

**Charles Gaines Culver City public artwork - Design phase 2 cost proposal**

<b>Cost Proposal</b>	
<p>The following cost proposal includes all known and anticipated costs to complete the design phase 2. Design phase 2 includes architectural work to bring the plans through to 100% DD and 100% CD, arborist's investigations and consultation, engineering, geotechnical analysis, landscape design, and, lighting design. Additionally, the project manager will validate the designs against construction costs, soliciting construction bids as necessary.</p>	
<b>Design Stage 2 Cost Proposal</b>	<b>Total</b>
Project Management - Dyson & Womack Project coordination and communications Budget and timeline oversight Construction bid solicitations and cost validation	<b>\$35,000</b>
Artwork Design - TOLO Architecture 100% Design development 100% Construction documents	<b>\$75,000</b>
Landscape Design - TERREMOTO 100% Design development	<b>\$25,000</b>
Landscape Lighting Designer - TERREMOTO subcontractor 100% Design development	<b>\$25,000</b>
Engineering - NOUS Engineering Consultation during design development Stamped engineering drawings	<b>\$35,000</b>
Arborist - Tree Care LA Consultation during design development Underground tree root analysis	<b>\$5,000</b>
Surveying - Hennon Surveying	<b>\$3,350</b>
Geotechnical	<b>\$20,000</b>
<b>Design Phase 2 Cost Proposal (with approximately 5% contingency)</b>	<b>\$235,000</b>
<b>Artist Fee - Charles Gaines</b>	<b>\$120,000</b>