CONCEPT DESIGN

MEDIA PARK

swa

Culver CITY

FEB.28, 2022

THE TEAM

GERDO AQUINO
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URBAN DESIGNER

JESSICA REYES-JUAREZ
URBAN PLANNER

ZHOUFEI ZHU
ASSOCIATE

swa

CITY OF LOS ANGELES FOUNDED 1781 + Culver CITY + swa

LANDSCAPE ARCHITECTURE (PRIME)

Estolano ADVISORS

PUBLIC OUTREACH + FUNDING

CUMMING Building Value Through Expertise

COST ESTIMATING

LOHA

ARCHITECTURE

kpff

CIVIL ENGINEERING

TOOLE DESIGN

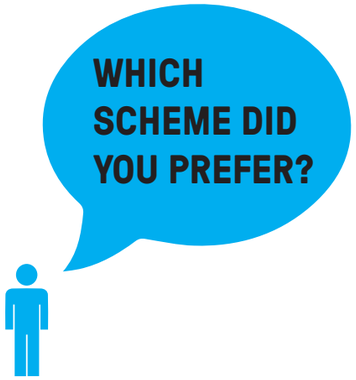
MOBILITY/ TRAFFIC CONSULTATION

TWO
PUBLIC MEETINGS

MEETING #1: FEBRUARY 4, 2021

110 PEOPLE RESPONDED!

*5 people per car



MEETING #2: APRIL 22, 2021

277 PEOPLE RESPONDED!

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WHAT DID WE HEAR?

MAINTENANCE

46%

BELIEVE THE PARK IS NOT WELL-MAINTAINED

89%

BELIEVE THE PARK NEEDS MORE/BETTER LIGHTING

CONNECTED

38%

VALUE LOCAL BUSINESSES

67%

ARE OK PARKING ACROSS THE STREET

88%

OPEN TO CLOSING CANFIELD FOR TEMPORARY EVENTS

PROGRAMMING

63%

HAVE ATTENDED AN EVENT AND ARE INTERESTED IN LOCAL ART

MAJORITY SUPPORT CONCERTS IN THE PARK!

ECOLOGY & OPEN SPACE

93%

SUPPORT NATIVE/ LOW-WATER PLANTING

LAWN

FLEXIBLE SPACE AND OPEN LAWN WERE A TOP PRIORITY.

70%

MEDIA PARK IS PART OF A DOWNTOWN CONNECTED NETWORK

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TODAY

EXISTING CONDITIONS

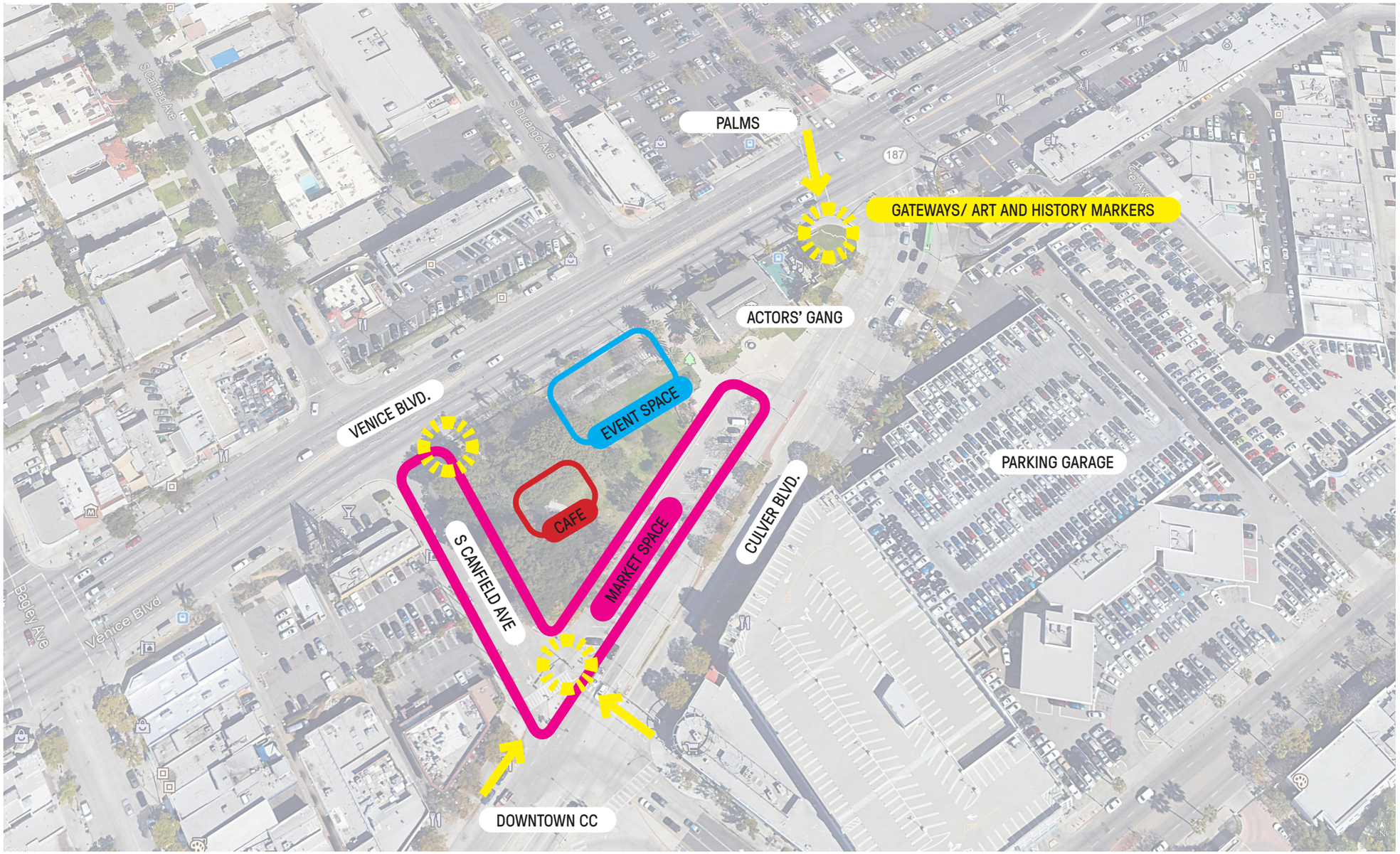
SITE AERIAL

swa

NTS

FUTURE

BIG MOVES



NTS

swa

THE ARC

OPTION 1

RELOCATE EXISTING PARKING

swa


1 ACTORS' GANG
2 EXISTING FOUNTAIN
3 RAISED TERRACE
4 STAGE
5 SLOPED GREAT LAWN
6 LARGE SWINGS
7 NEW PARKING
8 CAFE
9 EXISTING LARGE TREES (PRESERVED)
10 BUFFER ALONG VENICE
11 STREET STEPS
12 PUBLIC ART
VENICE BLVD.
S CANFIELD AVE.
CULVER BLVD.
NORTH

swa

swa

THE INTERLINK

OPTION 2

RELOCATE EXISTING PARKING

1. ACTORS' GANG
2. EXISTING FOUNTAIN
3. OVERHEAD CANOPY
4. STAGE
5. GREAT LAWN
6. NATURE WALK
7. NEW ON STREET PARKING
8. CAFE
9. EXISTING LARGE TREES (PRESERVED)
10. ENTRY FOCAL ART
11. PROMENADE
12. WELCOME COURT

40'

swa


VENICE BLVD.
S CANFIELD AVE.
CULVER BLVD.
1 ACTORS' GANG
2 EXISTING FOUNTAIN
3 OVERHEAD CANOPY
4 STAGE
5 GREAT LAWN
6 NATURE WALK
7 NEW ON STREET PARKING
8 CAFE
9 EXISTING LARGE TREES (PRESERVED)
10 ENTRY FOCAL ART
11 PROMENADE
NORTH

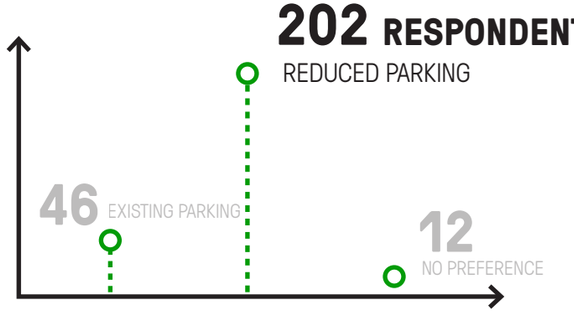
swa

swa

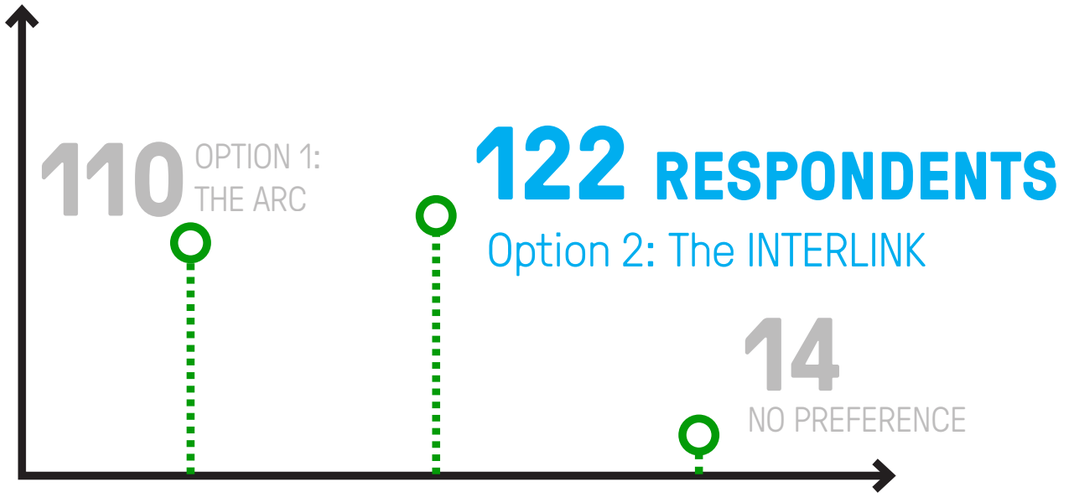
TWO OPTIONS

THE ARC
OPTION 1

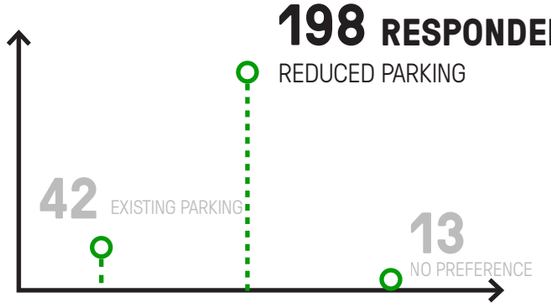
THE INTERLINK
OPTION 2



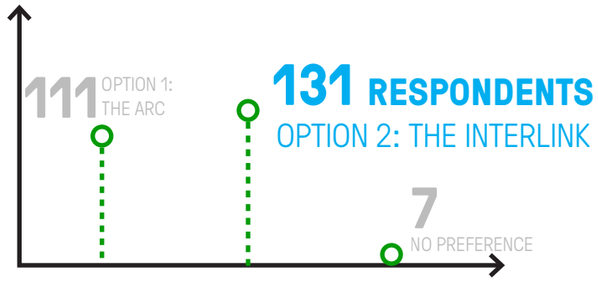
DO YOU PREFER A SCHEME WITH EXISTING PARKING TO REMAIN, OR REDUCED PARKING?



WHICH OPTION DO YOU THINK MOST FULFILLS THE DESIRED PROGRAM (ie: GREEN SPACE, ACTIVATION, CONNECTIVITY) OF THE PARK?



WHICH PARKING SCHEME HARNESSES A BETTER CONNECTION TO DOWNTOWN AND THE ADJACENT NEIGHBORHOODS?



WHICH OPTION DO YOU PREFER IN TERMS OF OPEN SPACE DISTRIBUTION?

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COST ESTIMATE

THE ARC
OPTION 1

CONSTRUCTION COSTS

$5,067,162

COST WITHOUT PARKING ELIMINATION
-$448,068

THE INTERLINK
OPTION 2

CONSTRUCTION COSTS

$5,365,172

COST WITHOUT PARKING ELIMINATION
-$290,523

Note:

Market Escalation to Start Date - **Included**
Construction Contingency - **Excluded**
Soft Costs - **Excluded**
FF&E - **Excluded**

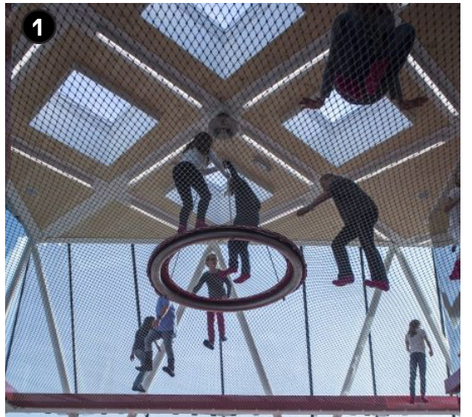
swa

ALTERNATE PROGRAM: PLAY AREA (NO STAGE)

THE ARC
OPTION 1

THE INTERLINK
OPTION 2

1. CHILDREN'S PLAY
2. OUTDOOR TABLE TENNIS
3. COURT GAMES / BOCCE BALL
4. ART / INSTALLATION



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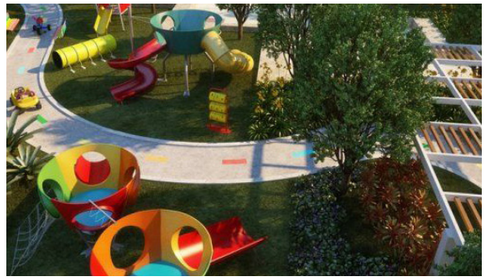
IL1 : THE INTERLINK – AS IS

RELOCATE EXISTING PARKING

swa

IL2 : OPTIONAL PLAY AREA WITH MODIFIED PARKING

RELOCATE EXISTING PARKING



1. ACTORS' GANG
2. EXISTING FOUNTAIN
3. OVERHEAD CANOPY
4. PLAY AREA
5. GREAT LAWN
6. NATURE WALK
7. NEW ON STREET PARKING
8. CAFE
9. EXISTING LARGE TREES (PRESERVED)
10. ENTRY FOCAL ART
11. PROMENADE
12. WELCOME COURT

swa

IL3 :OPTIONAL PLAY AREA WITH EXISTING PARKING

KEEP EXISTING PARKING

1. ACTORS’ GANG
2. EXISTING FOUNTAIN
3. OVERHEAD CANOPY
4. PLAY AREA
5. GREAT LAWN
6. ART WALK
7. NEW ON STREET PARKING
8. CAFE
9. EXISTING LARGE TREES (PRESERVED)
10. ENTRY FOCAL ART
11. PROMENADE
12. WELCOME COURT

swa

THANK YOU!

QUESTIONS?

APPENDIX

EXISTING CONDITIONS

THE ARC

OPTION 1

ARCHITECTURE
ANALYSIS

CAFE

OPTION A - KIOSK

Catering kitchen and cafe counter.

Service Counter	160 sf
Catering Kitchen	250 sf
Food Storage	100 sf
Trash/Recycling	50 sf
Employee Restroom	40 sf
Dining (Exterior)	N/A
Public Restrooms*	N/A
TOTAL	600 sf

DESIGN, PERFORMANCE, & MATERIALS

The cafe is a destination within the park and should be visible from the street. The architecture should create a dynamic and unique volume when secured, but be easily converted into a counter-serve space when the cafe is active. Resilient materials like metal and concrete should be used on the exterior, while the interior should be fitted in a stainless steel commercial grade kitchen.

The cafe design should encourage the community to use the park as a dining destination for both on and off site food purchases. Dining seating should be programmed into the park as a permanent fixture to seamlessly integrate the cafe into the park context.

The kitchen should be compact and secure. Set up, operation, and closing should be feasibly performed by a single staff member.

UTILITIES & OPERATION

A cafe kiosk would be designed to store and serve food; the preparation of food would occur off site. The cafe kiosk would require power for the kitchen and lighting, water for the kitchen and employee restroom, as well as trash and recycling collection services.

A catering kitchen would be supplied with all electric appliances to include a refrigerator, freezer, microwaves, dishwasher, and hot pads. Professional sinks and dish washing stations would be outfitted with disposals.

* Assume public restrooms will be provided at shared site location.

STAGE

Outdoor performance space.

Stage	3,000 sf
Mechanical	100 sf
TOTAL	3,100 sf

DESIGN, PERFORMANCE, & MATERIALS

The stage should encourage performances to activate the park in unique ways, both as a traditional outdoor theater and in new, experimental modes. Not only home to theater troops and impromptu performers, the stage should double as an event space and pavilion when not hosting a performance.

The design should be complimentary but distinct from the Ivy Substation. Though the structure of the outdoor stage should respect the historic value of the Substation, proximity between the two elements is essential to provide shared backstage programs.

The stage should have a concrete base and metal frame canopy to support lighting and sound equipment. Additional materials can be added to orient and shade the stage.

UTILITIES & OPERATION

An outdoor stage would be designed for lighting and sound. Stage lights would be fixed to the overhead structure and would be provided with accessible, secured controls below. Power supply at the stage platform would be provided for professional performance sound equipment. The sound equipment would likely be provided by third parties.

Electric supply to the stage could potentially be supplemented with solar energy collection on site.

CANOPY

Shade structure.

TOTAL	4,000sf to 12,000 sf

DESIGN, PERFORMANCE, & MATERIALS

A canopy on site will provide shade to the exposed areas of the park, and can be used as an element to tie together the cafe, outdoor dining, stage, restrooms, and Ivy Substation access. The canopy should include integrated lighting to support evening events and to provide increased security to the park at night. The lightweight metal canopy frame should be grounded in concrete footings.

UTILITIES & OPERATION

A shade canopy would require integrated lighting. Electric supply could potentially be tied to solar energy collection on site.

THE INTERLINK

OPTION 2

ARCHITECTURE
ANALYSIS

CAFE

OPTION B - KITCHEN

On site food prep and cafe counter.

Service Counter	160 sf
Food Prep	550 sf
Food Storage	200 sf
Trash/Recycling	50 sf
Food Waste Collection	50 sf
Employee Restroom	40 sf
Dining (Exterior)	N/A
Public Restrooms*	N/A
TOTAL	1,000 sf

DESIGN, PERFORMANCE, & MATERIALS

The cafe is a destination within the park and should be visible from the street. The architecture should create a dynamic and unique volume when secured, but be easily converted into a counter-serve space when the cafe is active. Resilient materials like metal and concrete should be used on the exterior, while the interior should be fitted in a stainless steel commercial grade kitchen.

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The kitchen should be compact and secure. Set up, operation, and closing should be feasibly performed by a single staff member.

UTILITIES & OPERATION

A cafe kitchen would be designed to prepare, store, and serve food on site. The cafe kitchen would require a gas line, power for the kitchen and lighting, water for the kitchen and employee restroom, and trash, recycling, and food waste collection services. In addition, food preparation on site would require an underground grease interceptor.

A professional kitchen would be supplied with electric microwave and dishwashers, walk in cold storage, and gas oven and range. Professional sinks and dish washing stations would be outfitted with disposals.

* Assume public restrooms will be provided at shared site location.

STAGE

Outdoor performance space.

Stage	3,000 sf
Mechanical	100 sf
TOTAL	3,100 sf

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CONCEPTUAL COST ANALYSIS

*REFERENCE THE APPENDIX FOR COMPREHENSIVE COST ANALYSIS BREAKDOWN DOCUMENTATION.

Executive Summary

Media Park Rehabilitation
Concept Design
September 16, 2021

CUMMING
Building Value Through Expertise

Project Description

The proposed project is a rehabilitation to the existing Media Park including new landscaping, café, performance space, canopy structure and miscellaneous park improvements. The improvements consist of two (2) Design Options as shown below:

Option 1 - The Arc

Option 2 - Roots

Project Control Metrics (Assumption)

Construction Start:	October 1, 2022
Construction Completion:	April 1, 2023
Construction Duration:	6.0 Months
Delivery Method:	Design Bid Build
Site Improvement Area:	74,596 SF

A. Construction Costs	Area	$ / SF	Total Cost
Option 1 - The Arc	74,596 SF	$67.93	**$5,067,162**
Option 2 - The Interlink	74,596 SF	$71.92	**$5,365,172**
Cost Difference			**$298,010**

Alternates	***Total Cost***	***Difference from Option Above***
Option 1.2 - The Arc	*$4,619,094*	***-$448,068***
Option 2.2 - The Interlink	*$5,074,649*	***-$290,523***

Note:

Market Escalation to Start Date - **Included**
Construction Contingency - **Excluded**
Soft Costs - **Excluded**
FF&E - **Excluded**

CIVIL
ANALYSIS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

A Storm Water Pollution Prevention Plan (SWPPP) to be filed with the State Water Resources Control Board prior to the start of construction will be needed if the project area is confirmed to be greater than one acre. During construction, storm water runoff will be managed using sandbags, rumble plates, and other appropriate Best Management Practices (BMPs) in compliance with the state of California Construction General Permit Order 2009-0009-DWQ.

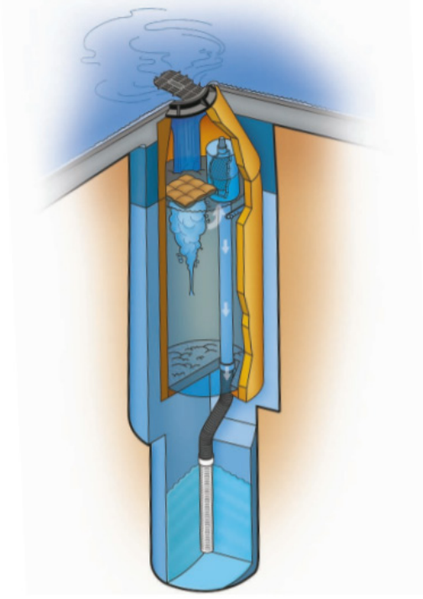
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

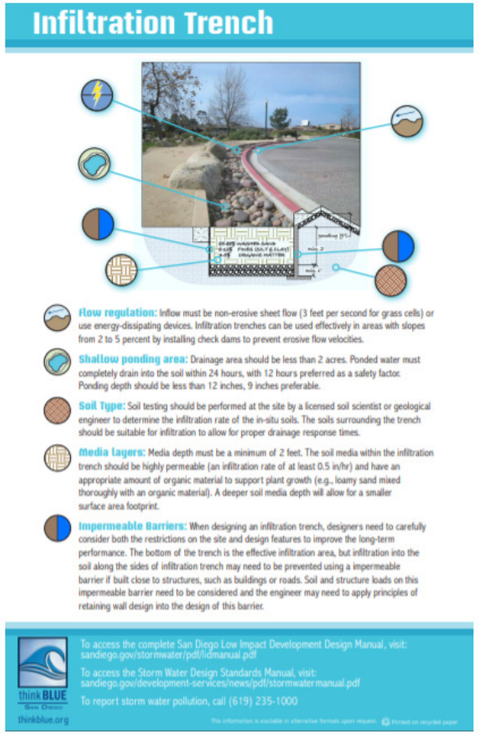
In October 2011, the City of Los Angeles passed an ordinance (Ordinance No. 181,899) imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.
LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. LID aim at removing nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. The LID guidelines specify that the project storm water mitigation strategies be selected according to the following tiers:

Tier 1 - Infiltration
Infiltration requires the captured storm water to be minimally treated and sent below grade to recharge the groundwater aquifer.
Tier 2 - Capture and Reuse
The capture and reuse strategy typically involves treating captured storm water and utilizing the resulting water for irrigation or reuse in the building. This strategy requires more infrastructure, including a tank, pumps, treatment systems, and pumps.
Tier 3 - Biofiltration
Biofiltration is a strategy that requires planters and swales with engineered soil media and planting material to treat storm water using natural processes. This treatment system requires site area to use as biofiltration planters.

Site specific geotechnical engineering recommendations will be required to understand the site soils characteristics and whether infiltration will be possible. Infiltration could be achieved through shallow infiltration trenches and/or deep infiltration drywell systems (such as the MaxWell systems by Torrent) depending on the depths of the existing soils conducive to infiltration.

The ***MaxWell® IV,*** as manufactured and installed exclusively by Torrent Resources Incorporated, is the industry standard for draining landscaped developments and paved areas. This patented system incorporates the latest refinements in pre-treatment technology.

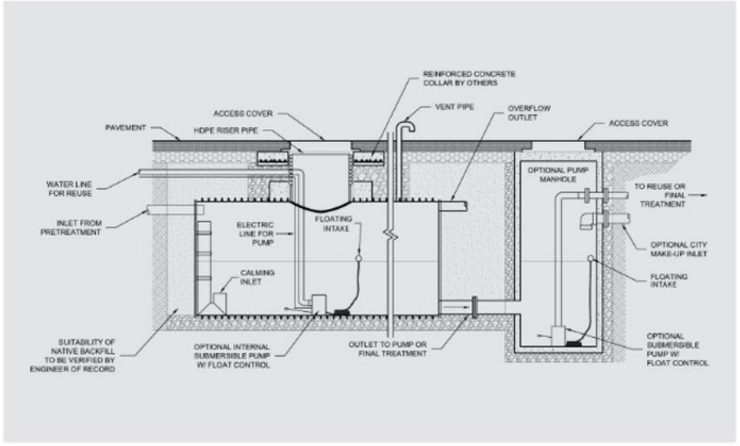




CIVIL ANALYSIS

In the event infiltration is deemed infeasible on site, the project will be required to implement Tier 2 - Capture-and-Reuse strategies. To verify the feasibility of storm water Capture-and-Reuse, the LID Ordinance requires the project demonstrates that during the 7 months of the wet season (October 1 to April 30) the estimated total irrigation water use for the project landscape areas is greater or equal to the storm water runoff volume of the 85th percentile annual 24-hour rainfall. Based on the nature of the project, we anticipate that this criterion will be met, and Tier 2 would need to be implemented. A conventional Capture-and-Reuse system consists of directing all surface sheet flow and roof drains to an underground pre-treatment unit and storm water storage cistern system (CDS and DuroMaxx system by Contech for example). Irrigation water is then pumped from the cistern to the project landscaped planters.

Typical Underground Cistern Components



DuroMaxx® Rainwater Harvesting Cistern Certifications

Multiple cistern layouts are available. All cisterns are tested for watertightness prior to shipment.

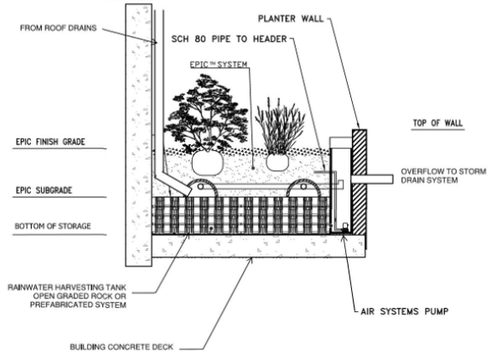
- IAPMO IGC 329 Certified
- Uniform Plumbing Code (UPC®)
- City of Los Angeles RR Approval RR 5726

Each DuroMaxx Rainwater Harvesting Cistern is custom built per the site requirements.

From inlet and outlet stub placement and size to access riser height, each cistern is designed to fit the site and provide the most economical storage solution.

Each cistern is ready to accept internal components such as pumps and level sensors or these components can be placed in a downstream wet well. Contech Design Engineers can also assist in designing each cistern to help you meet local requirements.

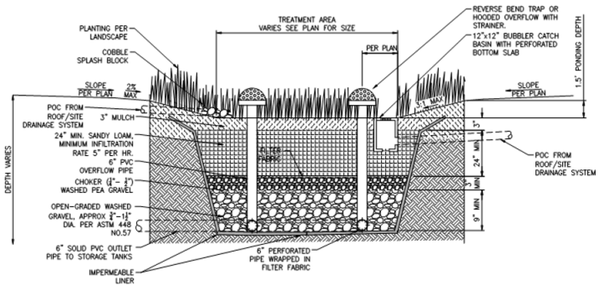
An alternative Capture-and-Reuse system consists of providing the irrigation storage volume integrated within the landscape planters. Proprietary products such as “EPIC” planters (see detail below) are pre-engineered and meet the City of Los Angeles LID Tier 2 requirements.



"EPIC" PLANTER WITH INTEGRATED STORAGE

A Capture-and-Reuse design for LID would require coordination early in the design phase with many disciplines. In addition to approval with the Department of Public Works Bureau of Sanitation that has jurisdiction over LID and the Department of Building and Safety, the plans will also need to be reviewed by the Los Angeles County Health Department.

While Tier 3 – Biofiltration might not be retained as the main LID strategy for the project based on the City of Los Angeles priority order, it could be used as pre-treatment to supplement a Tier 1 or Tier 2 system. Biofiltration swales typically receive runoff from site areas. Within the biofiltration swales, draught-tolerant planting material, mulch, and sandy loam planting material work in tandem to filter contaminants and allow for clean runoff to be infiltrated. Biofiltration swales for the project could be engineered as integrated within the park organic landscaped areas or integrated as part of improved walkways around the park perimeter.



Media Park Rehabilitation

Concept Design

Statement of Probable Cost

September 16, 2021

CUMMING

Building Value Through Expertise

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September 16, 2021

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Building Value Through Expertise

Credits

Media Park Rehabilitation
Concept Design
September 16, 2021

CUMMING
Building Value Through Expertise

Cumming has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions.

This opinion of the probable cost of construction is made on the basis of the experience, qualifications, and best judgment of a professional consultant familiar with the construction industry. However, Cumming cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this or subsequent cost estimates.

This document reflects fair market value construction costs obtainable in a competitive bidding market in San Bernardino, California. Cumming assumes a minimum of three (3) competitive bids from qualified general contractors, with bids from a minimum of three (3) subcontractors per trade. This statement is a determination of fair market value for the construction of the project and is not intended to be a prediction of low bid. Please note that experience indicates a fewer number of bidders may result in a higher bid amount, thus more bidders may result in a lower bid result.

The Cumming staff of professional cost consultants has prepared this estimate in accordance with generally accepted principles and practices. This staff is available to discuss its contents with any interested party.

LA | Cumming Construction Management, Inc.

Merilyn Olave
Associate Director
Los Angeles, CA
molave@ccorpusa.com

Executive Summary

Media Park Rehabilitation
Concept Design
September 16, 2021

CUMMING
Building Value Through Expertise

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Option 2 - The Interlink

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Alternates	***Total Cost***	***Difference from Option Above***
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Note:
Market Escalation to Start Date - **Included**
Construction Contingency - **Excluded**
Soft Costs - **Excluded**
FF&E - **Excluded**

Construction Cost Summary

Media Park Rehabilitation
Concept Design
September 16, 2021

CUMMING
Building Value Through Expertise

Element		Option 1 - The Arc 74,596 SF Total	Option 1 - The Arc 74,596 SF $/SF	Option 2 - The Interlink 74,596 SF Total	Option 2 - The Interlink 74,596 SF $/SF
F) Site Work (16-18)					
16 Site Preparation and Demolition		$390,347	$5.23	$347,836	$4.66
17 Site Paving, Structures & Landscaping		$2,677,300	$35.89	$2,919,574	$39.14
18 Utilities on Site		$328,990	$4.41	$328,990	$4.41
Sub-Total Direct Construction Cost		**$3,396,637**	**$45.53**	**$3,596,400**	**$48.21**
Design/Cost Contingency	20.00%	$679,327	$9.11	$719,280	$9.64
Market Escalation to Buyout	6.02%	$245,341	$3.29	$259,770	$3.48
Total Direct Construction Cost		**$4,321,305**	**$57.93**	**$4,575,450**	**$61.34**
General Conditions	6.00%	$259,278	$3.48	$274,527	$3.68
General Requirements	4.00%	$172,852	$2.32	$183,018	$2.45
Bonds	1.10%	$47,534	$0.64	$50,330	$0.67
General Liability Insurance, GRT	1.50%	$71,302	$0.96	$75,495	$1.01
Overhead & Profit	4.00%	$194,891	$2.61	$206,353	$2.77
Sub-Total Indirect Construction Cost		**$745,857**	**$10.00**	**$789,723**	**$10.59**
Total Construction Cost		**$5,067,162**	**$67.93**	**$5,365,172**	**$71.92**

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Site demolition and removal				
Remove existing paving, landscaping and miscellaneous site structure	74,596	SF	$2.25	$167,841
Remove (E) trees	23	EA	$750.00	$17,250
Earthwork				
General site grading	74,596	SF	$1.75	$130,543
Fill at raised terrace and slope lawn	18,688	SF	$3.00	$56,064
Erosion Control	74,596	SF	$0.25	$18,649
Sub-Total: 16 Site Preparation and Demolition	**74,596**	**SF**	**$5.23**	**$390,347**
17 Site Paving, Structures & Landscaping				
Vehicular paving				
Asphalt paving at parking and portion of road along Culver Blvd.	9,726	SF	$9.00	$87,534
Parking stall striping	10	EA	$55.00	$550
Pedestrian paving				
Decorative paving	1,734	SF	$18.00	$31,212
General concrete paving	29,364	SF	$12.50	$367,050
Concrete curbs - allowance	1	LS	$30,000.00	$30,000
Stage & Canopy				
Concrete stage	3,500	SF	$75.00	$262,500
Stage metal framed canopy including footing	3,500	SF	$105.00	$367,500
Electrical power, lighting and controls	3,500	SF	$15.00	$52,500
Sound Equipment - by Others				NIC
Café - Kiosk	680	SF	$745.00	$506,600
Service counter	160	SF		Incl.
Catering kitchen including kitchen equipment/appliances	250	SF		Incl.
Food Storage	100	SF		Incl.
Trash recycling	50	SF		Incl.
Employee restroom	40	SF		Incl.
Public Restroom	80	SF		Incl.
Café metal framed canopy including footing	2,322	SF	$125.00	$290,250
Lighting and controls at canopy	2,322	SF	$15.00	$34,830

Construction Cost Detail - Option 1 'The Arc'
Media Park Rehabilitation
Concept Design
September 16, 2021

CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Miscellaneous site structure				
Mechanical room	100	SF	$300.00	$30,000
Large swings complete including footing, post, metal trellis (600 sf) with 3 swings	1	LS	$55,000.00	$55,000
Walls and seating				
Great lawn/street concrete seatings/steps	717	LF	$150.00	$107,550
Concrete walls at raised terraced lawn, 2' to 3' high	322	LF	$310.00	$99,820
Landscaping				
Raised terrace lawn including and irrigation	4,942	SF	$6.50	$32,123
New landscaping/lawn and irrigation	10,984	SF	$5.50	$60,412
Great lawn including irrigation - sloping	13,746	SF	$7.00	$96,222
New trees, assume 36" box	6	EA	$1,500.00	$9,000
New Palm trees	10	EA	$3,500.00	$35,000
Protection to Existing				
Protect and preserved (E) large trees	17	EA	$550.00	$9,350
Protect existing trees to remain (around Actor's Gang)	12	EA	$350.00	$4,200
Protect (E) lawn at North/East of Actor's Gang	3,645	SF	$1.00	$3,645
Protect (E) fountain	1	EA	$600.00	$600
Protect (E) Actor's Gang Building	1	LS	$3,000.00	$3,000
Protect and patch existing paving as needed around Actor's Gang	3,189	SF	$4.00	$12,756
Site furnishing and accessories				
Tables, chairs and umbrella	3	SET	$4,500.00	$13,500
Signage, trash receptacles, drinking fountain, curbs and miscellaneous site furnishing - allowance	74,596	SF	$1.00	$74,596
Sub-Total: 17 Site Paving, Structures & Landscaping	**74,596**	**SF**	**$35.89**	**$2,677,300**
18 Utilities on Site				
Sewer, water and gas including connections for Café	150	LF	$950.00	$142,500
Site electrical, lighting - allowance	74,596	SF	$2.50	$186,490
Sub-Total: 18 Utilities on Site	**74,596**	**SF**	**$4.41**	**$328,990**
Total - F) Site Work (16-18)	**74,596**	**SF**	**$45.53**	**$3,396,637**

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Site demolition and removal				
Remove existing paving, landscaping and miscellaneous site structure	77,785	SF	$2.25	$175,016
Remove (E) trees	23	EA	$750.00	$17,250
Earthwork				
General site grading	77,785	SF	$1.75	$136,124
Erosion Control	77,785	SF	$0.25	$19,446
Sub-Total: 16 Site Preparation and Demolition	**74,596**	**SF**	**$4.66**	**$347,836**
17 Site Paving, Structures & Landscaping				
Vehicular paving				
Asphalt paving at parking and portion of road along Culver Blvd.	9,726	SF	$9.00	$87,534
Parking stall striping	10	EA	$55.00	$550
Pedestrian paving				
General concrete paving including promenade	31,787	SF	$12.50	$397,338
Art walk	3,650	SF	$15.00	$54,750
Concrete curbs - allowance	1	LS	$30,000.00	$30,000
Stage & Canopy				
Concrete stage	2,572	SF	$75.00	$192,900
Stage and overhead metal framed canopy including footing	5,242	SF	$105.00	$550,410
Electrical power, lighting and controls	5,242	SF	$15.00	$78,630
Sound Equipment - by Others				NIC
Café	1,080	SF	$800.00	$864,000
Service counter	160	SF		Incl.
Catering kitchen including kitchen equipment/appliances	550	SF		Incl.
Food Storage	200	SF		Incl.
Trash recycling	50	SF		Incl.
Employee restroom	40	SF		Incl.
Public Restroom	80	SF		Incl.
Café metal framed canopy including footing	2,322	SF	$125.00	$290,250
Lighting and controls at canopy	2,322	SF	$15.00	$34,830
Miscellaneous site structure				
Mechanical room	100	SF	$300.00	$30,000

Construction Cost Detail - Option 2 'The Interlink'
Media Park Rehabilitation
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Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Landscaping				
New landscaping/lawn and irrigation	12,884	SF	$5.50	$70,862
Great lawn including irrigation	12,977	SF	$5.50	$71,374
New trees, assume 36" box	1	EA	$1,500.00	$1,500
New Palm trees	11	EA	$3,500.00	$38,500
Protection to Existing				
Protect and preserved (E) large trees	17	EA	$550.00	$9,350
Protect existing trees to remain (around Actor's Gang)	12	EA	$350.00	$4,200
Protect (E) lawn at North/East of Actor's Gang	3,645	SF	$1.00	$3,645
Protect (E) fountain	1	EA	$600.00	$600
Protect (E) Actor's Gang Building	1	LS	$3,000.00	$3,000
Protect and patch existing paving as needed around Actor's Gang	3,189	SF	$4.00	$12,756
Site furnishing and accessories				
Tables, chairs and umbrella	4	SET	$4,500.00	$18,000
Signage, trash receptacles, drinking fountain, curbs and miscellaneous site furnishing - allowance	74,596	SF	$1.00	$74,596
Sub-Total: 17 Site Paving, Structures & Landscaping	**74,596**	**SF**	**$39.14**	**$2,919,574**
18 Utilities on Site				
Sewer, water and gas including connections for Café	150	LF	$950.00	$142,500
Site electrical, lighting - allowance	74,596	SF	$2.50	$186,490
Sub-Total: 18 Utilities on Site	**74,596**	**SF**	**$4.41**	**$328,990**
Total - F) Site Work (16-18)	**74,596**	**SF**	**$48.21**	**$3,596,400**

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Alternate

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Building Value Through Expertise

Element		Option 1 - The Arc Alternate 64,103 SF Total	Option 1 - The Arc Alternate 64,103 SF $/SF	Option 2 - The Interlink Alternate 64,103 SF Total	Option 2 - The Interlink Alternate 64,103 SF $/SF
F) Site Work (16-18)					
16 Site Preparation and Demolition		$330,305	$5.15	$285,188	$4.45
17 Site Paving, Structures & Landscaping		$2,463,224	$38.43	$2,813,711	$43.89
18 Utilities on Site		$302,758	$4.72	$302,758	$4.72
Sub-Total Direct Construction Cost		**$3,096,286**	**$48.30**	**$3,401,656**	**$53.07**
Design/Cost Contingency	20.00%	$619,257	$9.66	$680,331	$10.61
Market Escalation to Buyout	6.02%	$223,646	$3.49	$245,703	$3.83
Total Direct Construction Cost		**$3,939,190**	**$61.45**	**$4,327,690**	**$67.51**
General Conditions	6.00%	$236,351	$3.69	$259,661	$4.05
General Requirements	4.00%	$157,568	$2.46	$173,108	$2.70
Bonds	1.10%	$43,331	$0.68	$47,605	$0.74
General Liability Insurance, GRT	1.50%	$64,997	$1.01	$71,407	$1.11
Overhead & Profit	4.00%	$177,657	$2.77	$195,179	$3.04
Sub-Total Indirect Construction Cost		**$679,904**	**$10.61**	**$746,959**	**$11.65**
Total Construction Cost		**$4,619,094**	**$72.06**	**$5,074,649**	**$79.16**

ail - Option 1 Alternate 'The Arc'

CUMMING
Building Value Through Expertise

	Quantity	Unit	Unit Rate	Total Cost
ition				
andscaping and miscellaneous site structure	64,103	SF	$2.25	$144,232
	17	EA	$750.00	$12,750
	64,103	SF	$1.75	$112,180
lope lawn	15,039	SF	$3.00	$45,117
	64,103	SF	$0.25	$16,026
Sub-Total: 16 Site Preparation and Demolition	**64,103**	**SF**	**$5.15**	**$330,305**
ndscaping				
	1,734	SF	$18.00	$31,212
	32,113	SF	$12.50	$401,413
:e	1	LS	$30,000.00	$30,000
	3,500	SF	$75.00	$262,500
py including footing	3,500	SF	$105.00	$367,500
and controls	3,500	SF	$15.00	$52,500
hers				NIC
	680	SF	$745.00	$506,600
	160	SF		Incl.
; kitchen equipment/appliances	250	SF		Incl.
	100	SF		Incl.
	50	SF		Incl.
	40	SF		Incl.
	80	SF		Incl.
y including footing	2,322	SF	$125.00	$290,250
anopy	2,322	SF	$15.00	$34,830

:tion Cost Detail - Option 1 Alternate 'The Arc'

‹ Rehabilitation

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16, 2021

CUMMING
Building Value Through Expertise

	Quantity	Unit	Unit Rate	Total Cost
d seating				
crete walls at raised terraced lawn, 2' to 3' high	322	LF	$310.00	$99,820
ing				
ed terrace lawn including and irrigation	4,942	SF	$6.50	$32,123
/ landscaping/lawn and irrigation	11,117	SF	$5.50	$61,144
at lawn including irrigation - sloping	10,097	SF	$7.00	$70,679
/ trees, assume 36" box	6	EA	$1,500.00	$9,000
/ Palm trees	5	EA	$3,500.00	$17,500
n to Existing				
ect and preserved (E) large trees	17	EA	$550.00	$9,350
ect existing trees to remain (around Actor's Gang)	12	EA	$350.00	$4,200
ect (E) lawn at North/East of Actor's Gang	3,645	SF	$1.00	$3,645
ect (E) fountain	1	EA	$600.00	$600
ect (E) Actor's Gang Building	1	LS	$3,000.00	$3,000
ect and patch existing paving as needed around Actor's Gang	3,189	SF	$4.00	$12,756
shing and accessories				
les, chairs and umbrella	3	SET	$4,500.00	$13,500
age, trash receptacles, drinking fountain, curbs and miscellaneous site ishing - allowance	64,103	SF	$1.00	$64,103
Sub-Total: 17 Site Paving, Structures & Landscaping	**64,103**	**SF**	**$38.43**	**$2,463,224**
n Site				
ater and gas including connections for Café	150	LF	$950.00	$142,500
rical, lighting - allowance	64,103	SF	$2.50	$160,258
Sub-Total: 18 Utilities on Site	**64,103**	**SF**	**$4.72**	**$302,758**
ite Work (16-18)	**64,103**	**SF**	**$48.30**	**$3,096,286**

Code	Quantity	Unit	Unit Rate	Total Cost
F) Site Work (16-18)				
16 Site Preparation and Demolition				
Site demolition and removal				
Remove existing paving, landscaping and miscellaneous site structure	64,103	SF	$2.25	$144,232
Remove (E) trees	17	EA	$750.00	$12,750
Earthwork				
General site grading	64,103	SF	$1.75	$112,180
Erosion Control	64,103	SF	$0.25	$16,026
Sub-Total: 16 Site Preparation and Demolition	**64,103**	**SF**	**$4.45**	**$285,188**
17 Site Paving, Structures & Landscaping				
Pedestrian paving				
General concrete paving including promenade	30,703	SF	$12.50	$383,788
Art walk	3,650	SF	$15.00	$54,750
Concrete curbs - allowance	1	LS	$30,000.00	$30,000
Stage & Canopy				
Concrete stage	2,572	SF	$75.00	$192,900
Stage and overhead metal framed canopy including footing	5,338	SF	$105.00	$560,490
Electrical power, lighting and controls	5,338	SF	$15.00	$80,070
Sound Equipment - by Others				NIC
Café	1,080	SF	$800.00	$864,000
Service counter	160	SF		Incl.
Catering kitchen including kitchen equipment/appliances	550	SF		Incl.
Food Storage	200	SF		Incl.
Trash recycling	50	SF		Incl.
Employee restroom	40	SF		Incl.
Public Restroom	80	SF		Incl.
Café metal framed canopy including footing	2,322	SF	$125.00	$290,250
Lighting and controls at canopy	2,322	SF	$15.00	$34,830
Miscellaneous site structure				
Mechanical room	100	SF	$300.00	$30,000
Landscaping				
New landscaping/lawn and irrigation	12,513	SF	$5.50	$68,822
Great lawn including irrigation	13,665	SF	$5.50	$75,158
New trees, assume 36" box	1	EA	$1,500.00	$1,500
New Palm trees	9	EA	$3,500.00	$31,500

Construction Cost Detail - Option 2 Alternate 'The Interlink'
Media Park Rehabilitation
Concept Design
September 16, 2021

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Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Protection to Existing				
Protect and preserved (E) large trees	17	EA	$550.00	$9,350
Protect existing trees to remain (around Actor's Gang)	12	EA	$350.00	$4,200
Protect (E) lawn at North/East of Actor's Gang	3,645	SF	$1.00	$3,645
Protect (E) fountain	1	EA	$600.00	$600
Protect (E) Actor's Gang Building	1	LS	$3,000.00	$3,000
Protect and patch existing paving as needed around Actor's Gang	3,189	SF	$4.00	$12,756
Site furnishing and accessories				
Tables, chairs and umbrella	4	SET	$4,500.00	$18,000
Signage, trash receptacles, drinking fountain, curbs and miscellaneous site furnishing - allowance	64,103	SF	$1.00	$64,103
Sub-Total: 17 Site Paving, Structures & Landscaping	**64,103**	**SF**	**$43.89**	**$2,813,711**
18 Utilities on Site				
Sewer, water and gas including connections for Café	150	LF	$950.00	$142,500
Site electrical, lighting - allowance	64,103	SF	$2.50	$160,258
Sub-Total: 18 Utilities on Site	**64,103**	**SF**	**$4.72**	**$302,758**
Total - F) Site Work (16-18)	**64,103**	**SF**	**$53.07**	**$3,401,656**

Project Escalation Forecast

Cumming revises our escalation forecast on a quarterly basis. All rates subject to change with market conditions.

Estimate Date	09/16/21
Construction Start	10/01/22
Construction Midpoint	12/30/22
Construction Completion	04/01/23
Construction Buyout	12/30/22
Construction Duration	182 Days
Construction Duration	*6.0 months*

Year	Time	Rate	Total	Rate
2021	0.29	5.0%	1.5%	
2022	1.00	4.5%	4.5%	6.02%
			Total Escalation to Midpoint:	6.02%