

MEETING DATE: **05.03.10**

AGENDA ITEM: **Consideration and Approval of Streetscape Median
Plans for the West Washington Phase II the Area
Improvement Plan.**

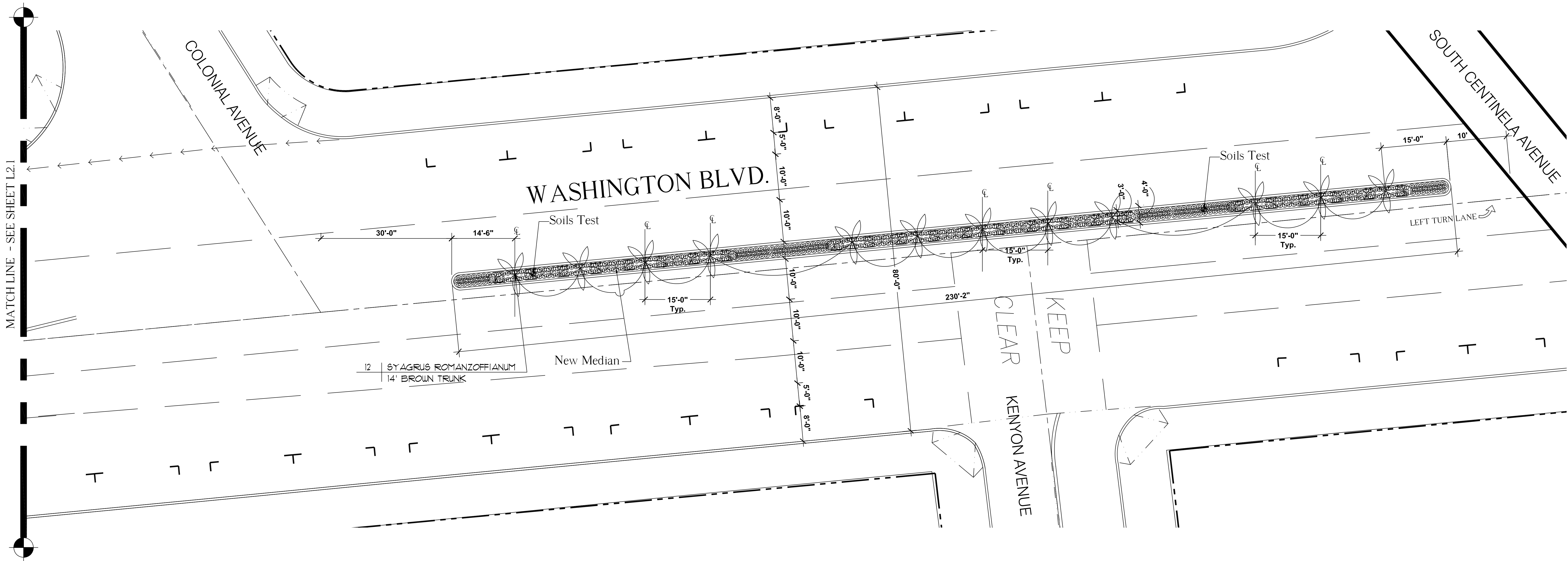
ATTACHMENTS

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ATTACHMENT 1



AREA IMPROVEMENT PLAN PHASES



PLANTING NOTES

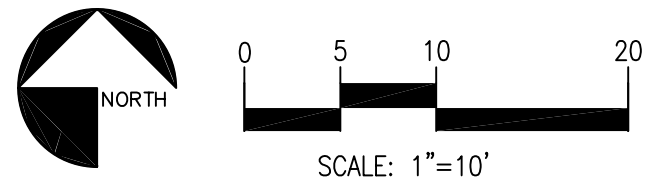
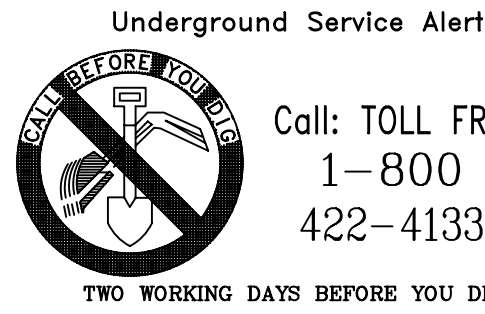
- Landscape Contractor shall procure and reserve trees and plant material at start of contract to ensure availability and quality.
- Plant count in legend is approximate and for the purpose of estimating only. Plants are shown diagrammatically on plan therefore plant spacing in Planting Notes takes precedence to plants shown on the plan. Contractor is to calculate quantity of plants called for and install all that are shown on plan at the spacing in the legend.
- All planting material shall be reviewed and approved by Landscape Architect. Landscape Architect shall locate, select, and tag Queen Palms.
- All Landscape Planting, Irrigation and Paving damaged by contractor shall be repaired and approved by Owner's Representative before 100% completion of construction.
- Plants are shown diagrammatically on plan. Planting Specifications and Planting Notes take precedence.
- Contractor shall install one deep augered sump per palm tree and provide a unit cost in the bid for possible installation of a second sump in case it is needed (See detail: palm planting w/deep augured sump)
- Spread 3" layer of wood chip mulch under and in between all plants so as to leave soil completely covered with mulch.
- Prior to planting a palm trees fill the hole with 10 gallons of water. Let drain, amend and after planting, each tree shall be watered with a minimum of 20 gallons of water. Repeat the watering twice in the next 3 days, not sooner than at 24-hour intervals.
- Conduct 4 (four) soil tests at the locations marked on the Planting Plans with the symbol: These tests are to determine recommended amounts of fertilizer and harmful substances, if any. See specifications for soil testing information of existing and imported soil.
- During soil preparation amend with Gypsum (Agricultural Calcium Sulfate Ca SO4) per amount recommended by the soil test results. See specifications for further information.
- Contractor shall schedule a pre-construction meeting with the General Contractor and the Landscape Contractor to discuss landscape issue before start of construction.
- All trees planted within 6' of any hardscape areas (street curbs, driveways, and sidewalks) shall include linear root barriers symbol typ. The root barrier should extend 5' on either side of the tree trunk for a total length of 10'. There shall be a root barrier on two sides of the tree as shown on plan. Barriers from Deep Root, (800) 766-8835. See Detail for typical installation. Specification follows:
A. For (36" bx, 24" bx, & 15 gal.) trees planted within the limit of:
Curbs and Driveways use MODEL*UB18-2
B. For (36" bx, 24" bx, & 15 gal.) trees planted within the limit of:
Sidewalks and concrete drainage swales use MODEL*LB12-2

TREE PLANTING LEGEND

SYMBOL	TYPE	GENUS AND SPECIES	COMMON NAME	QUANTITY	SIZE	NOTES
	SYA ROM	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	24	14' BROWN TRUNK	PLANT PER DETAIL, SHEET L3.2

SHRUB AND GROUND COVER PLANTING LEGEND

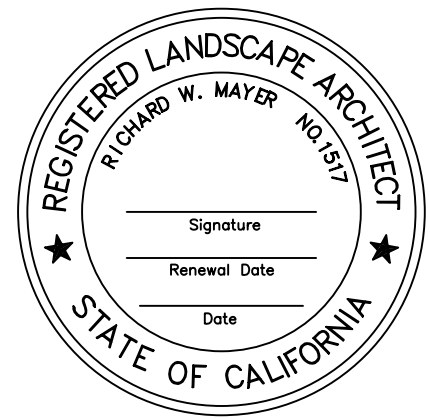
SYMBOL	GENUS AND SPECIES	COMMON NAME	SIZE	NOTES
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	PLANT 18" O.C.
	HEMEROCALLIS "LITTLE RICH" / 25% HEMEROCALLIS "PEGGY'S PINK" / 25% HEMEROCALLIS "TINY TEMPTRESS" / 25% HEMEROCALLIS "MINI PEARL" / 25%	DAYLILIES	1 GAL	PLANT 14" O.C. MIX COLORS THOROUGHLY
	PHORMIUM 'DWARF BURGUNDY'	NEW ZEALAND FLAX	5 GAL	PLANT 24" O.C.
	TULBAGHIA VIOLACEA 'SILVER LACE'	SILVER LACE SOCIETY GARLIC	1 GAL	PLANT 14" O.C.



REVIEWED BY: WILLIAM O'CONNELL

SENIOR CIVIL ENGINEER RCE 28145
DATE _____

Troller Mayer Associates, Inc.
Landscape Architecture Planning Urban Design
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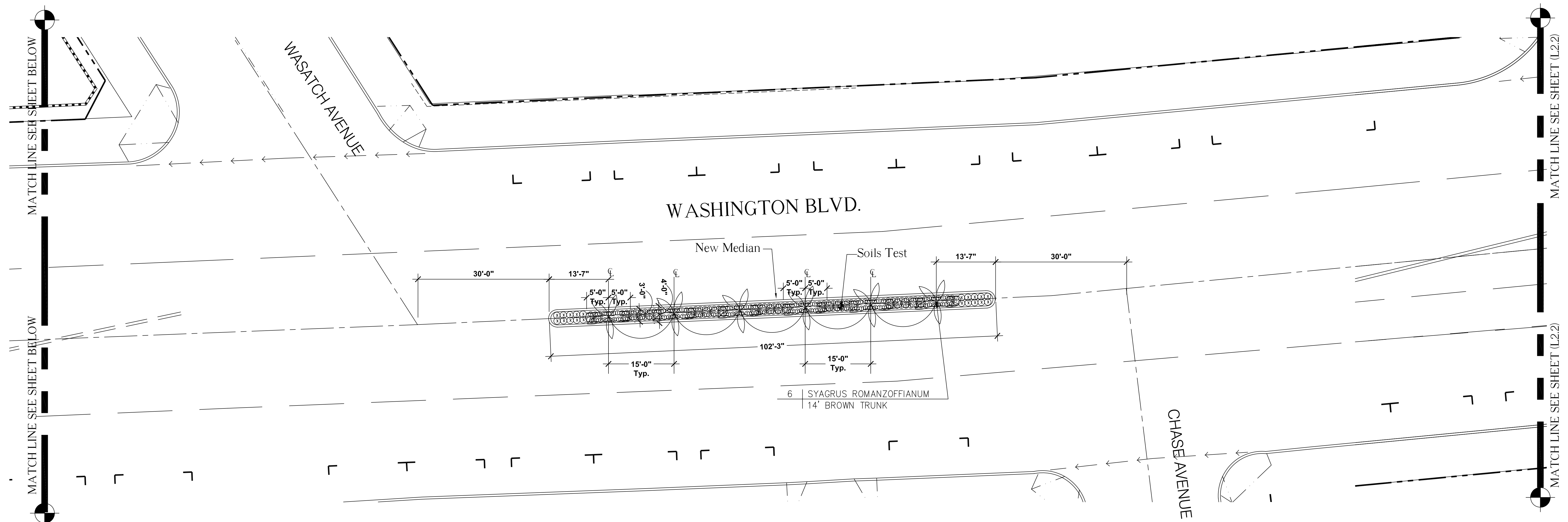
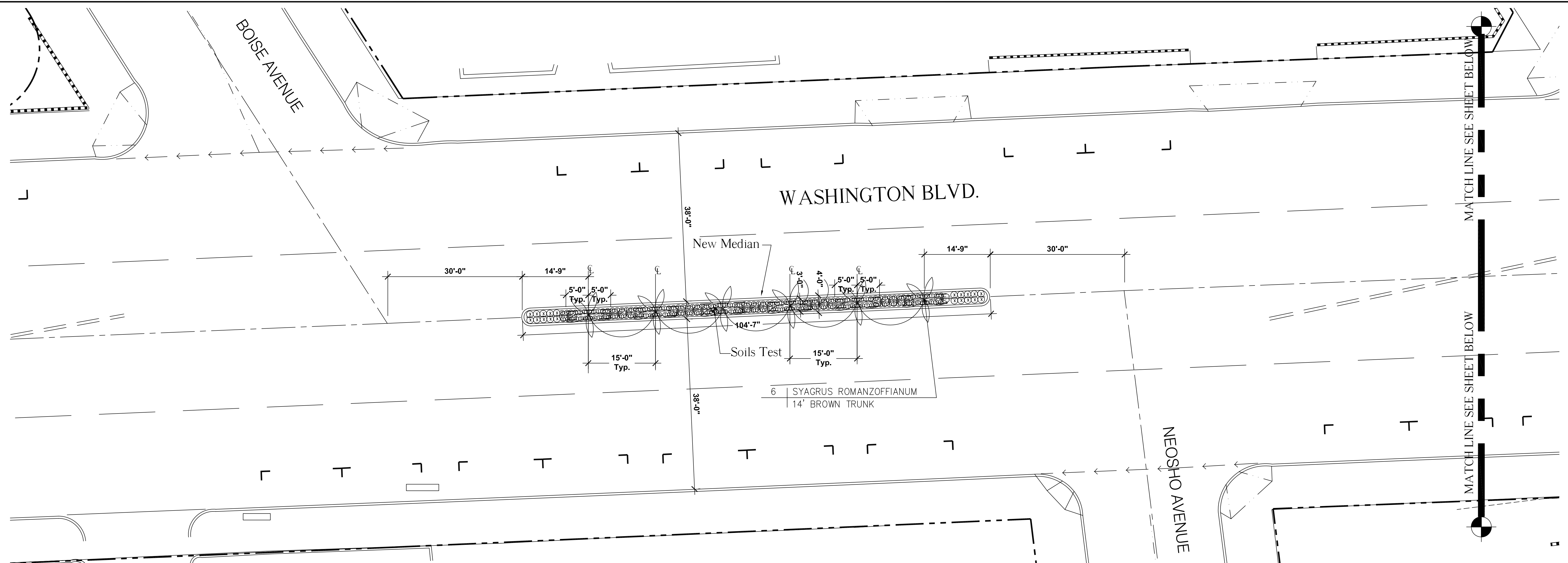
WASHINGTON BOULEVARD
MEDIAN IMPROVEMENTS
AREA IMPROVEMENT PROGRAM-PHASE II
CULVER CITY, CALIFORNIA 90066

DRAWING
PLANTING PLAN

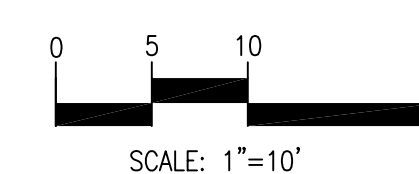
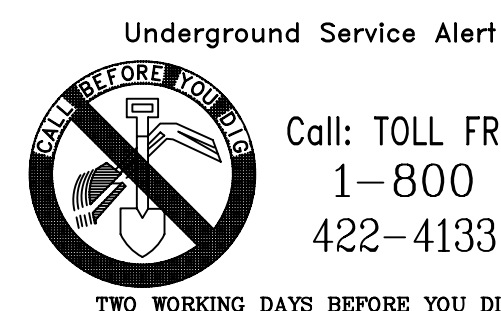
REVISIONS	BY

DESIGNED	
DRAWN	
CHECKED	RM
DATE	01/27/2010
SCALE	AS SHOWN
JOB NO.	091003

SHEET
L2.2
x OF 7 SHEETS



NOTE: SEE SHEET L2.2 FOR PLANTING LEGEND AND NOTES



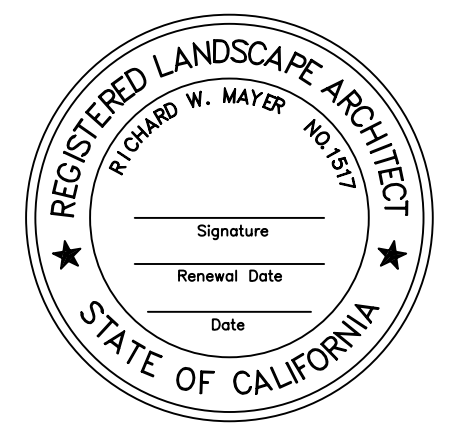
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PLANTING PLAN

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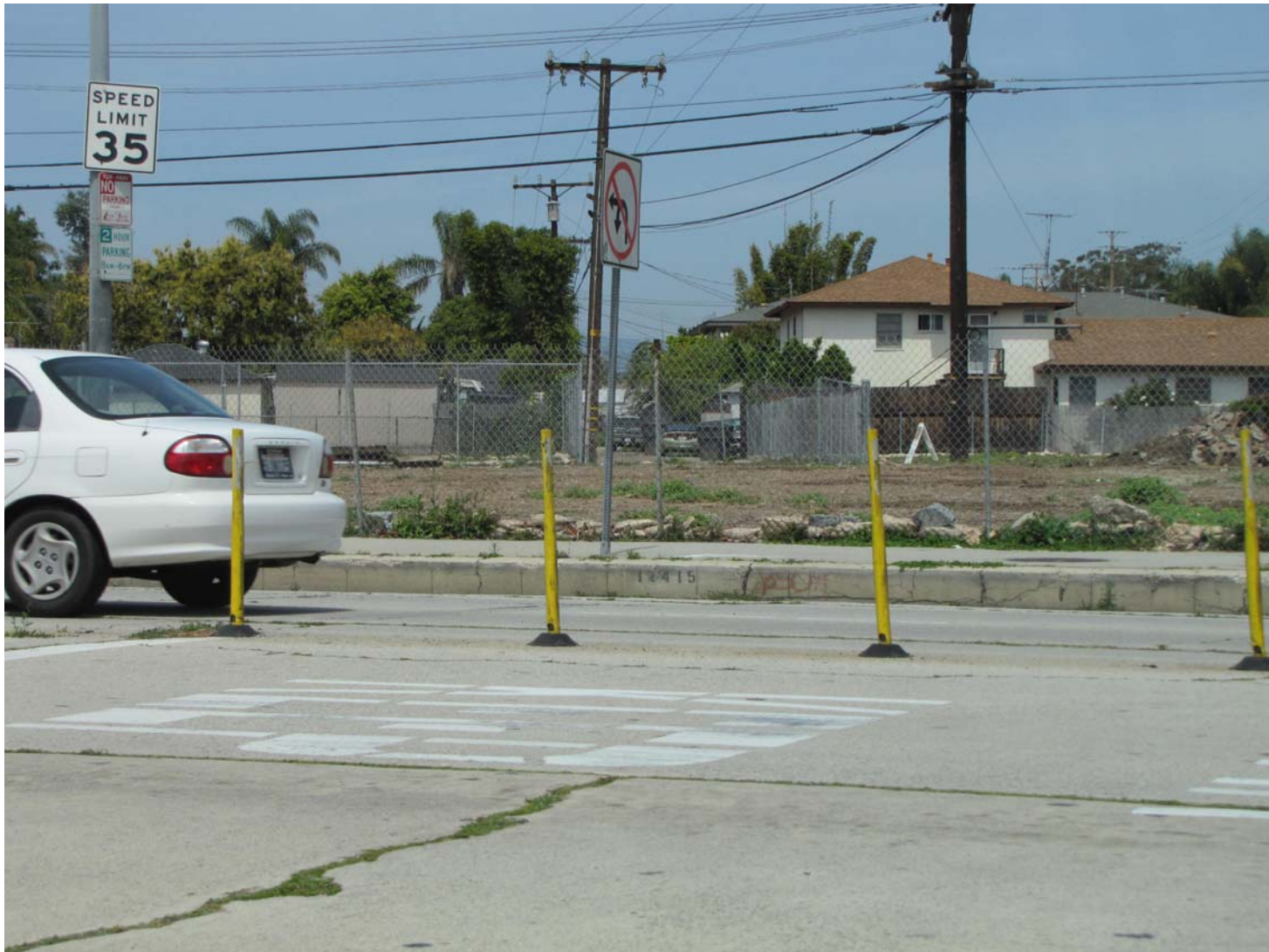
ATTACHMENT 3

Phase II – Existing Striping



ATTACHMENT 3

Phase II – Bollards at Kenyon





ATTACHMENT 5

CITY OF CULVER CITY BENEFIT ASSESSMENT DISTRICT WEST WASHINGTON BOULEVARD No. 2

FORMATION TIMELINE

(Council Meets 2nd & 4th Monday)

8/28/2009	• NBS sends timeline to City
9/21/2009	• City staff takes NBS addendum to City Council for approval
10/5/2009	• NBS prepares and delivers Resolution of Initiation
11/16/2009	• Initiation Meeting – City Council initiates the formation of the Assessment District and orders NBS to prepare the Engineer's Report
3/25/2010	• Community Outreach Meeting with property owners to discuss conceptual plans and proposed maintenance
4/12/2010	• City consideration and selection of plans
4/13/2010	• City Staff provides draft budget to NBS for incorporation into Preliminary Report
4/14/2010	• NBS incorporates draft budget into Report and begins preparation of Preliminary Engineer's Report and Resolution of Intent
5/3/2010	• NBS provides draft Engineer's Report, Notice and Ballot to City for review and comment
5/6/2010	• City provides feedback on Report, Notice and Ballot. NBS incorporates any changes
5/12/2010	• NBS prepares and delivers the Preliminary Engineer's Report, Notice, Ballot and Resolution of Intent
5/24/2010	• Intent Meeting – City Council reviews and considers the Report and Resolution, which also sets the time and place of the Public Hearing
5/25/2010	• NBS prepares and mails Notice and Ballot to property owners within the proposed District
6/21/2010	• NBS prepares and delivers Resolutions: Ordering the Levy and Collection of Assessments, Declaring Results of the Ballot Tabulation
7/12/2010	• Public Hearing – City Council holds Public Hearing, allowing interested persons to "hear and be heard", considers Resolutions: Ordering the Levy and Collection of Assessments, Declaring Results of the Ballot Tabulation
7/14/2010	• NBS sends diagrams for recordation at County
7/30/2010	• NBS provides City with Final Engineer's Reports, including certified diagrams
8/2010	• NBS submits assessments to the County for placement on the 2010/11 tax roll

West Washington Boulevard Improvement Area
Culver City, California

ATTACHMENT 6

Preliminary Opinion of Landscape Construction Costs:
3 New Medians

Prepared by:

Troller Mayer Associates, Inc.

Landscape Architects

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March 31, 2010

COST OPINION OF LANDSCAPE:

\$	481,177
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<i>DEMOLITION AND PREPARATION ITEM</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
sawcut ex. concrete paving	950	l.f.	\$4.00	\$3,800
remove and dispose ex. concrete (permitted)	2,706	s.f.	\$4.00	\$10,824
remove subsoil (18" of soil below ex. concrete)	85	c.y.	\$40.00	\$3,400
import & place class A topsoil (inc. 6" mound)	110	c.y.	\$55.00	\$6,050
fine grading 6" mound (compaction + mound)	1,340	s.f.	\$0.50	\$670
scarify 6" of subsoil & till in topsoil for 50-50 mix	1,340	s.f.	\$0.25	\$335
soil tests 1 of ex. and 1 of imported soil	4	each	\$200.00	\$800
traffic plan and control		allow	\$7,500.00	\$7,500

SUBTOTAL DEMOLITION & PREPARATION ITEM

\$	33,379
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<i>HARDSCAPE</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
new concrete curbing	922	l.f.	\$35.00	\$32,270
patch and repair concrete	225	s.f.	\$8.00	\$1,800
base under new curb and concrete	80	ton	\$50.00	\$4,000
new striping	3,500	l.f.	\$18.00	\$63,000
signage	6	each	\$250.00	\$1,500
reflective paint on median noses	32	l.f.	\$20.00	\$640

SUBTOTAL HARDSCAPE

\$	103,210
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<i>PLANTING ITEM</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
Queen Palm - 14' brown trunk	24	ea.	\$2,000.00	\$48,000
Queen Palm Shipping	1	ea.	\$1,800.00	\$1,800
15 gallon New Zealand Flax	115	ea.	\$100.00	\$11,500
1 gallon Tulbaghia violacea 'Silver Lace'	640	ea.	\$12.00	\$7,680
1 gallon Festuca Helictotrichon	40	ea.	\$12.00	\$480
1 gallon Hemerocallis Sp.	154	ea.	\$12.00	\$1,848
12" x 6' deep Augered Sump	48	ea.	\$300.00	\$14,400
3" mulch cover - bark	1,340	s.f.	\$0.55	\$737

SUBTOTAL PLANTING

ATTACHMENT 6 86,445

<i>IRRIGATION ITEM</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TMA TOTAL</i>
irrigation	1,340	s.f.	\$4.50	\$6,030
sawcut ex. concrete	495	l.f.	\$4.00	\$1,980
remove and dispose ex. concrete (permitted)	495	s.f.	\$4.00	\$1,980
patch and repair concrete	495	s.f.	\$8.00	\$3,960
solar controller and rain sensor	1	ea.	\$2,000.00	\$2,000
back flow preventer/pressure reducer (incl. cert's.)	1	ea.	\$1,000.00	\$1,000
water meter	1	ea.	\$2,500.00	\$2,500
extra programmer for controller		allow	\$950.00	\$950

SUBTOTAL IRRIGATION

\$ 20,400

<i>LIGHTING ITEM</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
elect. company point of connection		allow	\$13,000.00	\$13,000
uplight-2 per palm tree	48	ea	\$1,500.00	\$72,000
concrete light bases	48	ea	\$500.00	\$24,000
main underground feeder conduit, wiring, cutting, trenching, backfill, patching from utility P.O.C. to lighting power and control cabinet (approx.300')		allow	\$21,000.00	\$21,000
lighting power and control distribution cabinet (main, branch circuit panel board, lighting controls, grounding system and pad)		allow	\$22,000.00	\$22,000
underground branch circuit conduit, wiring, cutting trenching and patching, hand holes, pull boxes and routed from lighting power and control distribution cabinet to tree lighting fixtures (approx. 1000')		allow	\$42,000.00	\$42,000

SUBTOTAL LIGHTING

\$ 194,000

SUBTOTAL

\$ 437,434

Contingency @ 10%

\$ 43,743.40

GRAND TOTAL-CONSTRUCTION COSTS

\$ 481,177

<i>LANDSCAPE MAINTENANCE ITEM</i>	<i>QUANT.</i>	<i>UNIT</i>	<i>UNIT PRICE</i>	<i>TOTAL</i>
maintenance cost per year (maintained twice a month)		allow	\$7,000.00	\$7,000.00
water use for irrigation (units per year based on .13/linear foot)		allow	\$950.00	\$985
electrical use for lighting (kilowatts per hour)		allow	\$3,000.00	\$3,000
replenishing mulch (once per year)		allow	\$850.00	\$850.00
plant replacement (does not include palms)		allow	\$2,500.00	\$2,500.00
irrigation replacement		allow	\$1,000.00	\$1,000.00

SUBTOTAL LANDSCAPE MAINTENANCE

\$ 15,335

GRAND TOTAL-MAINTENANCE COSTS

\$ 15,335

Notes: (Following items to be researched further)

1. City plan checks, permits, fees.
 2. Electrical utility costs.
 3. Crosswalk (zebra) striping.
 4. Fees for dumping of demolition materials.
 5. Additional field surveying and construction staking.
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