked in the landscape industry as both a cost estimator and designer for the past 18 years. Mr. Schoepf generally provides assistance to Utopian Landscapes with custom residential design as well as cost estimates.

Mr. McKenna has provided CAD assistance to Utopian Landscapes for the past nine years. His experience began with a degree from ITT Technical Institute in 2001. He has provided CAD assistance to not only Utopian Landscapes, but also local electrical and civil engineering firms.

Subcontractor's experiences

Baumbach & Piazza is a Civil Engineering and Surveying firm located in Lodi, CA. Originally founded in the 1960s, the firm is currently run by long time principals Steve Pechin and Josh Elson. Utopian Landscapes has worked in conjunction with Baumbach & Piazza on a number of projects since our inception.

Baumbach & Piazza Engineering
323 W Elm St
Lodi, CA 95240
(209) 368-6618
Steve Pechin (Principal)

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STAFF HOURS REQUIRED

It is anticipated that Mr. Ware will provide 80% of the design work for the Phase 1 conceptual plans. Support staff (Mr. Johnson, Mr. Schoepf, and Mr. McKenna) will be utilized as needed to create the project base sheets and complete the concepts and designs efficiently and on time.

If phase 2 is carried out, it is anticipated that support staff will produce all production level drawings (irrigation layout & design, construction details, product specification lists, and MWELC calculations). Mr. Ware will check and oversee all work prepared by support staff during phase 2.

The proposed sub consultant – Baumbach and Piazza will be utilized to provide surveys of the sites as necessary as well as any civil engineering services that may be required.

Estimated Principal Hours – Phase 1 – 100 Hours

Estimated Support Staff Hours – Phase 1 – 50 Hours

Estimated Principal Hours – Phase 2 – 50 Hours

Estimated Support Staff Hours – Phase 2 – 150 Hours

PROPOSED SCHEDULE OF WORK

12/1/17 – Project awarded and contract executed

12/1/17 – 12/15/17 – Coordination with CDC staff to create base maps for project

12/15/17 – 12/31/17 – Initial public and CDC staff input, interviews, & meetings

1/1/18 – 1/19/18 – Creation of three design concepts for presentation

1/20/18 – 1/31/18 – presentation to public & CDC, public & CDC input

2/1/18 – 2/21/18 – Incorporation of revisions & comments into one final design concept

2/21/18 – 3/15/18 – Public & CDC review, input, & final approval of design concept

3/15/18 – 5/1/18 – Construction Documents (30%, 60%, & 90% submittals along with final)

5/1/18 – 5/10/18 – Probable installation cost estimate

5/11/18 – 5/31/18 – Final questions, meetings, and preparation for bid process

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FINAL NOTES

- Construction documents (if provided) will include a low voltage landscape lighting plan utilizing LED light fixtures and a modern transformer.
- Construction documents will also provide plans, details, specifications, etc. for repairing and replacing sections of split rail fence that have deteriorated and reached the end of their serviceable life.
- Irrigation system will be controlled by a control system that is connected to an evapotranspiration sensor. Each controller will also utilize rain and soil moisture sensors, master valve, and flow sensors.
- Landscape specifications will include California drought tolerant native plantings whenever possible and no invasive species will be specified. In the instances where native plantings aren't specified, low water using visually complementing plant material will be specified. All specified plant material will be readily available and commonly grown by known wholesale nurseries.

EXCLUSIONS

Utopian Landscapes is specifically excluding the following items and their associated costs from this proposal. If we are selected as the landscape architect for the project, these items may be negotiated during the contract negotiation phase.

- Agency fees, permits, plan check fees, HOA fees
- Subcontractor fees
- Geotechnical report, title reports, or legal descriptions
- Site dimension plan
- Construction staking plan/construction staking
- Grading or drainage plans/calculations
- Entry monument design or layout
- Engineering services for utility companies
- Electrical design/plans/drawings/calculations
- Hardscape design, layout, specifications or drawings
- Hardscape scoring, hatching, or expansion joint plan
- Circulation or path of travel study/layout/design
- Wall or monument sign design/layout
- Swimming pool design/renovation
- Structural design or calculations
- Soils test or associated fees
- Three dimensional (3-D) drawings or renderings
- Hardcopies of plans – shall be billed as reimbursibles
- Sketch-up, Photoshop, Revit, or other electronic file formats not listed in submittals section
- As-built drawings
- Surveying, existing site conditions map or inventory, demolition plan
- Irrigation Inventory
- Irrigation Schedule
- Arborist report, tree preservation/mitigation plan
- SWPPP plan
- Playground equipment/materials design or specification
- Playground inspection/certification by licensed playground safety inspector
- Parking layout
- Parking lot shading calculation
- Design/Plans for homes within subdivision
- Design/construction documents for streetscapes, parks, or other open space areas within subdivision
- Street tree or mailbox plan
- Irrigation Audit
- Fire Hydrant plan
- Signage plan
- State of CA C-3 compliance
- LEED Certification

COST PROPOSAL

Design fees:

Phase 1:

Site visits, initial meetings, contract administration	\$ 2,500
Base map preparation by Utopian Landscapes	\$ 3,000
Preliminary landscape plan (Concept 1)	\$ 7,500
Meetings to present and review concepts	\$ 1,500
Preliminary design details & product specifications	\$ 1,500
Probable construction cost estimate based on above	\$ 1,000
Water savings calculation & recommended project implementation schedule	\$ 1,500

Total Phase 1: \$18,500

Phase 1 Options:

Preliminary landscape plan (Concept 2 if necessary)	\$ 5,000
Preliminary landscape plan (Concept 3 if necessary)	\$ 5,000

Total Phase 1 Options: \$10,000

Phase 2:

Final Landscape and Irrigation construction documents	\$15,000
Final Probable Construction Cost Estimate	\$ 1,500
Construction Administration (Bidding Phase)	\$ 2,500
Construction Administration (Construction Phase)	\$ 7,500

Total Phase 2: \$26,500

Optional:

Color Renderings of (3) preliminary landscape plans	\$10,000
Color Rendering of final conceptual landscape plan	\$ 3,500

Total Options: \$13,500

Billing Rates:

Landscape Architect (Utopian Landscapes):	\$150.00/HR
Landscape Designer (Utopian Landscapes):	\$100.00/HR
CAD Operator (Utopian Landscapes)	\$ 75.00/HR
Cost Estimator (Utopian Landscapes)	\$ 45.00/HR
3-man survey crew (Baumbach & Piazza)	\$300.00/HR
Civil Engineer (Baumbach & Piazza):	\$150.00/HR
Civil Draftsperson (Baumbach & Piazza)	\$ 85.00/HR

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