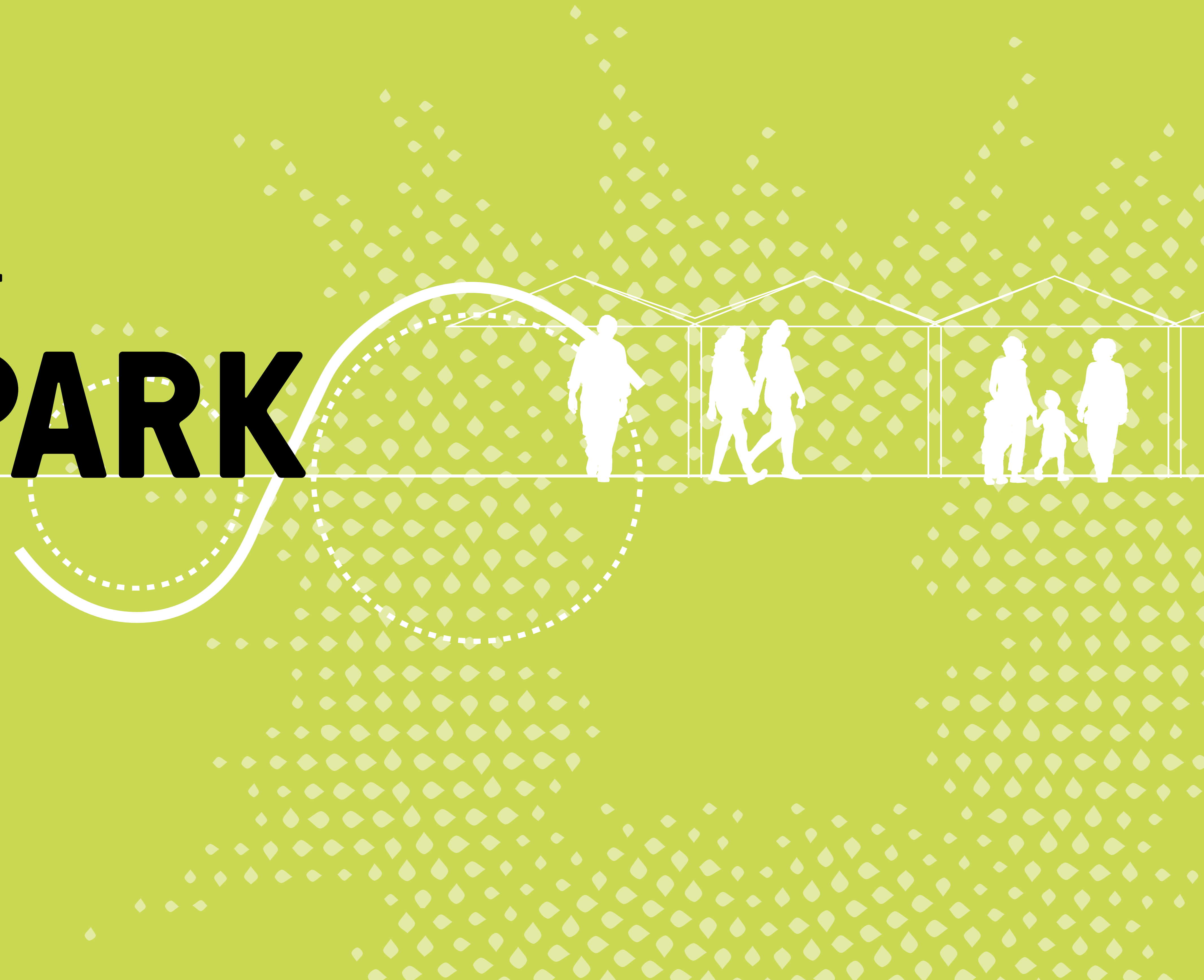
CONCEPT DESIGN REPORT

MEDIA PARK



swa

Culver CITY®

SEPT. 17, 2021

THE TEAM

THE CITY OF CULVER CITY AND LOS ANGELES HAVE PARTNERED WITH SWA GROUP (PRIME) FOR THE CONCEPTUAL REDESIGN OF MEDIA PARK IN CULVER CITY, CA. THIS PROPOSAL INCLUDED THE IMPLEMENTATION OF 2 PUBLIC INPUT MEETINGS AND CONCEPT DESIGN GENERATION AS THE FOLLOWING PAGES REFLECT. 2 DESIGN SCHEMES WERE PRESENTED BASED UPON COMMUNITY INPUT FROM OVER 387 RESPONDENTS.

THE DESIGN TEAM IS A LOCAL LOS ANGELES BASED TEAM OF LANDSCAPE ARCHITECTURE, PUBLIC OUTREACH, COST ESTIMATOR, ARCHITECTURE, CIVIL ENGINEERING AND MOBILITY/TRAFFIC CONSULTANTS.

CITY OF LOS ANGELES · FOUNDED 1781 + Culver CITY + swa

LANDSCAPE ARCHITECTURE (PRIME)

Estolano ADVISORS — **PUBLIC OUTREACH + FUNDING**

CUMMING Building Value Through Expertise — **COST ESTIMATING**

L OH A — **ARCHITECTURE**

kpff — **CIVIL ENGINEERING**

TOOLE DESIGN — **MOBILITY/ TRAFFIC CONSULTATION**

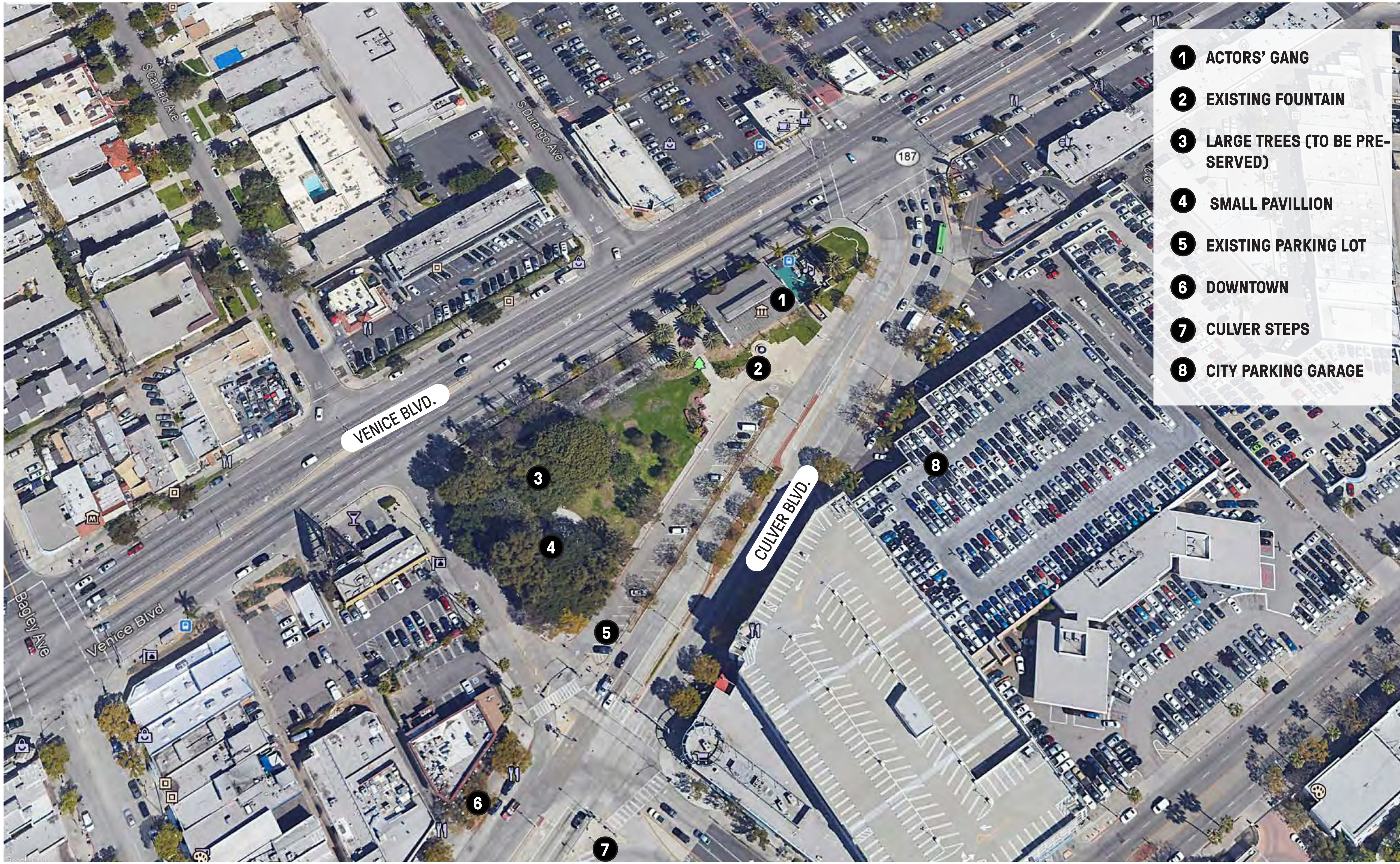
TWO PUBLIC MEETINGS

THE EXTENSIVE DESIGN TEAM WORKING WITH CULVER CITY PERSONAL OFFERED THE COMMUNITY TWO PUBLIC MEETINGS FOR INPUT. OFFERED DIGITALLY OVER ZOOM DUE TO THE ON-GOING COVID-19 PANDEMIC, MEMBERS OF THE COMMUNITY WERE PRESENTED WITH DESIGN 2 DESIGN SCHEMES DERIVED FROM MEETING #1 FEEDBACK GIVEN.

TODAY

EXISTING CONDITIONS

SITE AERIAL



NTS

EXISTING CONDITIONS & INFRASTRUCTURE

The park - leased since 1987 by the City of Los Angeles to the Culver City Redevelopment Agency (CCRA) – is located on a 1.1-acre site on a triangular shaped block at 9091 Culver Boulevard in the City of Los Angeles.

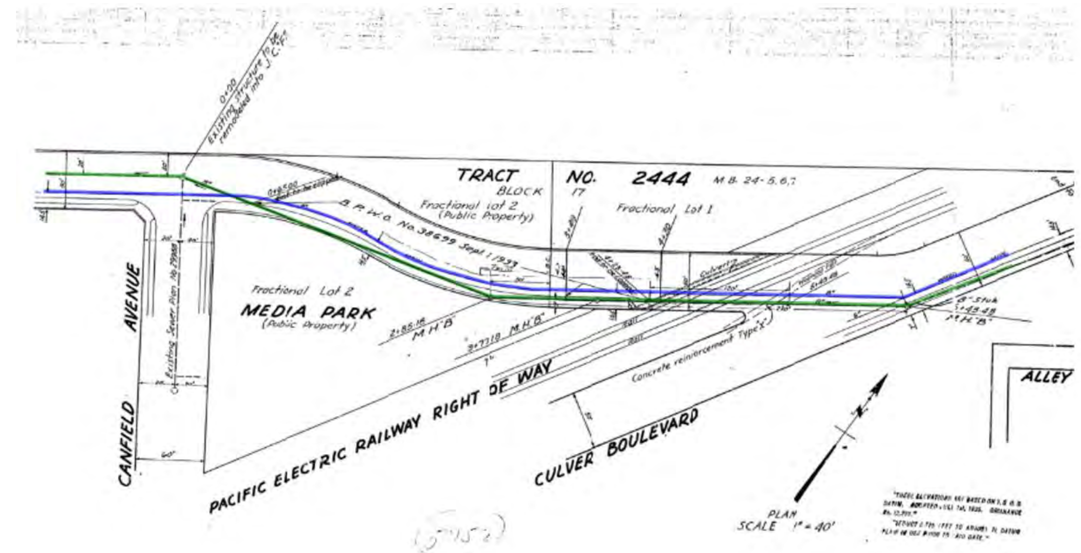
The existing site is mostly landscaped and relatively flat. A series of curb drains have been observed along the project southeastern boundary at the curb face located within the existing parking drive aisle parallel to Culver Boulevard. Any stormwater discharged to the curb face typically makes its way to curb inlet catch basins located in the vicinity. An existing curb inlet Storm Drain catch basin is located at the northern corner of the Culver Boulevard & South Canfield Avenue intersection. This catch basin seems to be owned by the Los Angeles County (to be confirmed during the design phase).

Per the City of Los Angeles records, there seems to be the following wet utility lines running in the project area:

- An existing 8-inch Chevron Gas line running South Canfield Avenue;
- An existing 8-inch City of Los Angeles sewer main line running along the centerline of South Canfield Avenue, with an upstream manhole near the South Canfield Venue and Culver Boulevard intersection and flowing down towards Venice Boulevard;
- An existing 8-inch City of Los Angeles sewer main line running across Media Park connecting with the above-mentioned line at the South Canfield Avenue and Culver Boulevard intersection. This existing sewer line seems to have an easement associated to it, which will need to be taken into consideration for the proposed improvements.
- An existing 8-inch LADWP water main line running across Media Park generally in the same corridor as the sewer line mentioned just above. This existing water line seems to have an easement associated to it, which will need to be taken into consideration for the proposed improvements.

Existing Sewer Lines represented in green below – screenshot from the NavigateLA.lacity.org database

Existing 8-in Sewer Line (in green) and Existing 8-in Water Line (in blue) shown below on the City of Los Angeles as-built plan D-3558



Existing Water and Sewer easements as noted on the current Cadastral Map

We anticipate that in either scheme, the existing infrastructure around the site will be sufficient to support the project. As previously noted, both sewer and water services are available at the site. Existing services already serve the Theater building. Efforts will be made to reuse or connect to existing service laterals to serve the Café prior to proposing new lateral connections to the main lines.

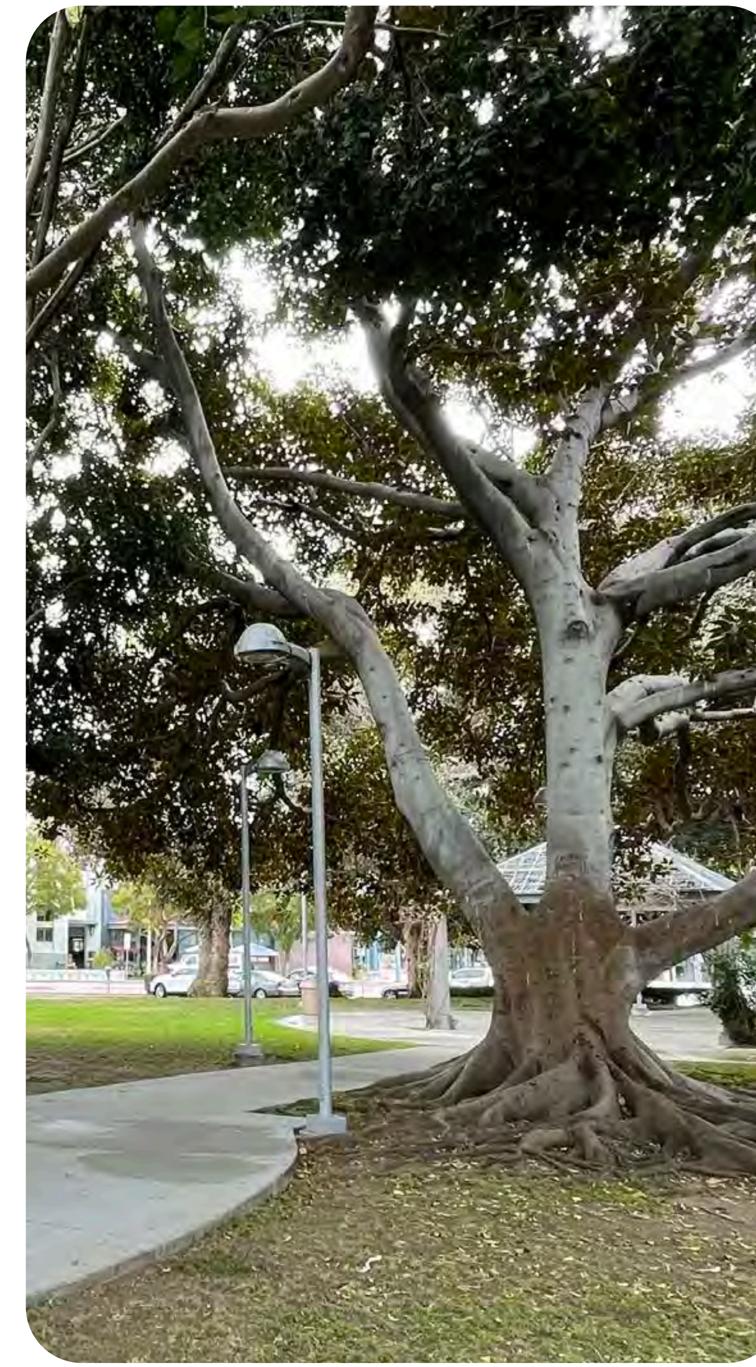
EXISTING CONDITION

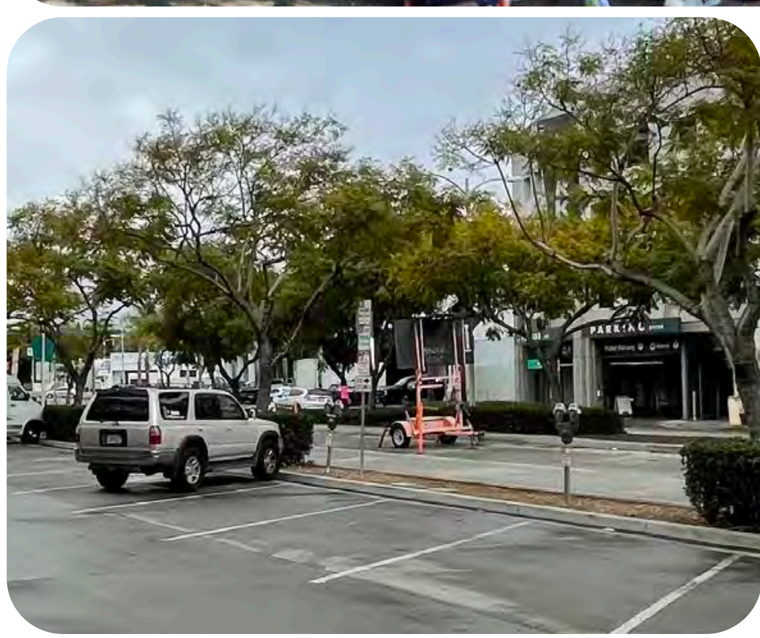
"Not an inviting park"

"Eco-friendly parks are the best parks!"

"Increase connectivity and access from North and East"

"Park feels disconnected to downtown and isolated"



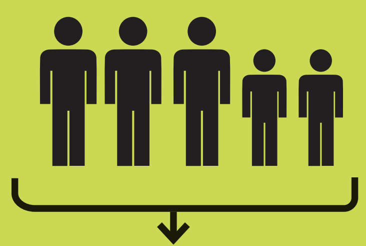


"Media Park is a very important green space in downtown, since there are not many to begin with..."

PUBLIC MEETING #1

WHAT DID THE COMMUNITY
SAY?

MEETING #1: FEBRUARY 4, 2021

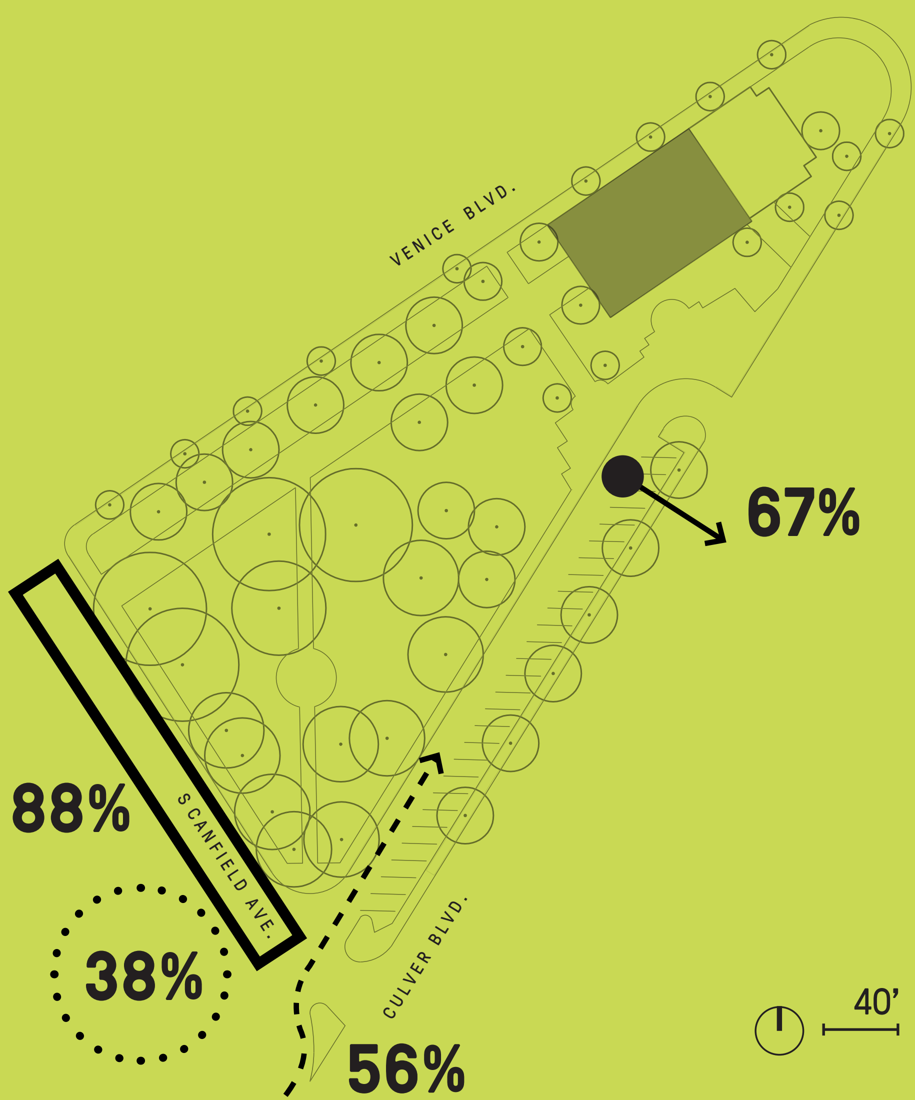


110 PEOPLE RESPONDED!

*5 people per car

CONNECTED

CONNECTIVITY FOCUSES ON ONES ACCESS TO AND FROM MEDIA PARK, THE MODE OF TRANSPORTATION TAKEN AND THE CITY FRAMEWORK TO MAKE THIS HAPPEN.



38%

VALUE LOCAL BUSINESSES

Restaurants ▪ Shops ▪ Trader Joe's ▪ Actor's Gang ▪ Theater/ events ▪ Culver Steps ▪ Open Space Park ▪ Culver Hotel ▪ Movies ▪ Shakespeare in the Park ▪ Book Club ▪ Drum Circle

56%

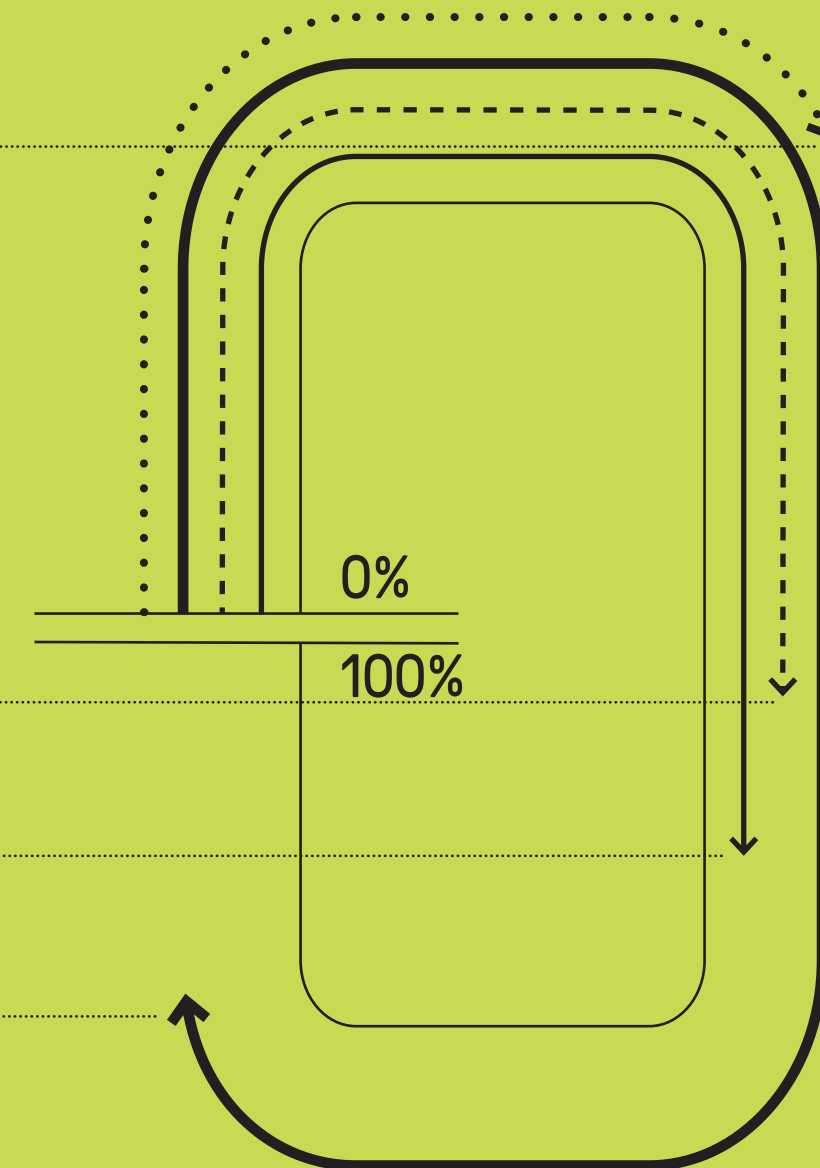
CONSIDERED RIDING THEIR BIKE/ SCOOTER TO THE PARK

67%

ARE OK PARKING ACROSS THE STREET

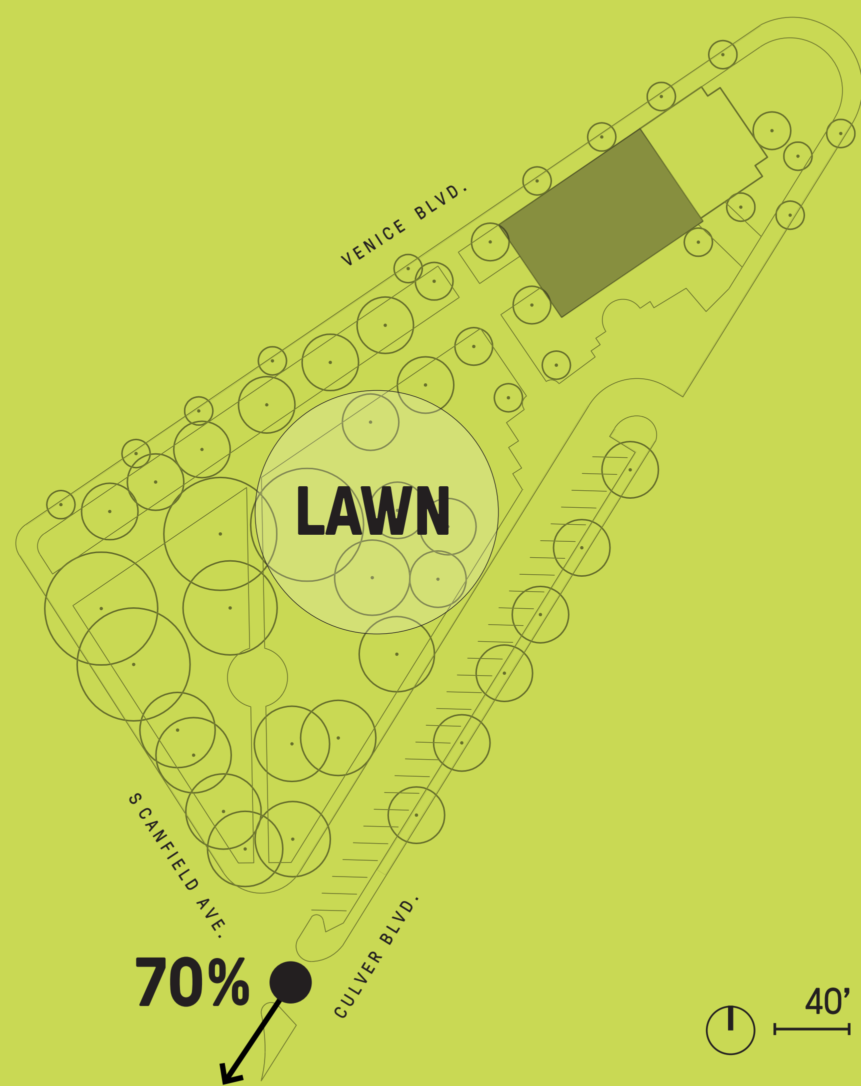
88%

OPEN TO CLOSING CANFIELD FOR TEMPORARY EVENTS



ECOLOGY & OPEN SPACE

ECOLOGY AND OPEN SPACE FOCUSES ON ONES WELL BEING AND CONNECTION TO NATURE. AN ENVIRONMENTAL FOCUSED DESIGN ALLOWING FOR THE FLEXIBILITY OF EVENTS DESIRED BY THE COMMUNITY.



LAWN

FLEXIBLE SPACE AND OPEN LAWN WERE A TOP PRIORITY.

Open Lawn

Flower Garden

Small Meeting Spaces

Playground

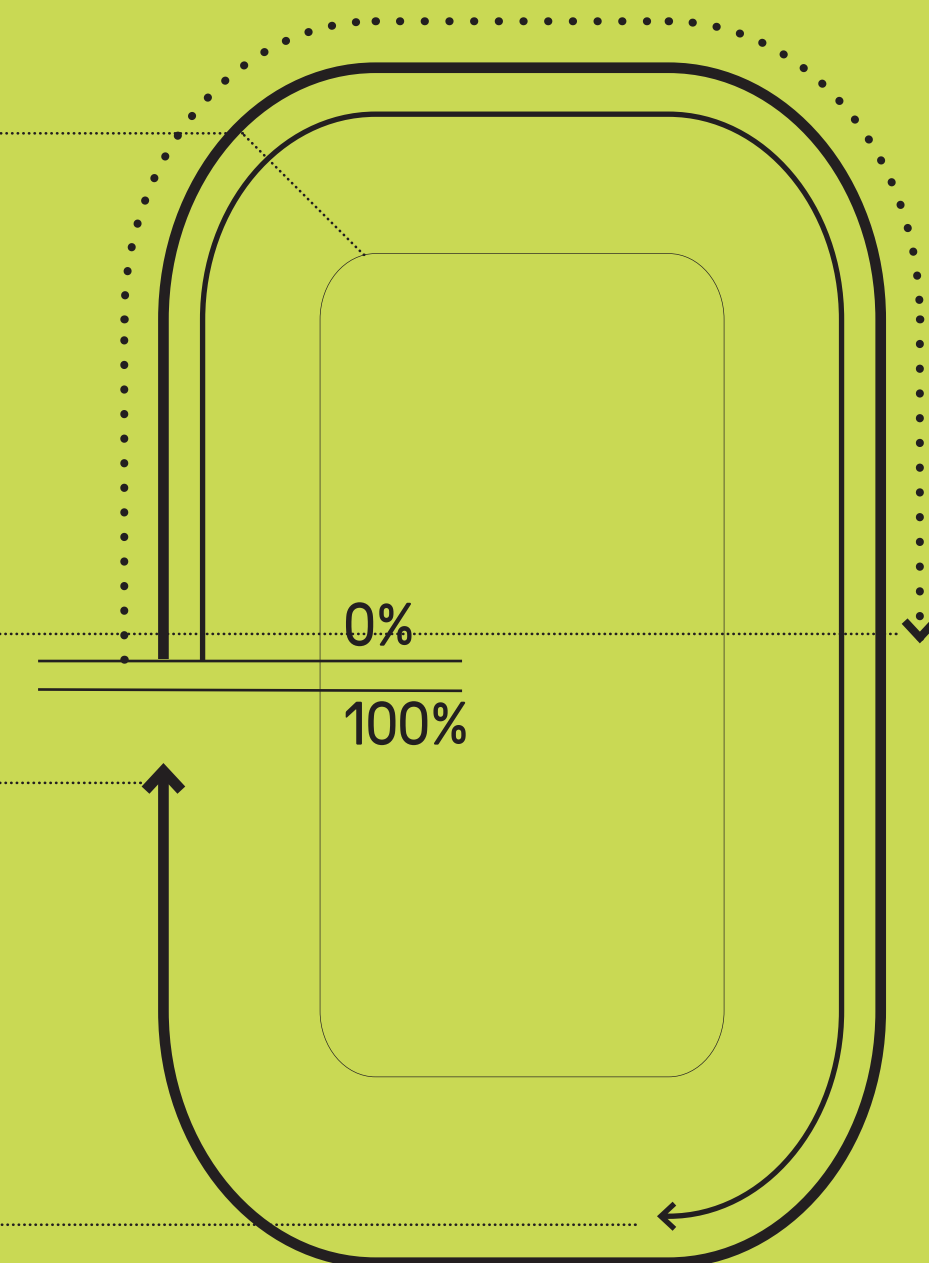
DOES NOT AFFECT ME — GREATLY ENHANCES

49%

STORMWATER TREATMENT IS IMPORTANT

93%

SUPPORT NATIVE/ LOW-WATER PLANTING

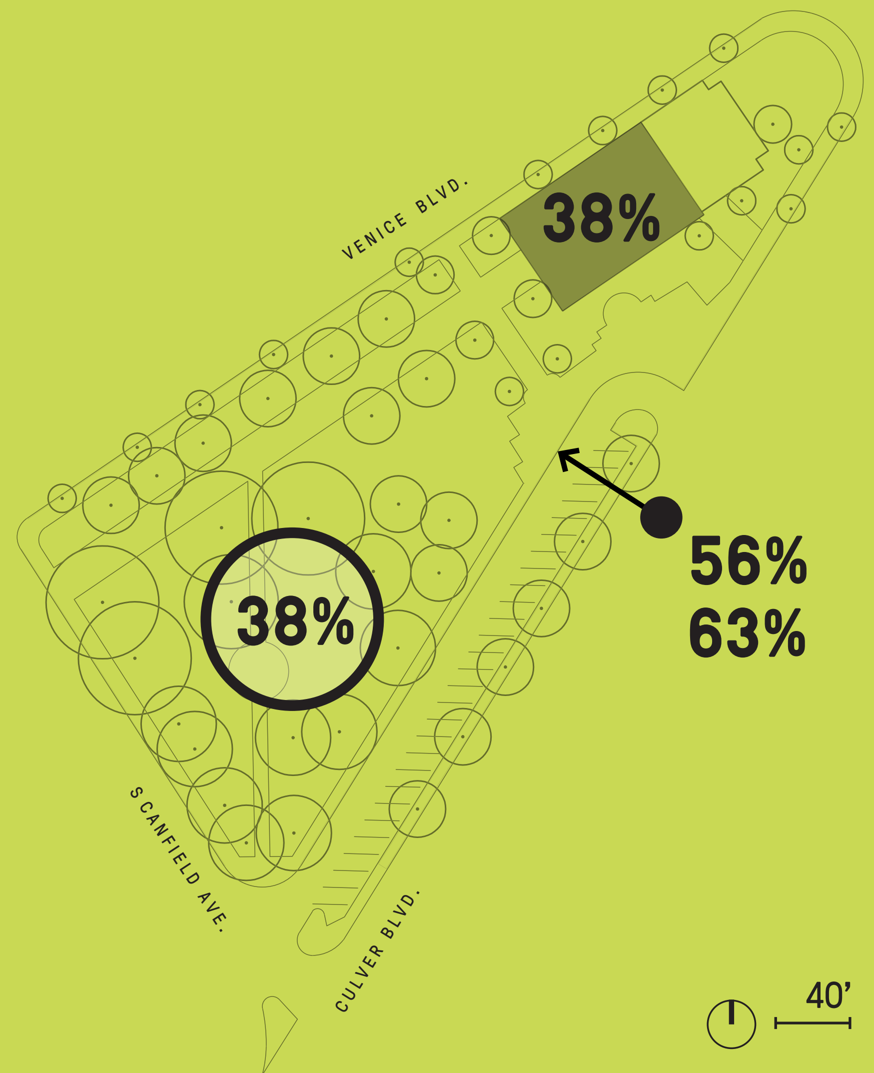


70%

MEDIA PARK IS PART OF A DOWNTOWN CONNECTED NETWORK

PROGRAMMING

PROGRAMMING FOCUSES ON HOW ONE USES A SPACE. THEIR PERCEPTION AND ATTENDANCE DESIRES.



38%

WOULD USE A SMALL FOOD KIOSK ON SITE

#1 BETTER LIGHTING

MAJORITY BEHIND THE PARK NEEDS BETTER LIGHTING, FOLLOWED BY...

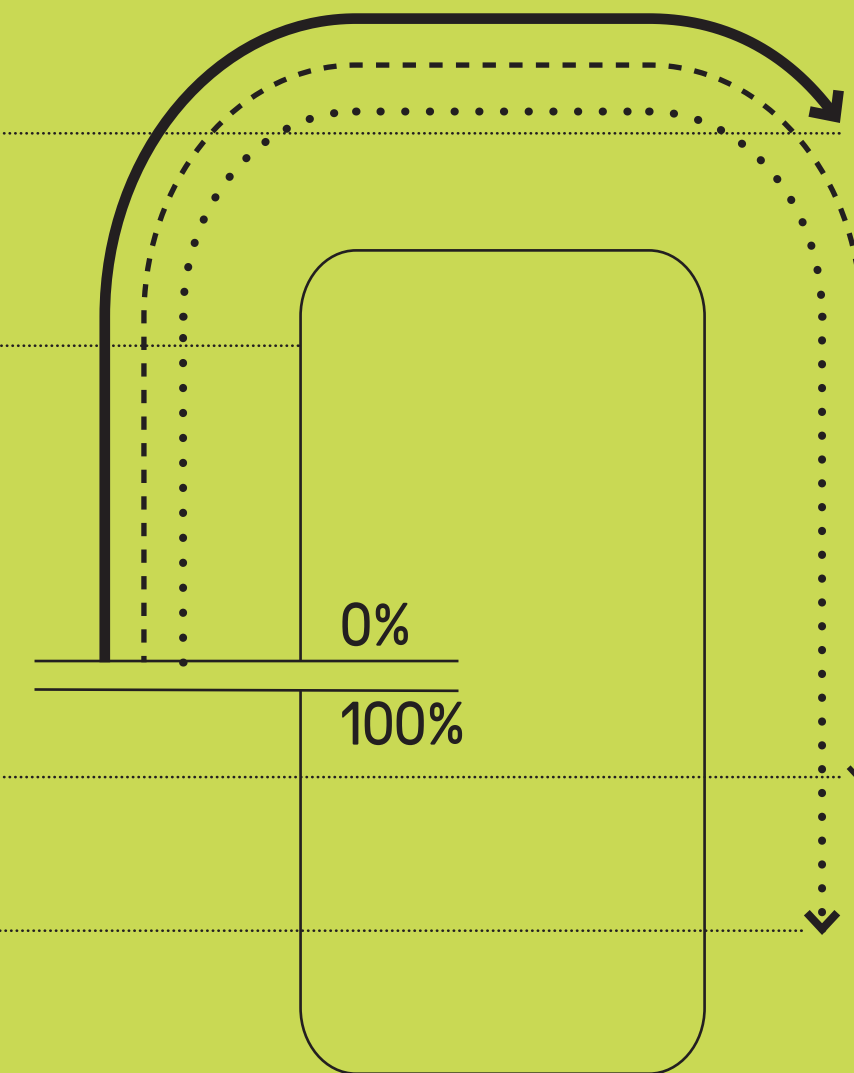
#2. Seating opportunities
#3. Restrooms
#4. Drinking Fountains
#5. Better Signage
#6. Other

56%

BELIEVE EVENTS SHOULD BE FREE OR LOW COST

63%

HAVE ATTENDED AN EVENT AND ARE INTERESTED IN LOCAL ART

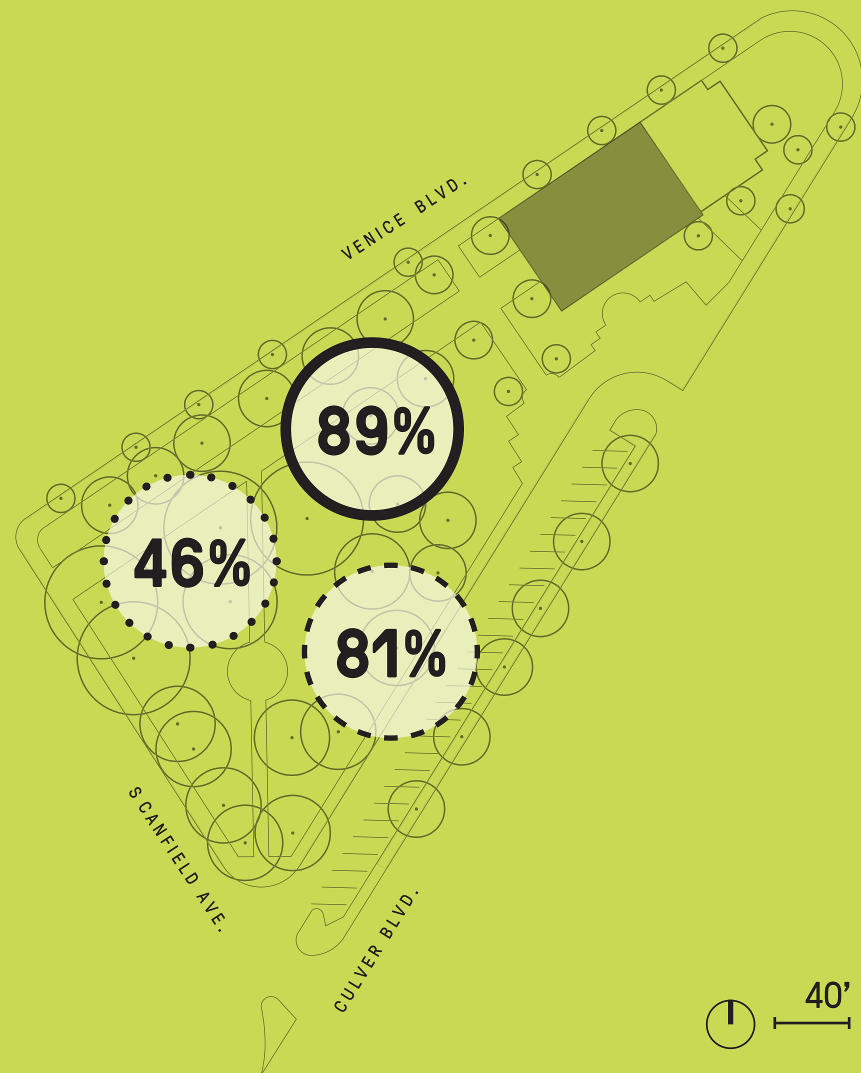


MAJORITY SUPPORT CONCERTS IN THE PARK!

concerts • movies
exercise • yoga
art fair • kid's events

MAINTENANCE

A SUCCESSFUL PUBLIC SPACE ENSURES IT IS CLEAN, WELL LIT AND A HEALTHY PLACE TO ENJOY NATURE.



46%

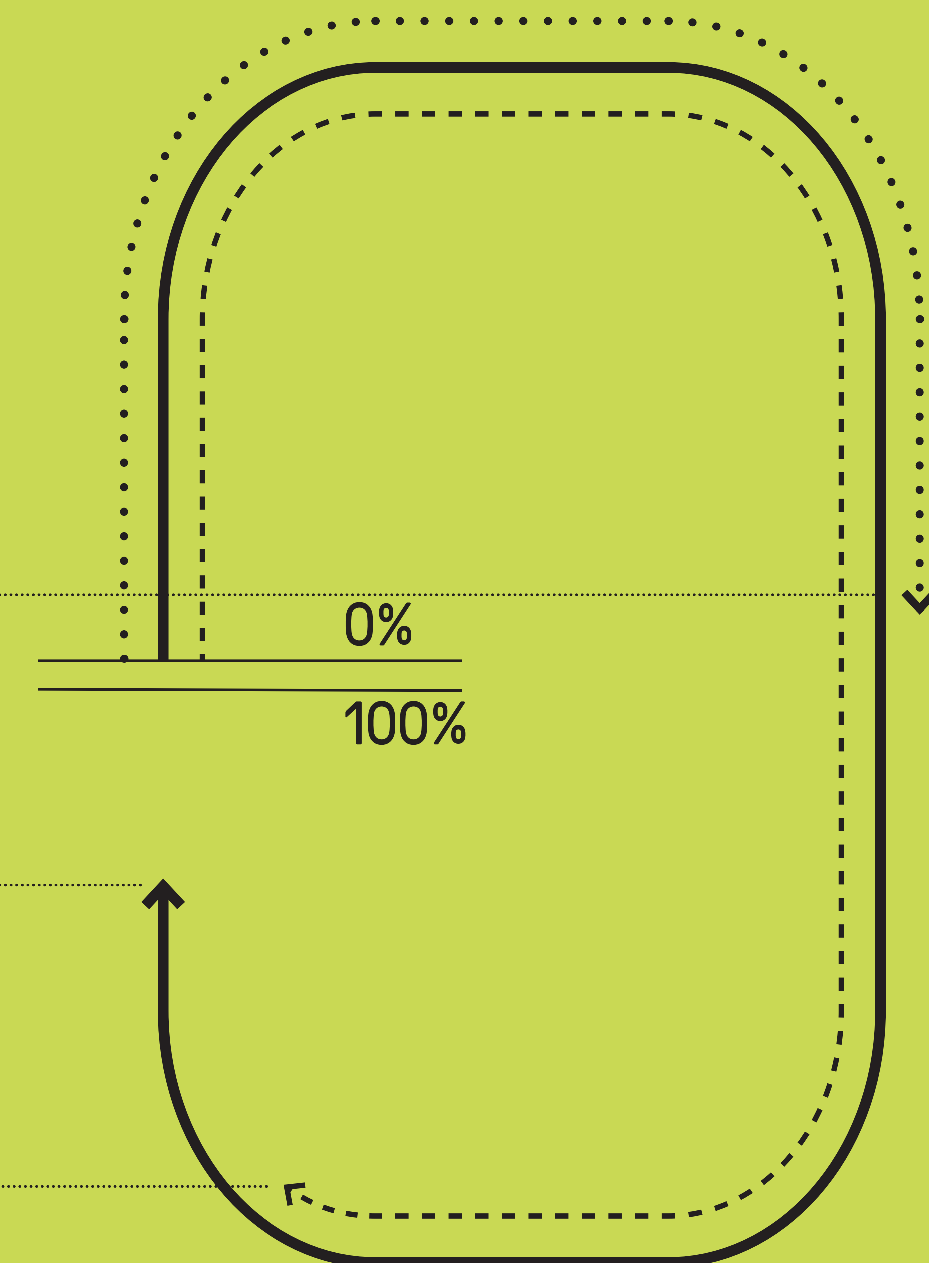
BELIEVE THE PARK IS NOT WELL-MAINTAINED

89%

BELIEVE THE PARK NEEDS MORE/BETTER LIGHTING

81%

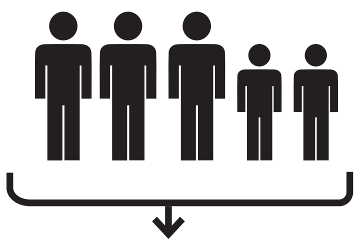
HAVE HAD SECURITY CONCERNS IN MEDIA PARK



PUBLIC MEETING #2

PRESENTING 2 DESIGN SCHEMES

MEETING #2: APRIL 22, 2021



277 PEOPLE RESPONDED!

THE ARC

OPTION 1

CULVER CITY HAS A RICH HISTORY IN THE WORLD OF FILM. THE DESIGN TAKES INSPIRATION FROM THE CURVATURES FOUND IN NATURE BUT ALSO THE TRADITIONAL MOVIE REEL. THE NOTION THAT MOVIES CONNECT US ALL IS TRANSLATED TO THE LANDSCAPE DEFINING THE PARK.

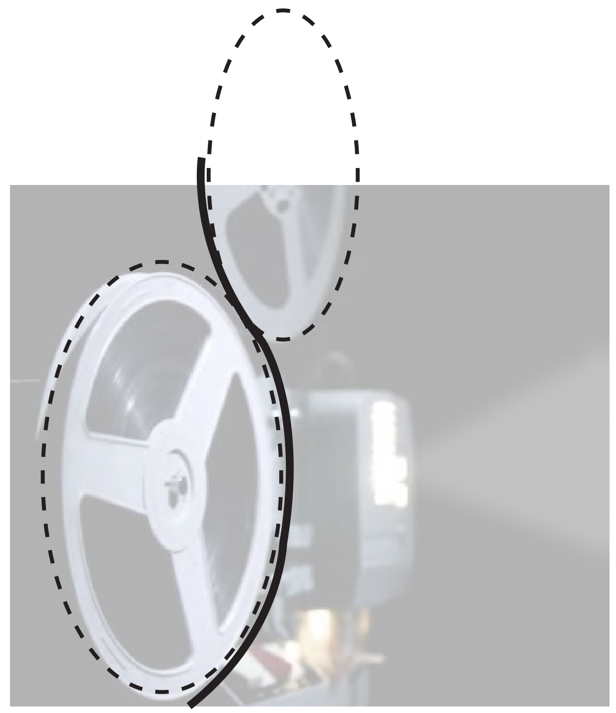
UTILIZING THE CURVATURE OF THE REEL AS A DYNAMIC ELEMENT, CHANGING OUR EXPERIENCE THROUGH IMAGERY, SO TOO THE CONCEPT OF THE PARK IS DERIVED TO BE CONTAINED WITHIN KEY AREAS THAT CHANGE WITH PROGRAM, ACTIVATION AND USE.

THE LAYOUT IS CHARACTERIZED BY SINUOUS CURVES THAT CONNECT THE PARK. KEY MOVES THAT FOLLOW ARE: REDUCING PARKING SO THAT IT IS PARALLEL ALONG CULVER BOULEVARD, WITH ACCESS FROM THE NORTHEAST AND NEW DROP-OFF.

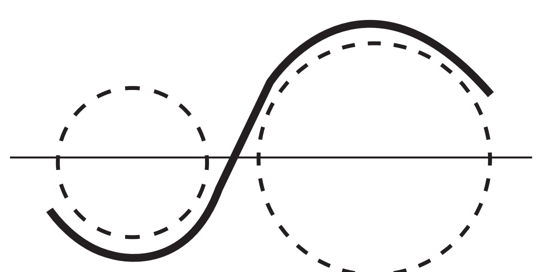
FOUR MAJOR ZONES ARE LINKED BY PEDESTRIAN PATHS THAT BOTH DEFINE EACH ZONE, AND SIMULTANEOUSLY UNITE THE PARK.

ASIDE FROM KEEPING THE EXISTING HISTORICAL BUILDING INTACT (THE IVY STATION), MAIN AREAS MAKING UP THE PARK ARE: THE FLEXIBLE LAWN AT THE HEART OF THE PROJECT, WHICH RAISES IN ELEVATION ON CULVER BLVD WITH AN EDGE DEFINED BY LANDSCAPE STEPS. THIS GENTLY FACING LAWN ALSO FACES A NEW OUTDOOR AMPHITHEATER, AND A PARK CAFE WITH SWING SET.

VISION

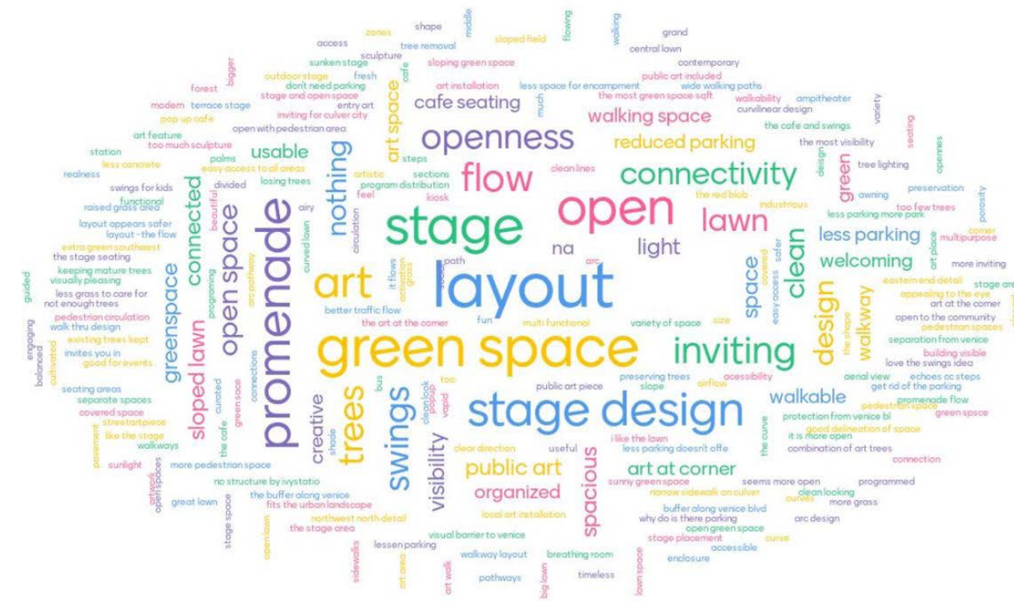


CULVER CITY HAS A RICH HISTORY IN THE WORLD OF FILM. THE DESIGN TAKES INSPIRATION FROM THE CURVATURES FOUND IN NATURE BUT ALSO THE TRADITIONAL MOVIE REEL. THE NOTION THAT MOVIES CONNECT US ALL.

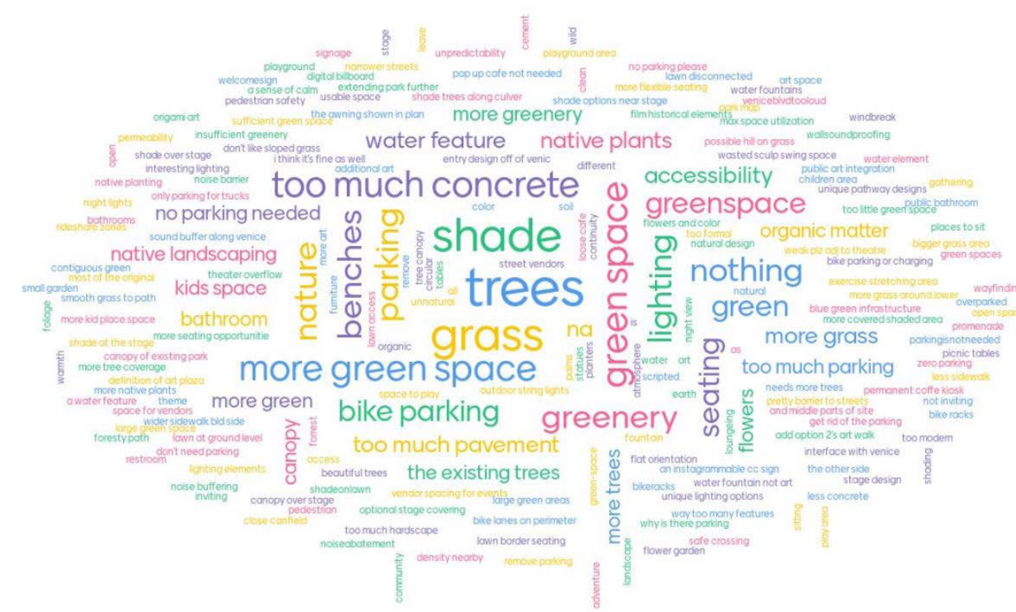


EXTRACTING FORM

COMMUNITY FEEDBACK: MEETING 2



WHAT IS YOUR FAVORITE ASPECT OF OPTION 1: THE ARC?



WHAT DO YOU THINK IS MISSING FROM OPTION 1: THE ARC?

PRECEDENT IMAGERY

PRECEDENT IMAGES CAPTURE THE CHARACTER AND PROGRAMMING THAT WILL BE THE FOCUS OF THE OUTDOOR / LANDSCAPE EXPERIENCE.

KEY SPACES AIM TO BRING THE COMMUNITY TOGETHER THROUGH THE USE OF A FLEXIBLE OPEN LAWN THAT IS SHADED BY TREES AND INVITING TO FAMILIES AND EVENTS.

A PERFORMANCE SPACE THAT IS PARTIALLY COVERED, OFFERING A DELINEATION FOR STAGE AND AUDIENCE THAT HAS INTEGRATED LIGHTING AND STRUCTURALLY DESIGNED TO BE BEAUTIFUL AND FITTING WITHIN THE CHARACTER OF THE NEW DESIGN.

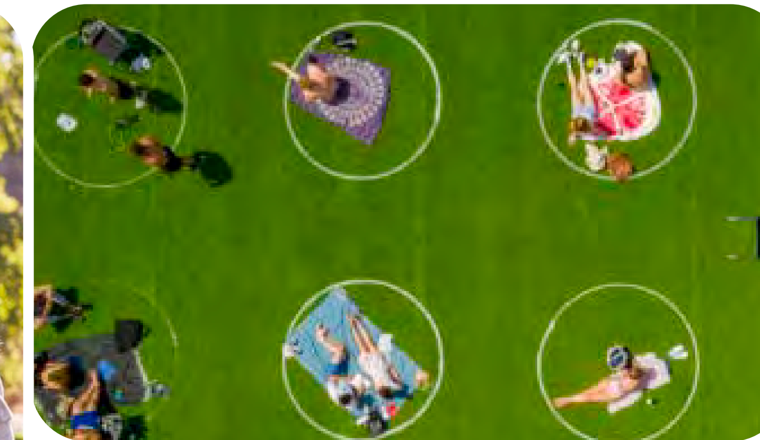
SPECIALTY SWINGS THAT ARE AN ATTRACTIVE FEATURE IN AN OF THEMSELVES THAT CAN BE USED BY ADULTS, AND THAT OFFER A PLACEMAKING ELEMENT THROUGH THEIR SHAPE, PLAYFULNESS AND LIGHTING.

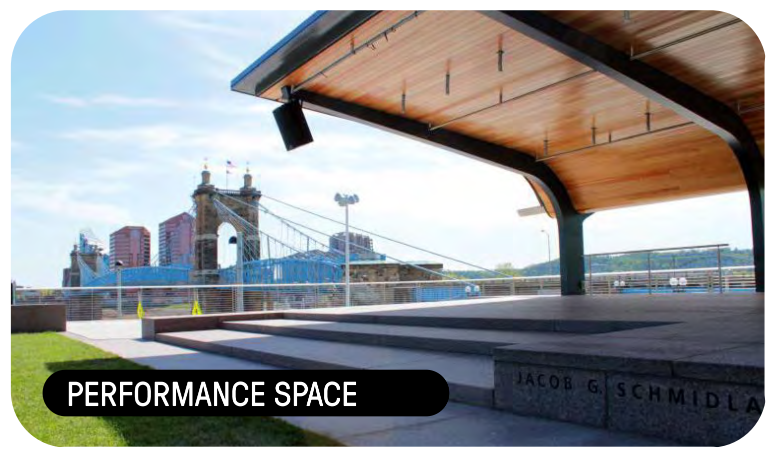
A VARIETY OF PLANTING THAT IS LOCAL AND SUITED FOR THE MICRO-CLIMATE. WITH AIM OF INCREASING BIODIVERSITY, PLANTED AREAS WILL HELP REDUCE WATER RUN-OFF WATER, THROUGH STORMWATER MANAGEMENT, AND ALSO COOL AMBIENT TEMPERATURE IN HOT MONTHS WHILE OFFERING FLOWERING PLANTS AND COLOR.

AN OUTDOOR AREA WITH FLEXIBLE SEATING TO SUPPORT THE PARK VENUE / CAFE. OUTDOOR FURNISHINGS CAN BE MOVED AROUND AND BE CASUAL ITEMS THAT CONTRIBUTE TO COMMUNITY NO MATTER THE AUDIENCE SIZE.

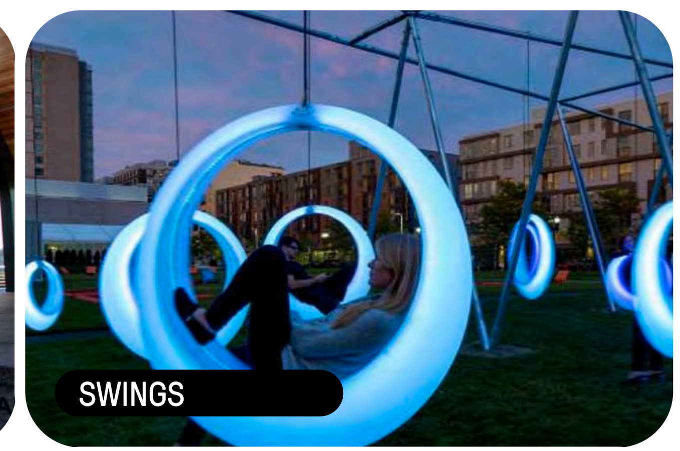
CLEARLY DEFINED PEDESTRIAN PATHS THAT CREATE LAWN AREAS AND HARDSCAPED ZONES THAT ARE ATTRACTIVE TO WALK TROUGH, AND CAN HOST MULTIPLE EVENTS AT ONCE DEPENDING ON SIZE.


OPEN LAWN





PERFORMANCE SPACE


SWINGS


NATIVE PLANTING


GREAT LAWN

THE ARC

OPTION 1

RELOCATE EXISTING PARKING

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


VENICE BLVD.
S CANFIELD AVE.
CULVER BLVD.
NORTH
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

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.

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**

LA | Cumming Construction Management, Inc.

Merilyn Olave
Associate Director
Los Angeles, CA
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CIVIL
ANALYSIS

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

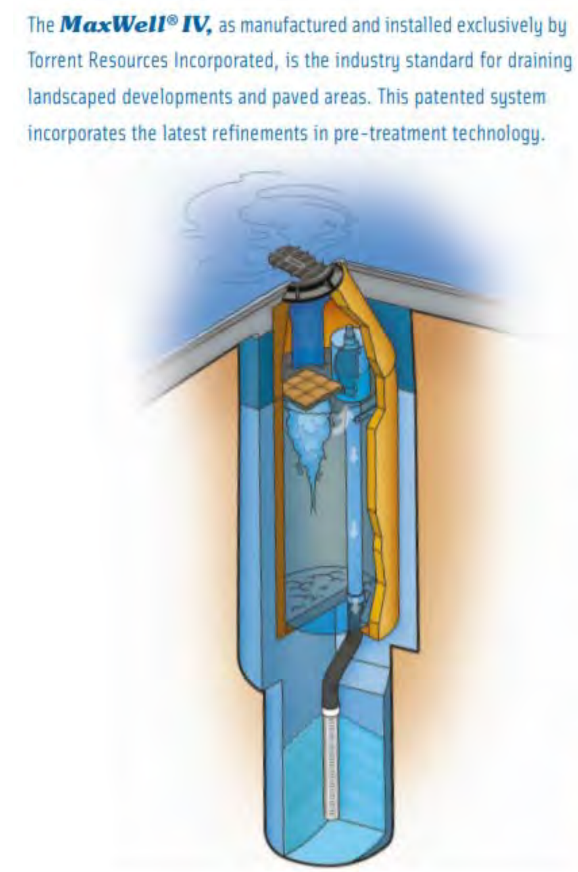
A Storm Water Pollution Prevention Plan (SWPPP) to be filed with the State Water Resources Control Board prior to the start of construction will be needed if the project area is confirmed to be greater than one acre. During construction, storm water runoff will be managed using sandbags, rumble plates,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

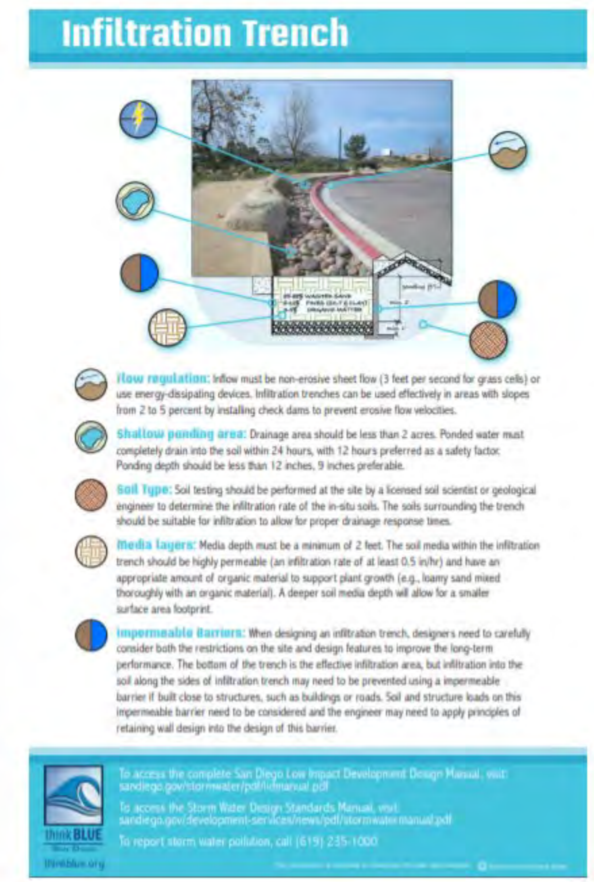
STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

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.

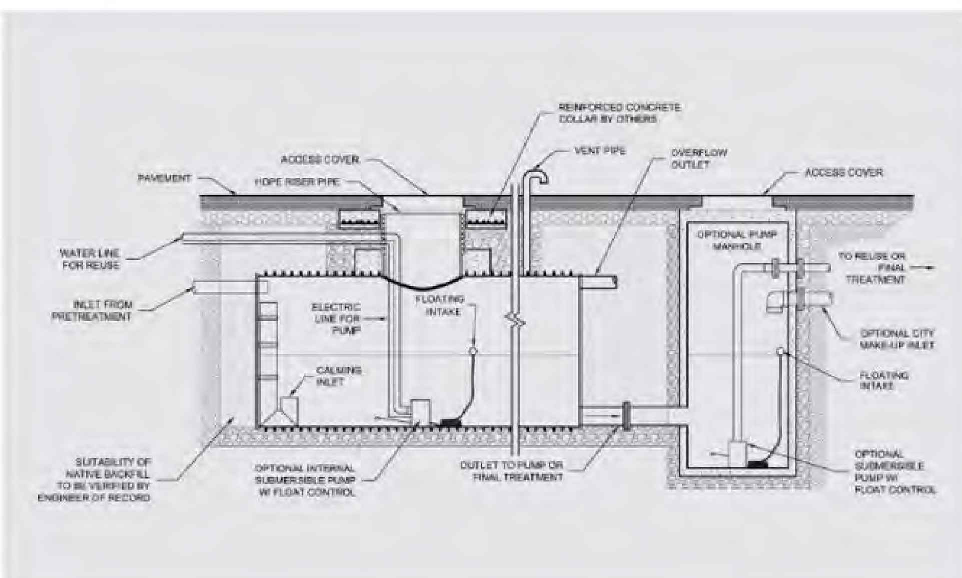
Site specific geotechnical engineering recommendations will be required to understand the site soils characteristics and whether infiltration will be possible. Infiltration could be achieved through shallow infiltration trenches and/or deep infiltration drywell systems (such as the MaxWell systems by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





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.

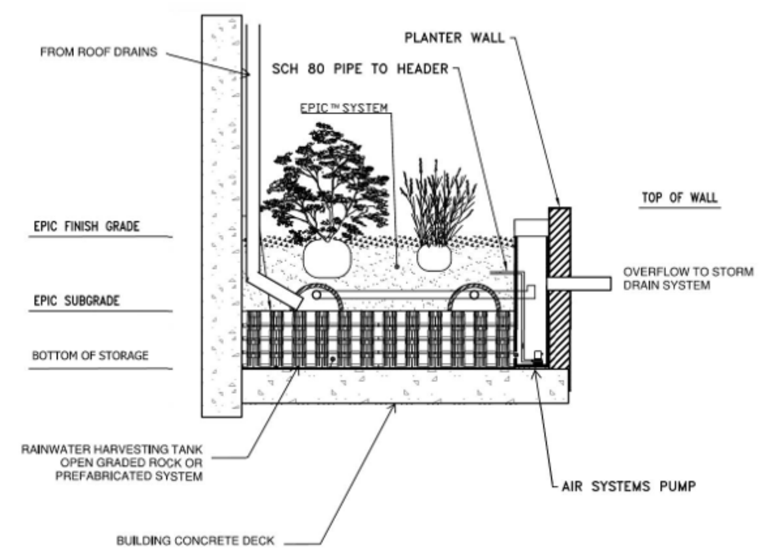
- IAPMO IGC 329 Certified
- Uniform Plumbing Code (UPC®)
- City of Los Angeles RR Approval RR 5726

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.

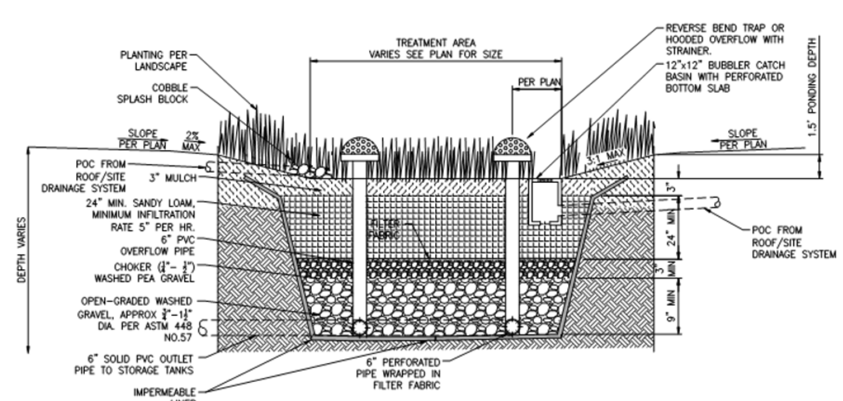
An alternative Capture-and-Reuse system consists of providing the irrigation storage volume integrated within the landscape planters. Proprietary products such as "EPIC" planters (see detail below) are pre-engineered and meet the City of Los Angeles LID Tier 2 requirements.



"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.



THE INTERLINK
OPTION 2

THE MORETON BAY FIG TREES ON SITE SERVE AS INSPIRATION FOR LAYOUT, FORM AND SITE ELEMENTS.

THE MAGNIFICENT GROWING ROOTS, ARE EXPOSED TO REVEAL THEIR BOLD NATURE AND HISTORIC PRESENCE. THIS GROWING FEATURE IS ABSTRACTED INTO THE DESIGN OF THE OPEN SPACES BY USING THE MEANDERING CURVATURE TO EXPRESS ITSELF WITHIN THE LANDSCAPE ZONES.

PEDESTRIAN PATHS EXPAND AND CONTRACT NEAR THE EXISTING IVY SUBSTATION, AND IN TURN AN OUTDOOR VENUE / PERFORMANCE SPACE USES ITS SHADE STRUCTURE TO ECHO THE MOVES OF THE GROUND PLANE.

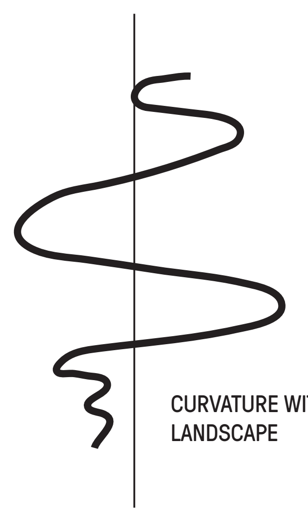
CENTRALLY LOCATED NEAR THE EXISTING TREES AND THE BIG LAWN THAT FILLS THE SITE, THE PARK CAFE AREA IS SURROUNDED BY HARDSCAPE, AND FURTHER SURROUNDED BY AN ‘ART WALK’ CARVED INTO THE LANDSCAPE THAT COMBINES STEPS, DENSE PLANTING FOLIAGE AND SURPRISE ART SCULPTURES.

THE PARKING, WITH DROP-OFF AREA AND PARALLEL PARKING, IN TURNS ‘GIVE BACK’ VALUABLE SPACE TO THE PARK THAT IS FLEXIBLE AND CAN BE USED TO STAGE OUTDOOR EVENTS, A FARMER’S MARKET AND SERVE AS A WIDE PROMENADE CONNECTING THE SOUTHERN PART OF THE NEIGHBORHOOD TOWARDS THE NORTH.

AN ICONIC, SCULPTURAL ART-PIECE ON THE SOUTHEASTERN CORNER SERVES AS AN INVITING GATEWAY INTO THE PARK AND A PLACEMAKING ELEMENT IN ITS OWN RIGHT.

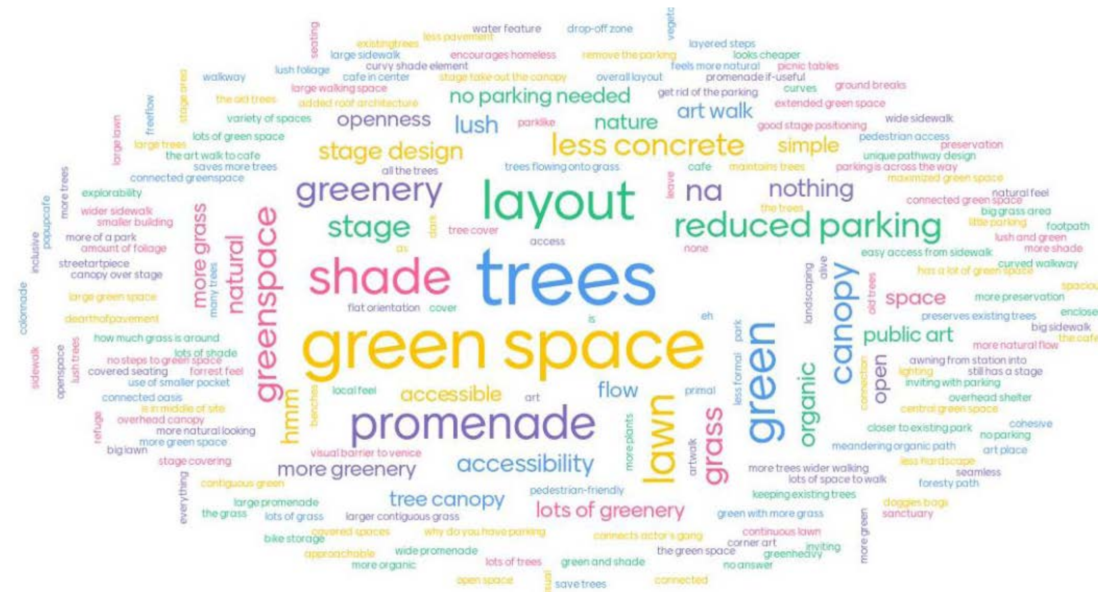
VISION

THE INTERLINK EXTENDS THE REACH OF MEDIA PARK. THE MORETON BAY FIG TREES ON SITE SERVE AS INSPIRATION FOR LAYOUT, FORM AND SITE ELEMENTS. LET’S CELEBRATE THIS GREAT RESOURCE AND PRESERVE THE SITE’S HISTORY.

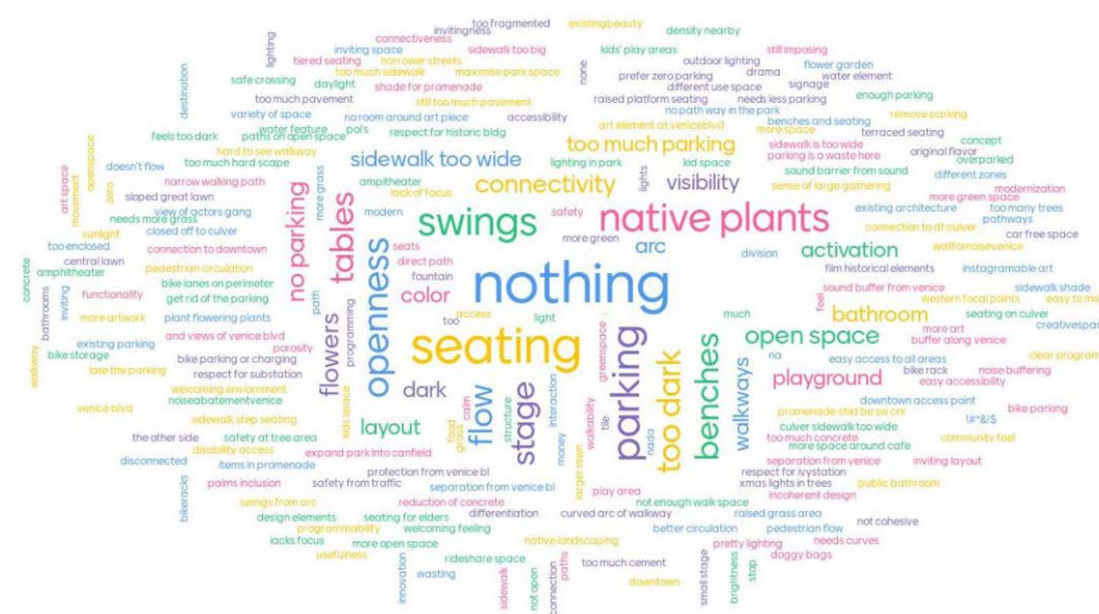


CURVATURE WITHIN THE LANDSCAPE

COMMUNITY FEEDBACK: MEETING 2



WHAT IS YOUR FAVORITE ASPECT OF OPTION 2: THE INTERLINK?



WHAT DO YOU THINK IS MISSING FROM OPTION 2: THE INTERLINK?

swa Estolano ADVISORS CUMMING LOHA kpff TOOLE

PRECEDENT IMAGERY

PRECEDENT IMAGES CAPTURE THE 'INTERLINKING' CHARACTER OPTION AND PROGRAMMING THAT WILL BE THE FOCUS OF THE OUTDOOR / LANDSCAPE EXPERIENCE.

ART IS A MAJOR ELEMENT THAT DISTINGUISHES BOTH OPTIONS, WITH AN ARTISTIC GATEWAY BEING AT THE CORNERSTONE OF THE SITE, COLORFUL AND BRIGHT, YET THIS OPTION ALSO HAS 'FUN' ARTISTIC LIGHT FIXTURES, WHICH ADD TO A SENSE OF PLACE THAT IS SAFE, SPECIAL AND MEMORABLE.

PAVING AROUND THE CAFE PARK WILL MAKE USE OF VARIOUS TEXTURES AND MATERIALS ORCHESTRATED TO CREATE A 'NATURE' WALK WITHIN THE GREEN LAWN AND PLANTING ZONES.

THE FLEXIBLE LAWN, OPEN FOR ALL TO USE, WILL MEET THE PATHS AS THEY CURVE AROUND IT AND OFFER NEW VANTAGE POINTS, FILLED WITH AN UNDULATING EDGE.

THE ARCHITECTURE AND CHARACTER OF THE PARK CAFE AND PAVILION WILL TIE TO AN ELEGANT AND REFINED PALETTE, WITH REFLECTIVE MATERIALS THAT OFFER AN IMPRESSIONISTIC 'COPY' OF THE NATURAL LANDSCAPE AND ACTIVITIES WITHIN THE SITE.

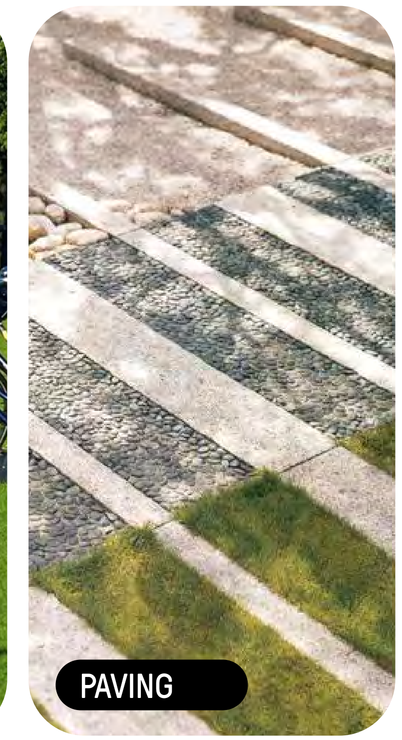
PRESERVATION OF MORETON BAY FIG TREE IS PARAMOUNT AS THE CAFE IS NESTLED WITHIN THE CORE OF THESE MAJESTIC TREES.

REDUCED PARKING IS COMPLEMENTED WITH MULTI-MODAL OPTIONS, AS MICRO-MOBILITY IS EVER-PRESENT IN THE NEW AND ACTIVE PROMENADE ALONG CULVER BLVD.

MULTI-MODAL

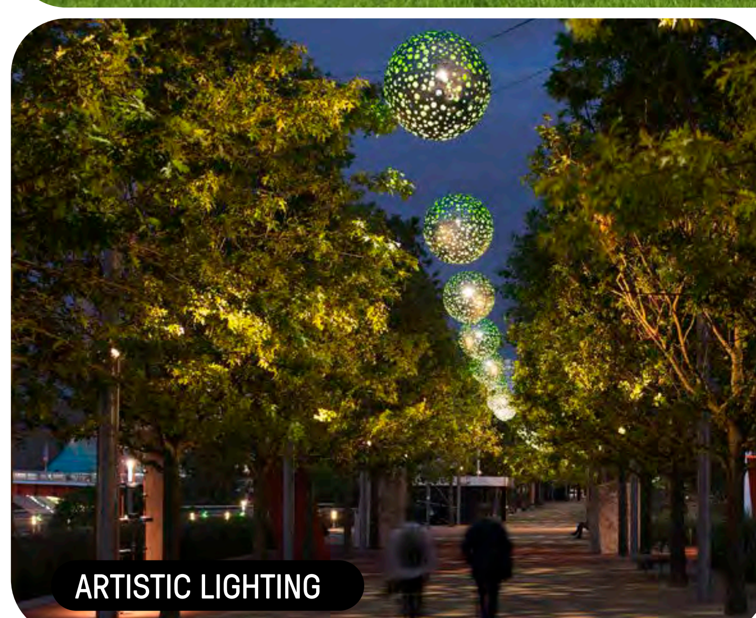
PRESERVE THE MORETON BAY FIG TREES

FLEXIBLE SPACES



PAVING

ARTISTIC GATEWAYS



ARTISTIC LIGHTING

UNIQUE ARCHITECTURE

THE INTERLINK

OPTION 2

RELOCATE EXISTING PARKING

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


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

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.

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 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

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.

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**

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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
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The ARC vs. The INTERLINK

COMPARING TWO SCHEMES

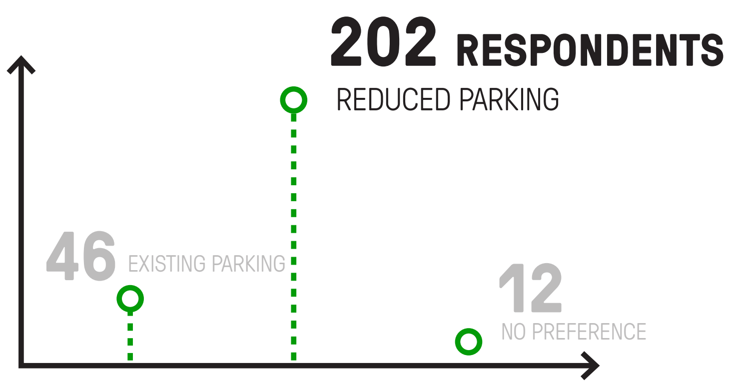
THOUGH SIMILAR IN APPROACH TO CREATING A PARK WITH ACTIVE PROGRAMMING AND PLENTY OF GREEN AREAS, OPTION 1: THE ARC IS DEFINED BY CURVING WALKWAYS THAT CREATED CURVED ZONES WITH THE PARK, WHILE OPTION 2, THE INTERLINK, IS MORE SEAMLESS IN ITS APPROACH TO DISTINGUISHING THE VARIOUS ZONES , WITH A FLAT FLEXIBLE LAWN AND VENUE VS SLOPING OR LANDSCAPE STEPS DEFINING THESE, AS IN OPTION 1.

THE ARC
OPTION 1

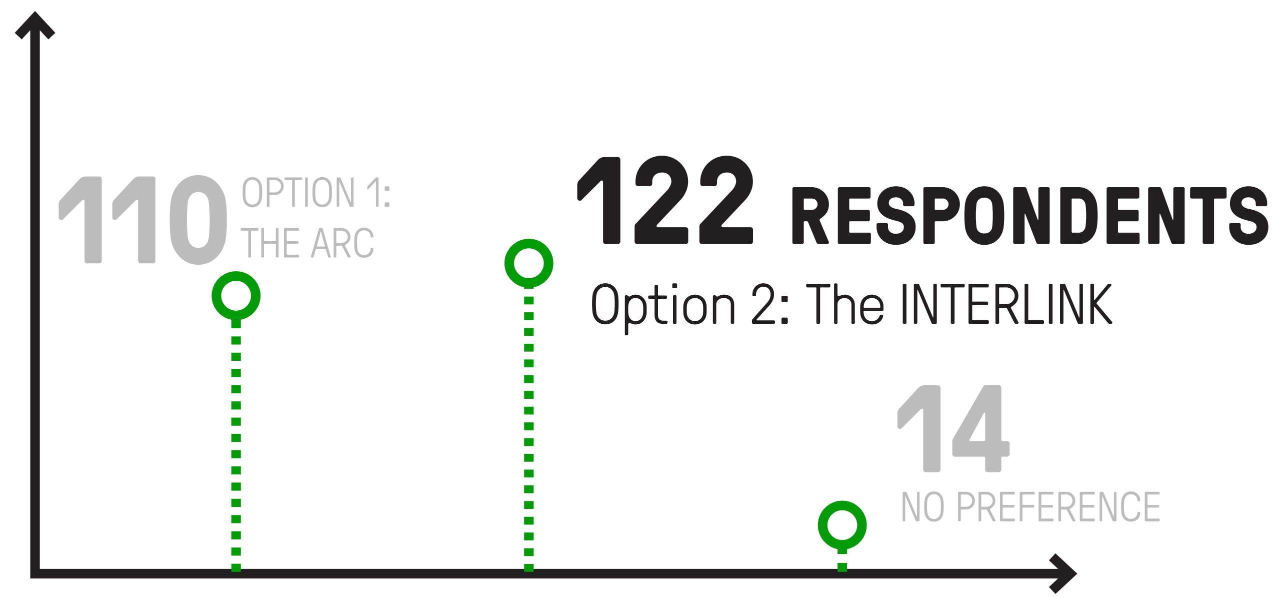
THE INTERLINK
OPTION 2

swa Estolano ADVISORS CUMMING LOHA kpff TOOLE

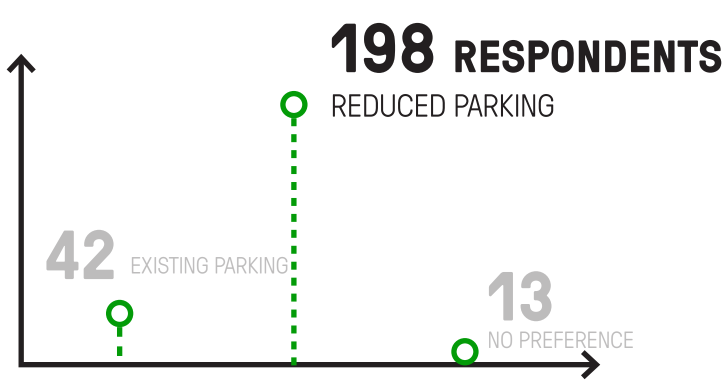
COMMUNITY FEEDBACK: MEETING 2



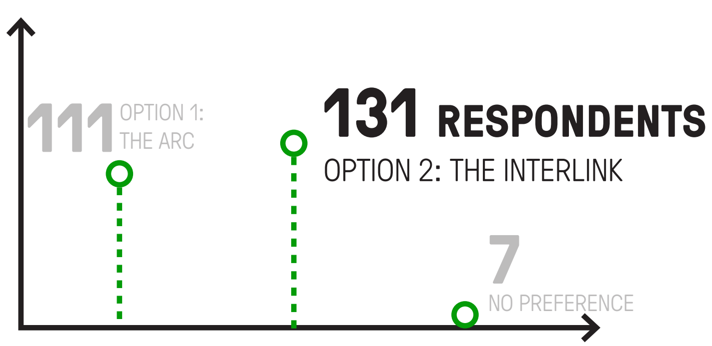
DO YOU PREFER A SCHEME WITH EXISTING PARKING TO REMAIN, OR REDUCED PARKING?



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?

BOTH OPTIONS WERE WELL-RECEIVED IN THIS SECOND COMMUNITY MEETING, WITH HIGH RANKS OF APPROVAL. REDUCED PARKING ON BOTH OPTIONS WAS PREFERRED.

OPTION 2, THE INTERLINK, RECEIVED GREATER APPROVAL BASED ON OPEN SPACE DISTRIBUTION AND WITH THE VIEW THAT THE DESIGN BETTER SUPPORTS THE INTENDED PARK PROGRAM.

THE DESIRE FOR A CAFE OR COMMERCIAL BUSINESS ON SITE WAS QUESTIONED BY THE PUBLIC.

appendix

THE ARC

OPTION 1.2

EXISTING PARKING REMAINS

1. ACTORS’ GANG
2. EXISTING FOUNTAIN
3. RAISED TERRACE
4. STAGE
5. GREAT LAWN
6. LARGE SWINGS
7. EXISTING PARKING
8. CAFE
9. EXISTING LARGE TREES (PRESERVED)
10. BUFFER ALONG VENICE


VENICE BLVD.
S CANFIELD AVE.
CULVER BLVD.
NORTH
1 ACTORS' GANG
2 EXISTING FOUNTAIN
3 RAISED TERRACE
4 STAGE
5 GREAT LAWN
6 LARGE SWINGS
7 EXISTING PARKING
8 CAFE
9 EXISTING LARGE TREES (PRESERVED)

THE LINTERLINK

OPTION 2.2

EXISTING PARKING REMAINS


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

DETAILED COST ANALYSIS
BREAKDOWN

Media Park Rehabilitation

Concept Design

Statement of Probable Cost

September 16, 2021

CUMMING

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LA | Cumming Construction Management, Inc.

Merilyn Olave
Associate Director
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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 - The Interlink

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**

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	$/SF	Option 2 - The Interlink 74,596 SF Total	$/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

Code	Quantity	Unit	Unit Rate	Total Cost
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

Code	Quantity	Unit	Unit Rate	Total Cost
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

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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

Code	Quantity	Unit	Unit Rate	Total Cost
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**

CUMMING
Building Value Through Expertise

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
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**

Construction Cost Detail

Media Park Rehabilitation
Concept Design
September 16, 2021

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Building Value Through Expertise

Alternate

Construction Cost Summary - Alternates

Media Park Rehabilitation
Concept Design
September 16, 2021

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Element		Option 1 - The Arc Alternate 64,103 SF		Option 2 - The Interlink Alternate 64,103 SF	
		Total	$/SF	Total	$/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**

CUMMING
Building Value Through Expertise

F) Site Work (16-18)

16 Site Preparation and Demolition

Code	Quantity	Unit	Unit Rate	Total Cost
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
Fill at raised terrace and slope lawn	15,039	SF	$3.00	$45,117
Erosion Control	64,103	SF	$0.25	$16,026
Sub-Total: 16 Site Preparation and Demolition	**64,103**	**SF**	**$5.15**	**$330,305**

17 Site Paving, Structures & Landscaping

Code	Quantity	Unit	Unit Rate	Total Cost
Pedestrian paving				
Decorative paving	1,734	SF	$18.00	$31,212
General concrete paving	32,113	SF	$12.50	$401,413
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
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

Construction Cost Detail - Option 1 Alternate 'The Arc'
Media Park Rehabilitation
Concept Design
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CUMMING
Building Value Through Expertise

Code	Quantity	Unit	Unit Rate	Total Cost
Walls and seating				
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	11,117	SF	$5.50	$61,144
Great lawn including irrigation - sloping	10,097	SF	$7.00	$70,679
New trees, assume 36" box	6	EA	$1,500.00	$9,000
New Palm trees	5	EA	$3,500.00	$17,500
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	3	SET	$4,500.00	$13,500
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**	**$38.43**	**$2,463,224**

18 Utilities on Site

Code	Quantity	Unit	Unit Rate	Total Cost
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**	**$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

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%**

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