

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.

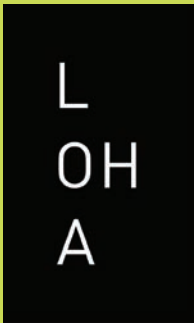
THE DESIGN TEAM IS A LOCAL LOS ANGELES BASED TEAM OF LANDSCAPE ARCHITECTURE, PUBLIC OUTREACH, COST ESTIMATOR, ARCHITECTURE, CIVIL ENGINEERING AND MOBILITY/TRAFFIC CONSULTANTS.



PUBLIC OUTREACH + FUNDING



COST ESTIMATING



ARCHITECTURE



CIVIL ENGINEERING



MOBILITY/ TRAFFIC CONSULTATION

# TWO PUBLIC MEETINGS

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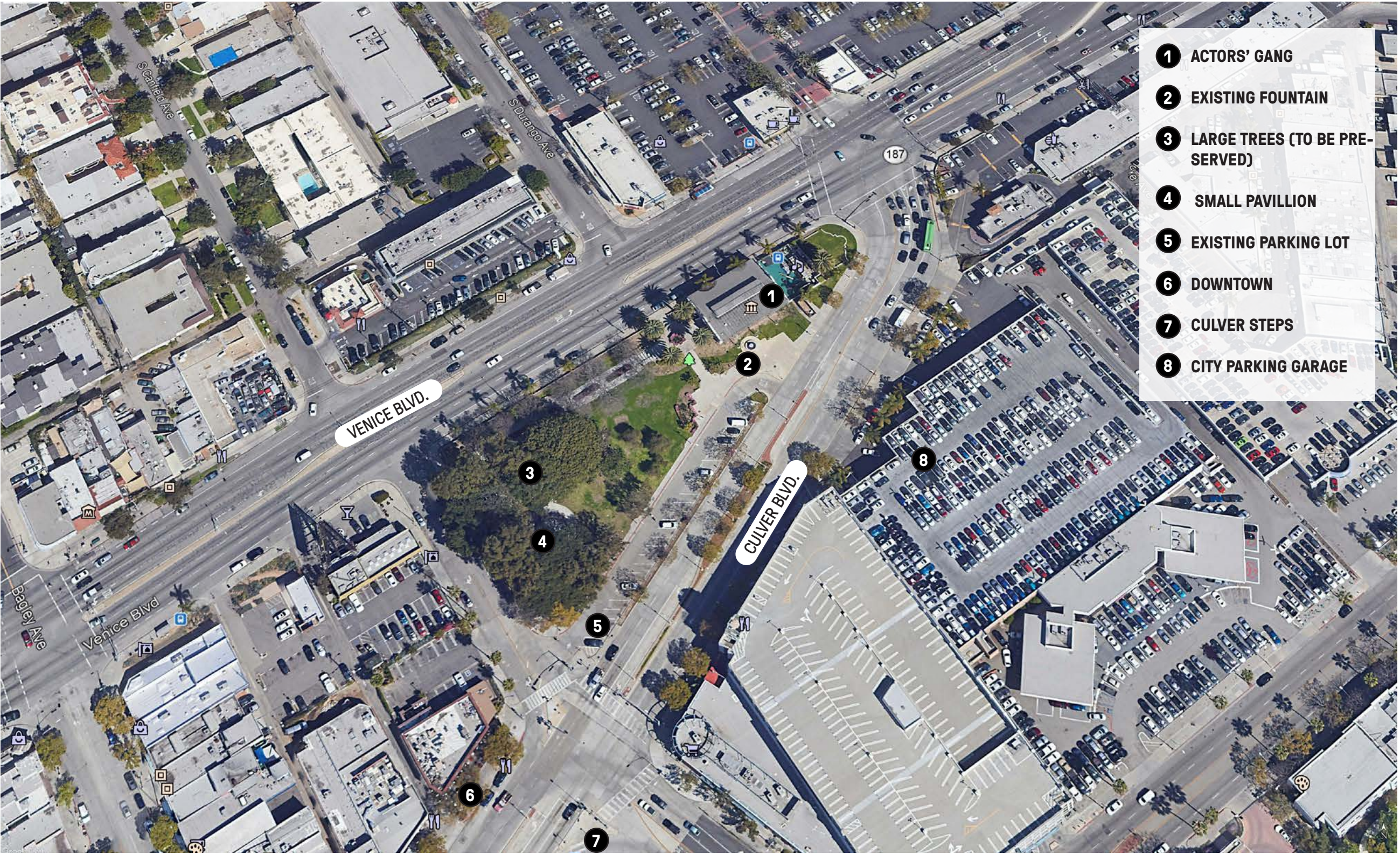
THE EXTENSIVE DESIGN TEAM WORKING WITH CULVER CITY PERSONAL OFFERED THE COMMUNITY TWO PUBLIC MEETINGS FOR INPUT. OFFERED DIGITALLY OVER ZOOM DUE TO THE ON-GOING COVID-19 PANDEMIC, MEMBERS OF THE COMMUNITY WERE PRESENTED WITH DESIGN 2 DESIGN SCHEMES DERIVED FROM MEETING #1 FEEDBACK GIVEN.



# TODAY

## EXISTING CONDITIONS

SITE AERIAL



- 1 ACTORS' GANG
- 2 EXISTING FOUNTAIN
- 3 LARGE TREES (TO BE PRE-SERVED)
- 4 SMALL PAVILLION
- 5 EXISTING PARKING LOT
- 6 DOWNTOWN
- 7 CULVER STEPS
- 8 CITY PARKING GARAGE



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.

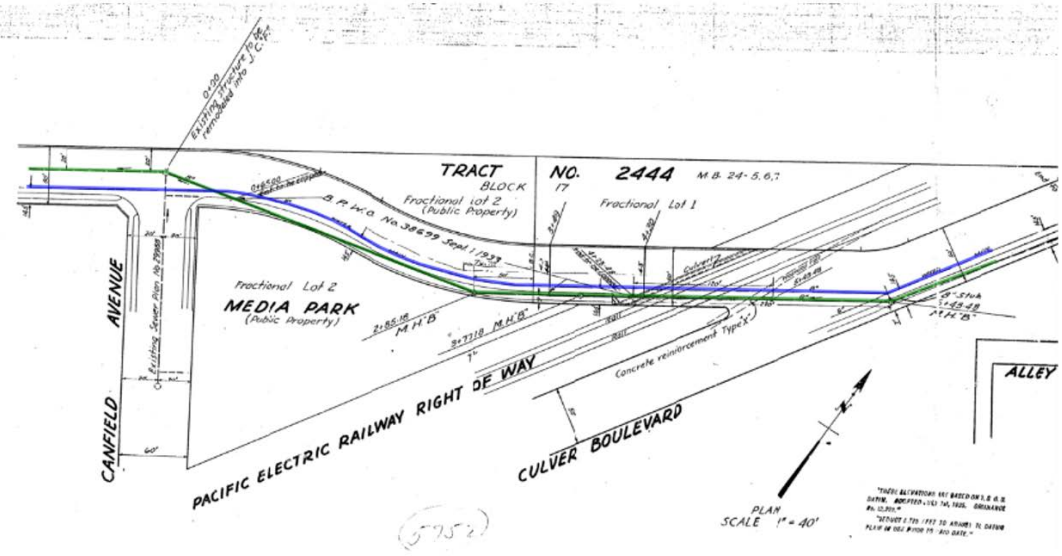
The existing site is mostly landscaped and relatively flat. A series of curb drains have been observed along the project southeastern boundary at the curb face located within the existing parking drive aisle parallel to Culver Boulevard. Any stormwater discharged to the curb face typically makes its 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 data-base

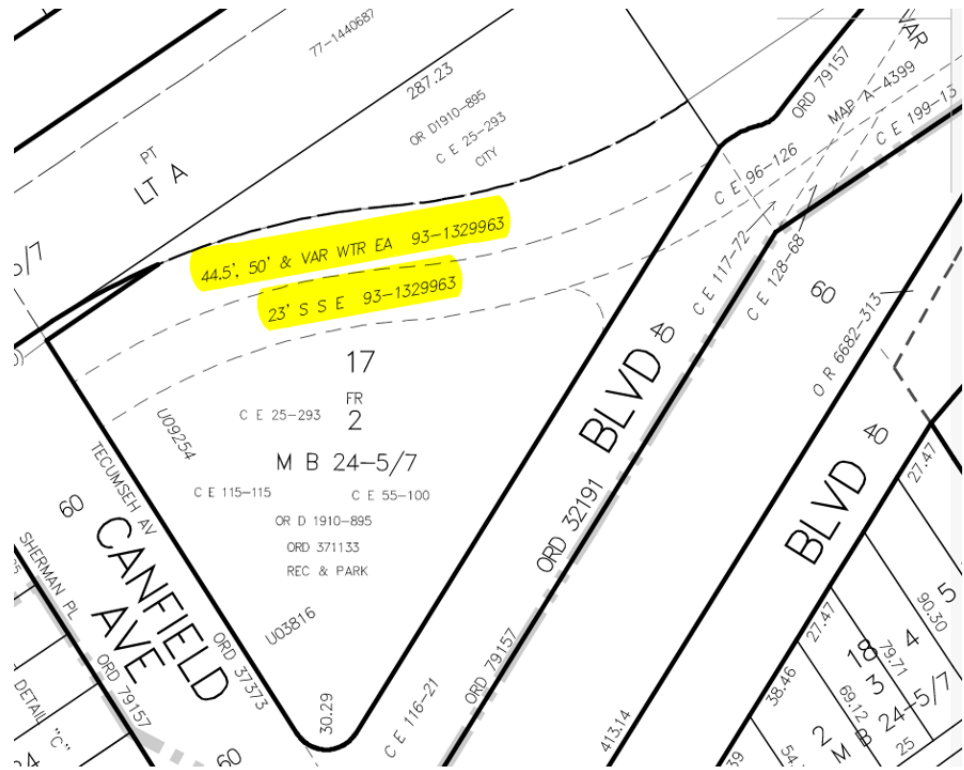


Existing 8-in Sewer Line (in green) and Existing 8-in Water Line (in blue) shown below on the City of Los Angeles as-built plan D-3558

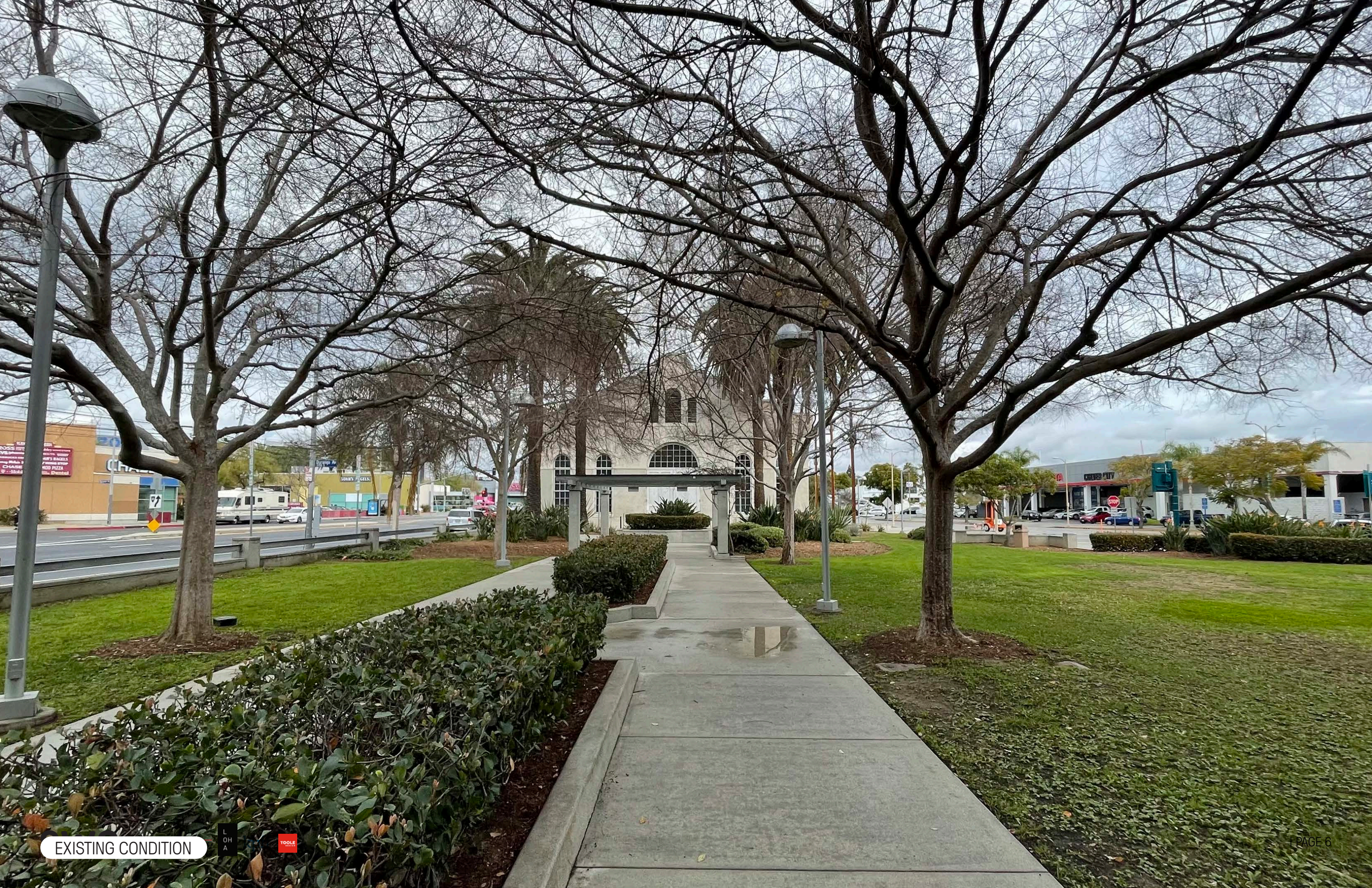


We anticipate that in either scheme, the existing infrastructure around the site will be sufficient to support the project. As previously noted, both sewer and water services are available at the site. Existing services already serve the Theater building. Efforts will be made to reuse or connect to existing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

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









**“Not an inviting park”**

**“Eco-friendly parks are the best parks!”**



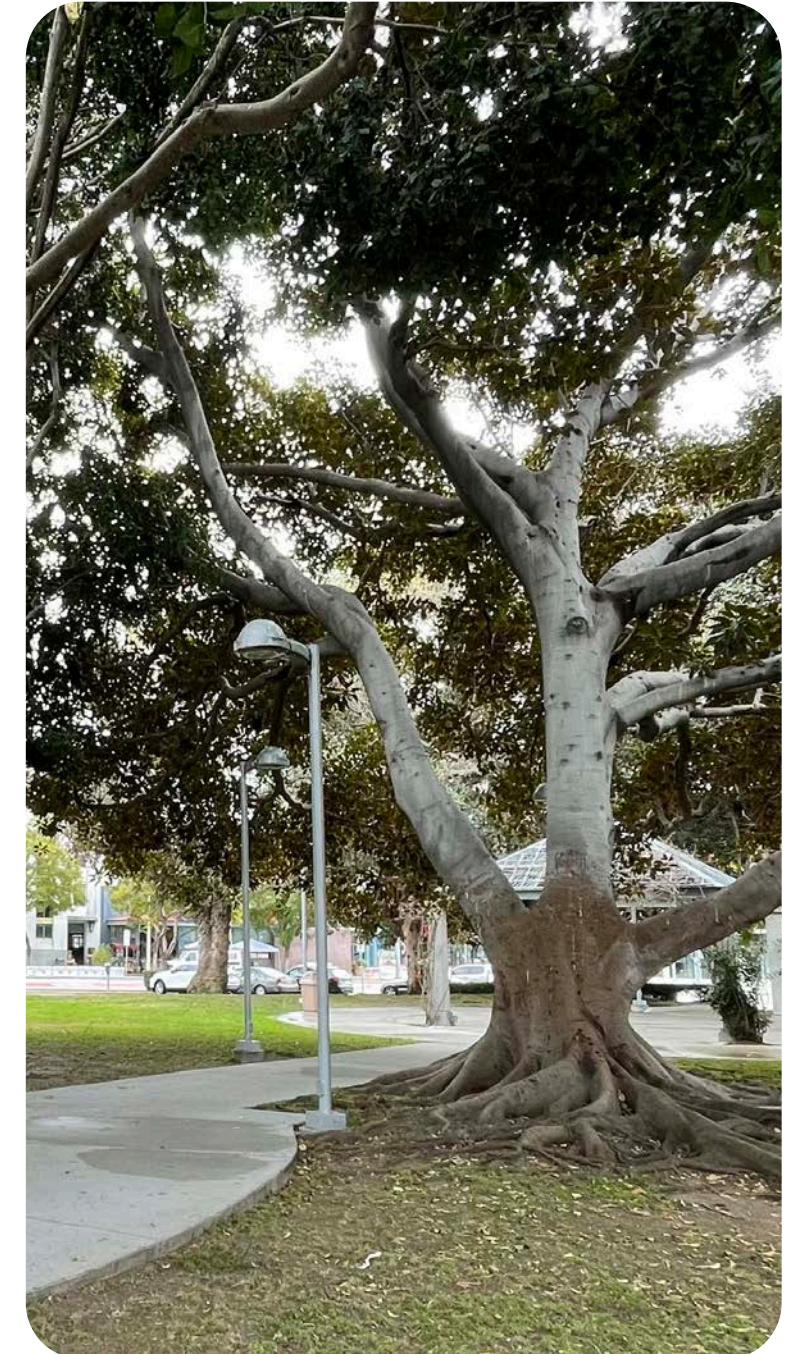
**“Increase connectivity and access from North and East”**



**“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...”**

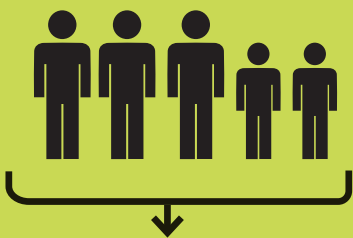




# PUBLIC MEETING #1

WHAT DID THE COMMUNITY  
SAY?

MEETING #1: FEBRUARY 4, 2021



**110** PEOPLE RESPONDED!

\*5 people per car



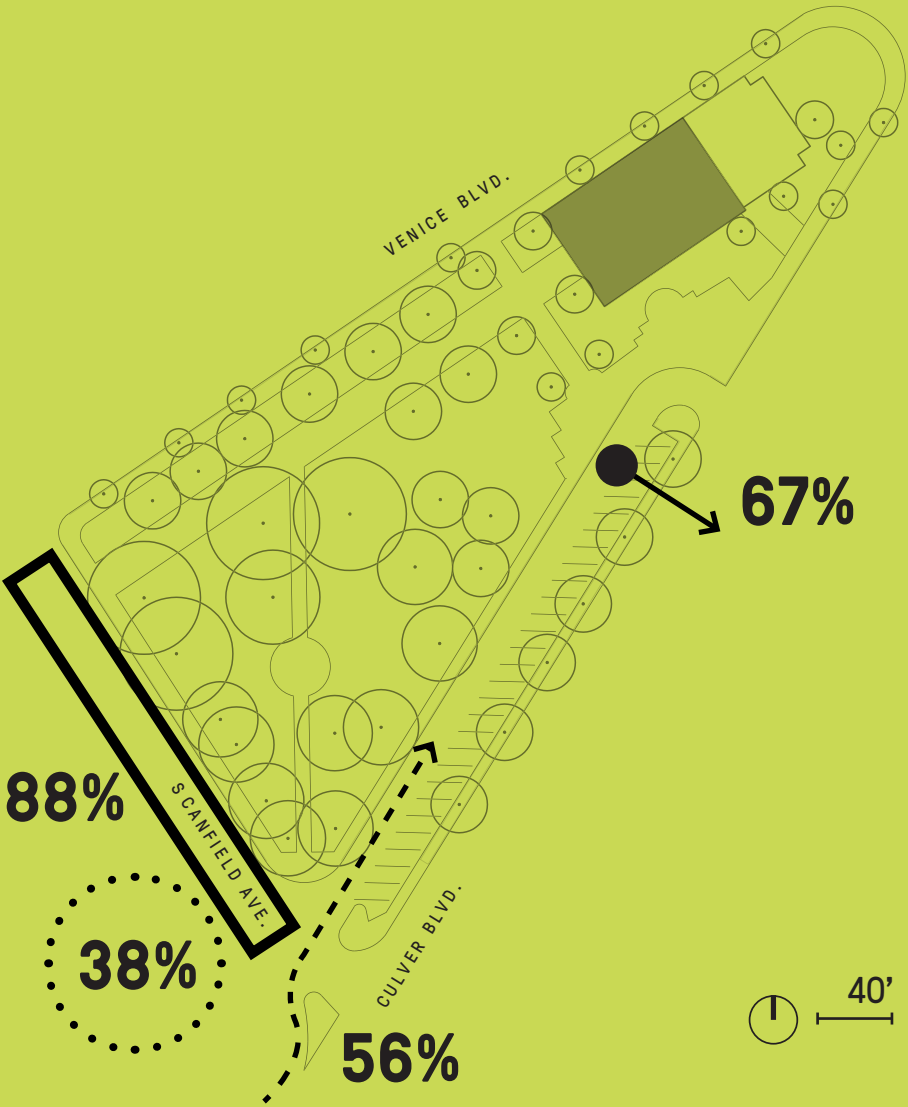






# CONNECTED

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

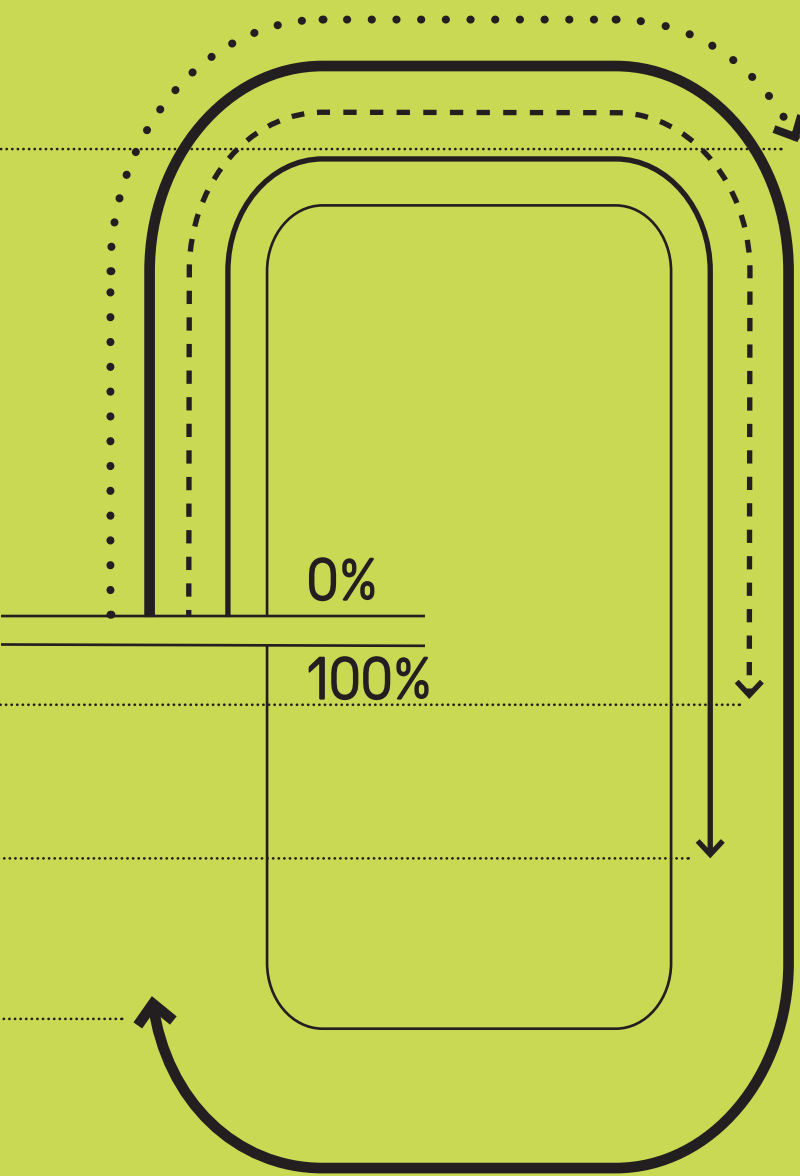


**38%**  
VALUE LOCAL BUSINESSES  
Restaurants • Shops • Trader Joe's  
▪ Actor's Gang ▪ Theater/ events ▪ Culver Steps ▪ Open Space Park ▪ Culver Hotel ▪ Movies ▪ Shakespeare in the Park ▪ Book Club ▪ Drum Circle

**56%**  
CONSIDERED RIDING THEIR BIKE/ SCOOTER TO THE PARK

**67%**  
ARE OK PARKING ACROSS THE STREET

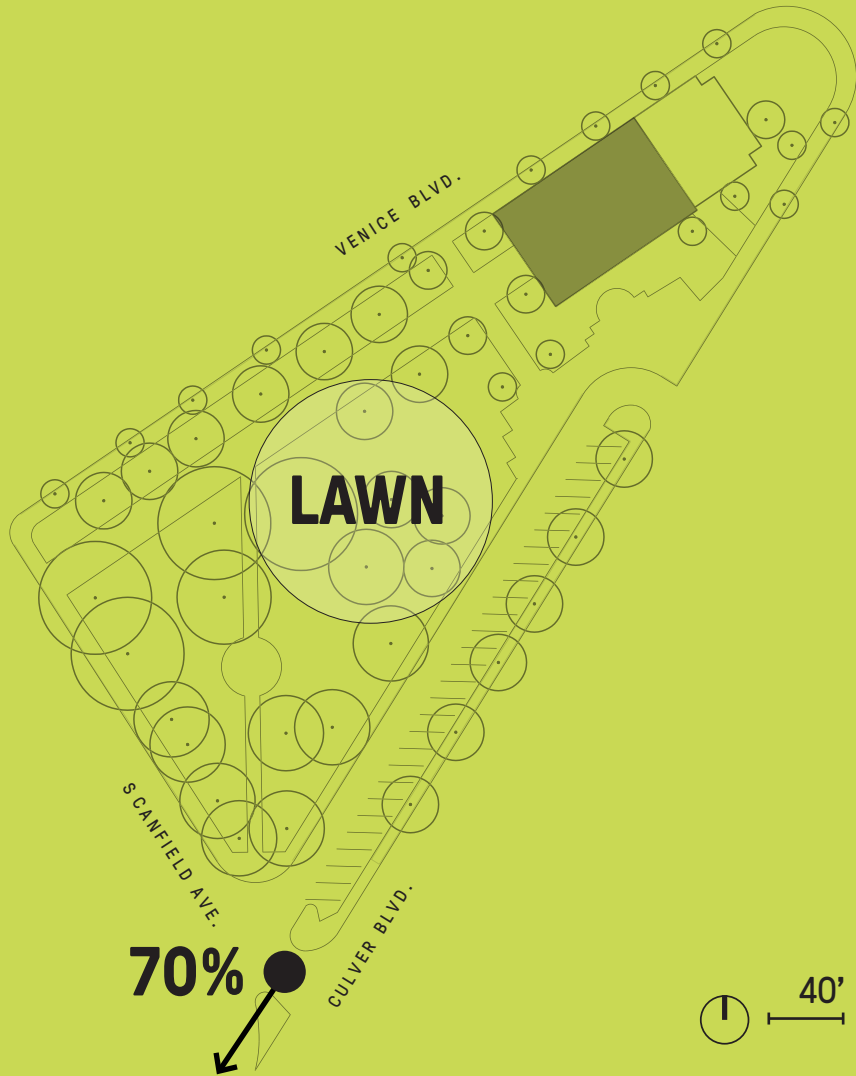
**88%**  
OPEN TO CLOSING CANFIELD FOR TEMPORARY EVENTS





# 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



49%

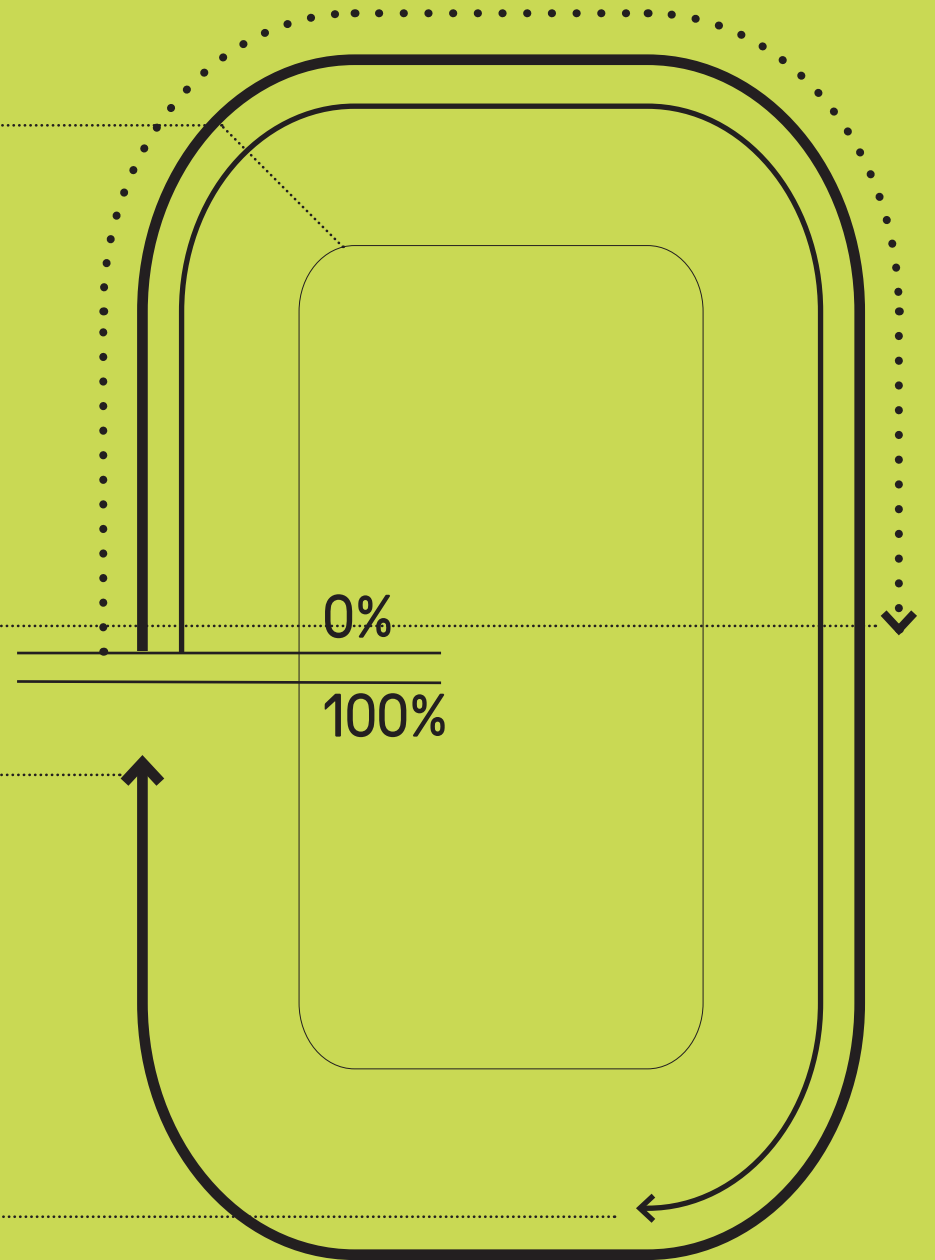
STORMWATER TREATMENT IS IMPORTANT

93%

SUPPORT NATIVE/ LOW-WATER PLANTING

70%

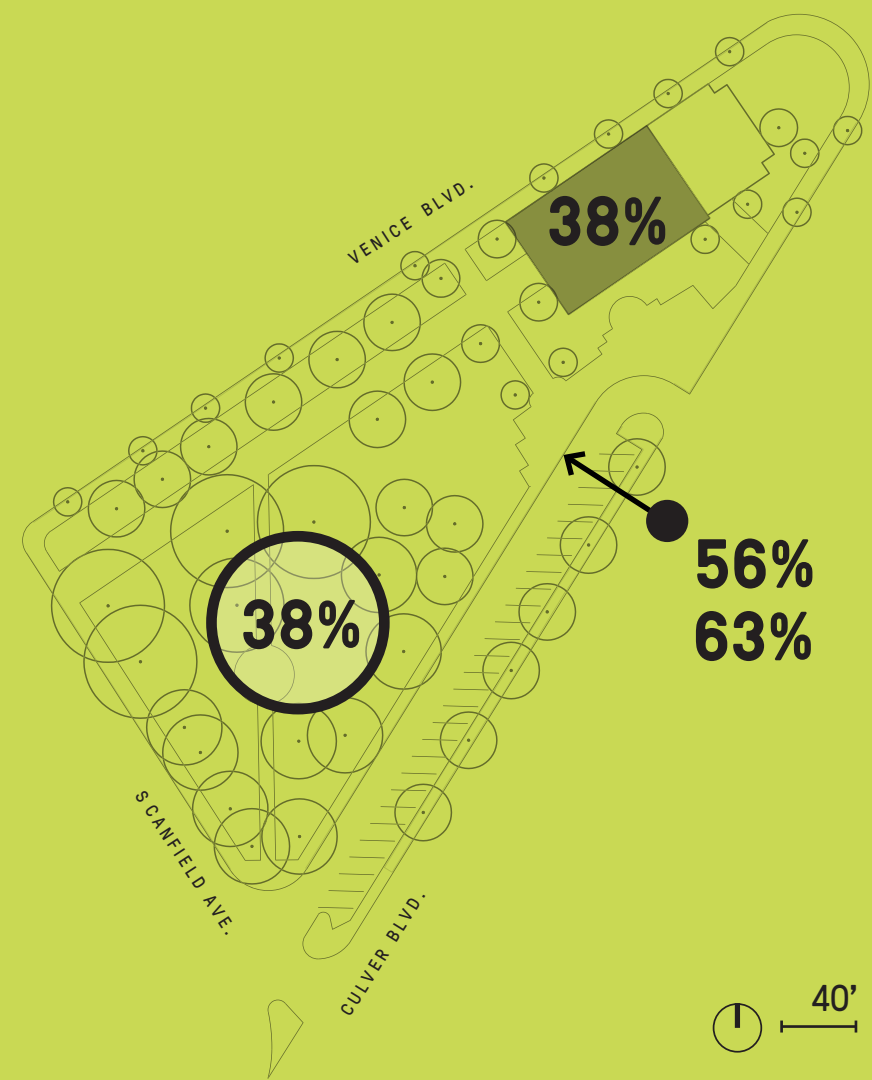
MEDIA PARK IS PART OF A DOWNTOWN CONNECTED NETWORK





# 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%

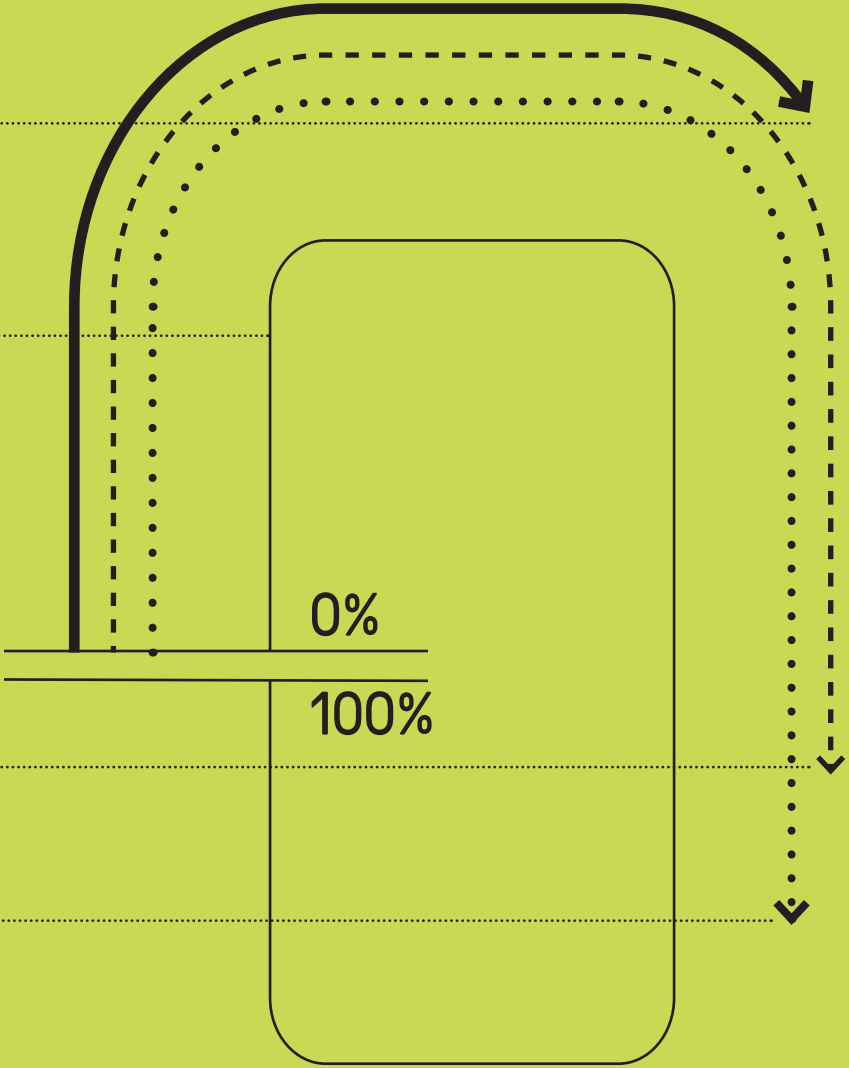
BELIEVE EVENTS SHOULD BE FREE OR LOW COST

63%

HAVE ATTENDED AN EVENT AND ARE INTERESTED IN LOCAL ART

MAJORITY SUPPORT CONCERTS IN THE PARK!

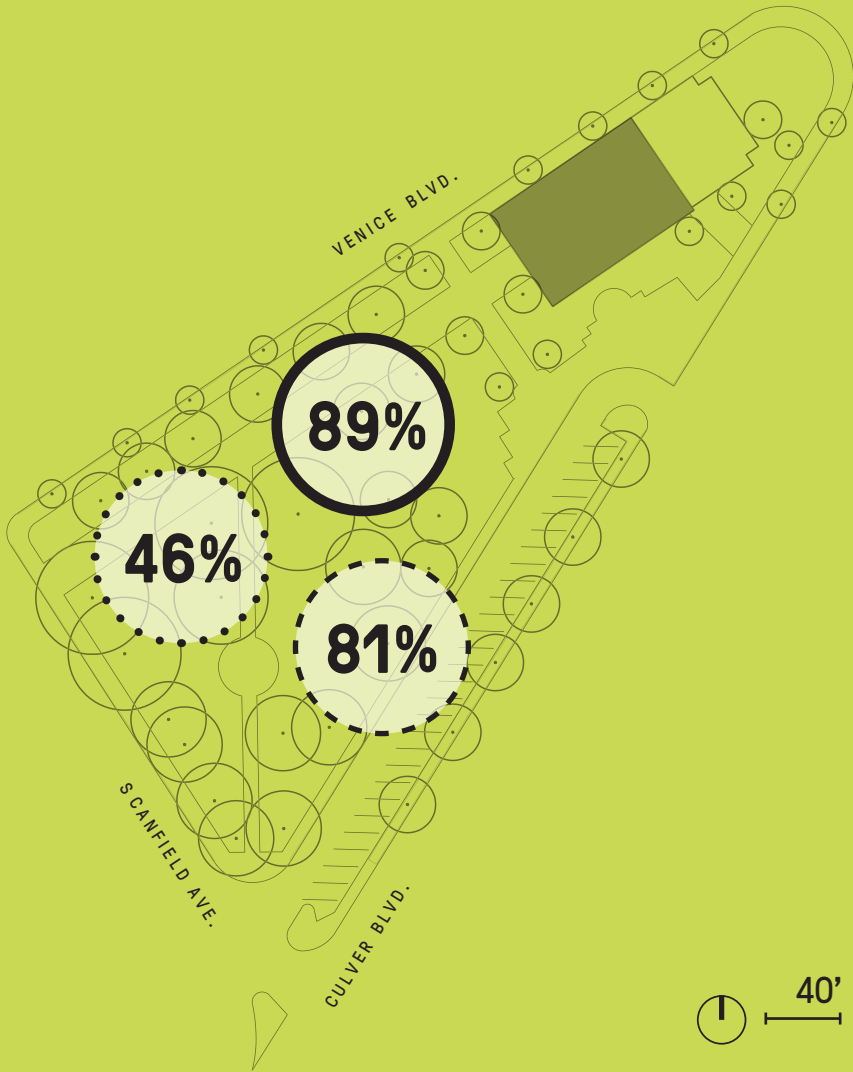
concerts•movies  
exercise•yoga  
art fair•kid's events





# MAINTENANCE

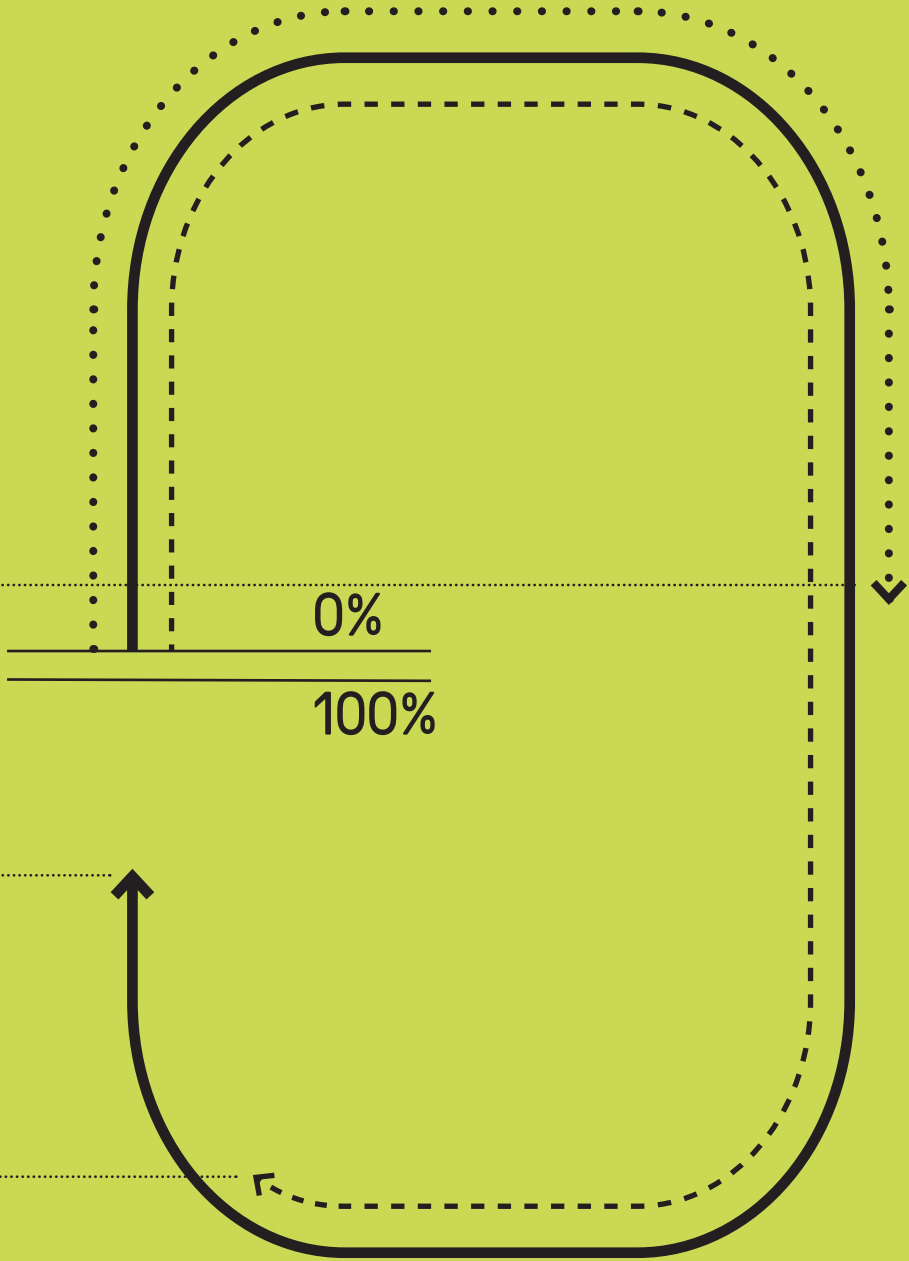
A SUCCESSFUL PUBLIC SPACE ENSURES IT IS CLEAN, WELL LIT AND A HEALTHY PLACE TO ENJOY NATURE.



**46%**  
BELIEVE THE PARK IS NOT WELL-MAINTAINED

**89%**  
BELIEVE THE PARK NEEDS MORE/BETTER LIGHTING

**81%**  
HAVE HAD SECURITY CONCERNS IN MEDIA PARK

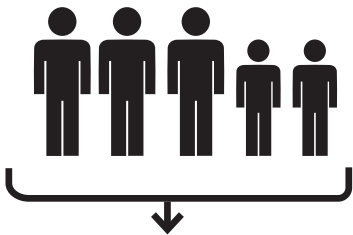




# PUBLIC MEETING #2

PRESENTING 2 DESIGN  
SCHEMES

MEETING #2: APRIL 22, 2021



**277** PEOPLE RESPONDED!









## OPTION 1

## DEFINING THE PARK.

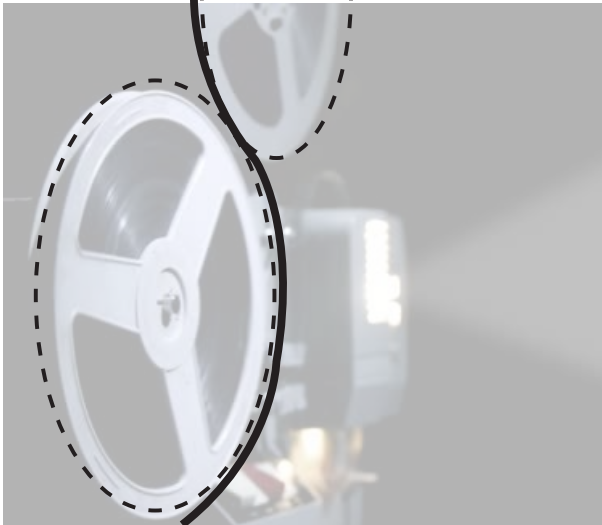
AND USE.

## THE NORTHEAST AND NEW DROP-OFF.

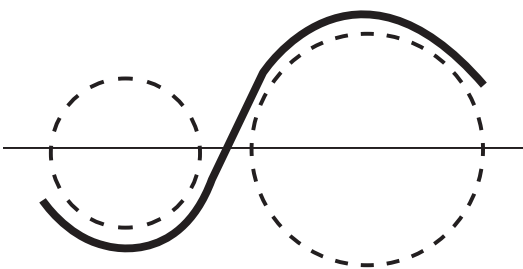
SIMULTANEOUSLY UNITE THE PARK.

PARK CAFE WITH SWING SET.

## VISION

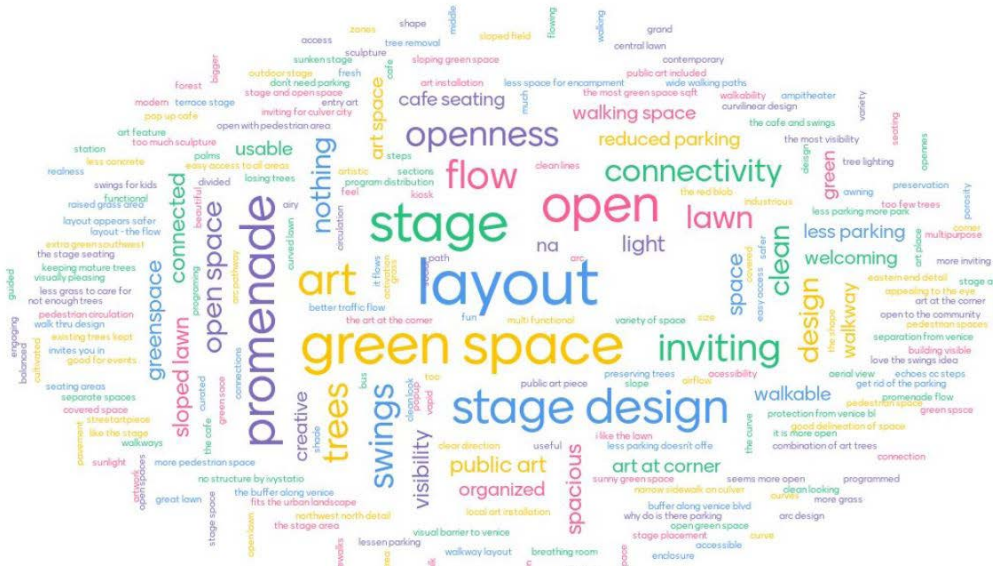


WANT TO BREAK THE TRADITIONAL MOVIE REEL? THE NOTION THAT MOVIES CONNECT US ALL.

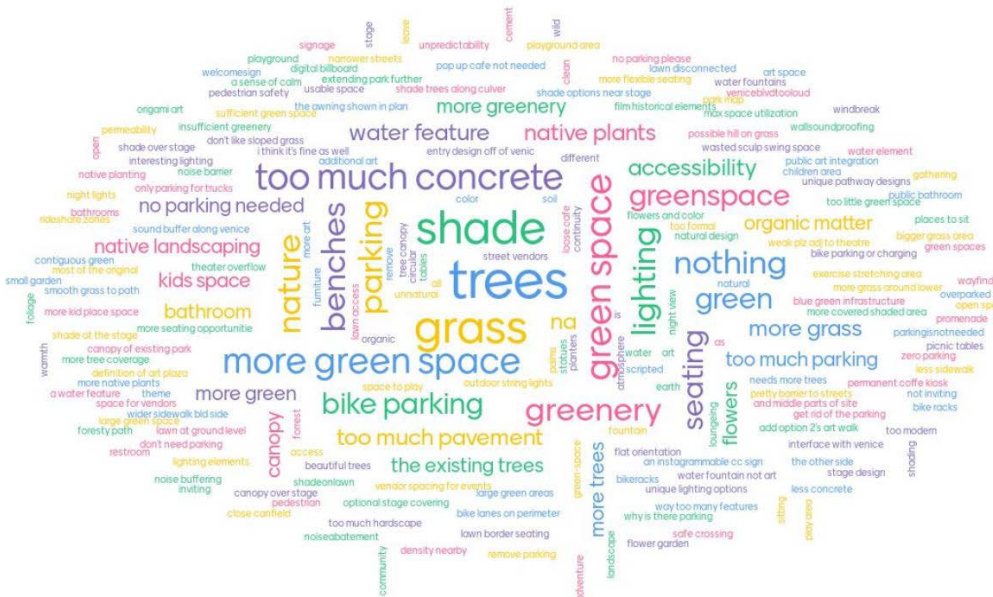


## EXTRACTING FORM

## COMMUNITY FEEDBACK: MEETING 2



## 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 HARDCAPED ZONES THAT ARE ATTRACTIVE TO WALK TROUGH, AND CAN HOST MULTIPLE EVENTS AT ONCE DEPENDING ON SIZE.



OPEN LAWN



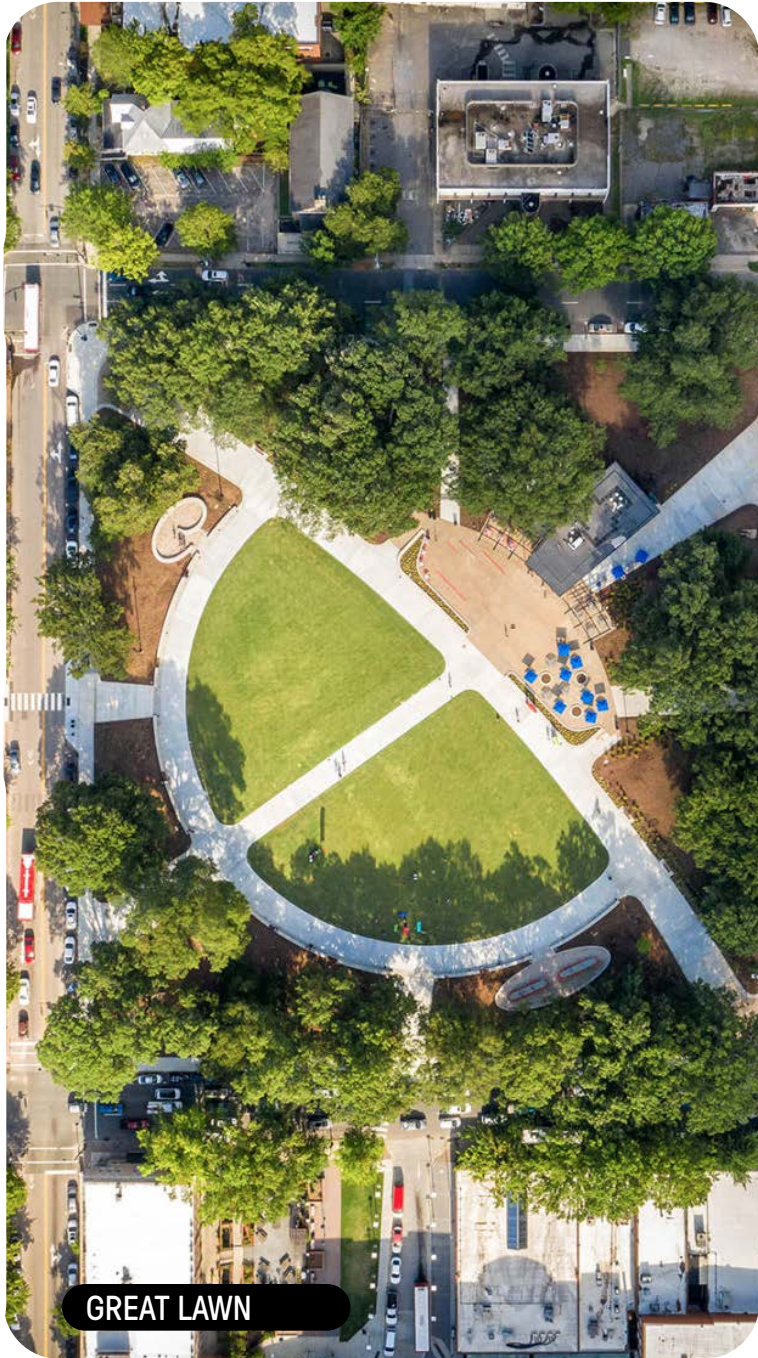
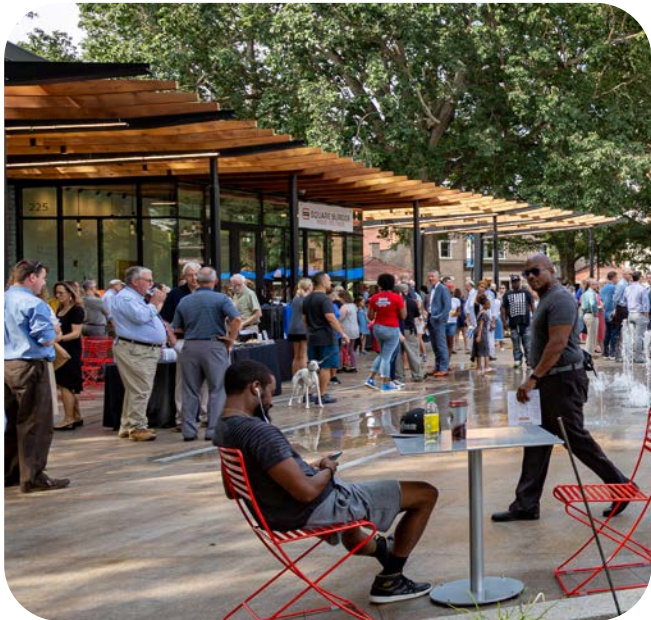
PERFORMANCE SPACE



SWINGS



NATIVE PLANTING



GREAT LAWN



# THE ARC

OPTION 1

RELOCATE EXISTING PARKING









# 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



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**

The information contained within this documents is confidential and should not be distributed or copied for any reason without the consent of either Cumming Construction Management, Inc. or the intended client.

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  
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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 rain-water 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:

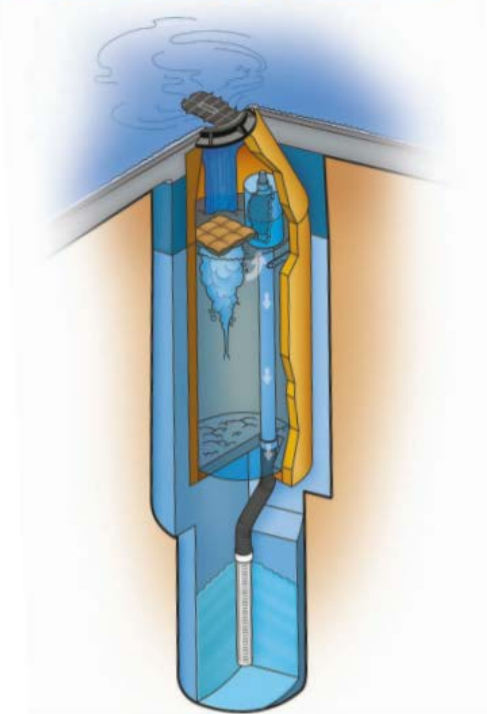
Tier 1 - Infiltration  
Infiltration requires the captured storm water to be minimally treated and sent below grade to recharge the groundwater aquifer.

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 plant-ing 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 shal-low 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.



### Infiltration Trench

- Flow regulation:** Inflow must be non-erosive sheet flow (3 feet per second for grass cells) or use energy-dissipating devices. Infiltration trenches can be used effectively in areas with slopes from 2 to 5 percent by installing check dams to prevent erosive flow velocities.
- Shallow ponding area:** Drainage area should be less than 2 acres. Ponded water must completely drain into the soil within 24 hours, with 12 hours preferred as a safety factor. Ponding depth should be less than 12 inches, 9 inches preferable.
- Soil Type:** Soil testing should be performed at the site by a licensed soil scientist or geological engineer to determine the infiltration rate of the in-situ soils. The soils surrounding the trench should be suitable for infiltration to allow for proper drainage response times.
- Media layers:** Media depth must be a minimum of 2 feet. The soil media within the infiltration trench should be highly permeable (an infiltration rate of at least 0.5 in/hr) and have an appropriate amount of organic material to support plant growth (e.g., loamy sand mixed thoroughly with an organic material). A deeper soil media depth will allow for a smaller surface area footprint.
- Impermeable Barriers:** When designing an infiltration trench, designers need to carefully consider both the restrictions on the site and design features to improve the long-term performance. The bottom of the trench is the effective infiltration area, but infiltration into the soil along the sides of infiltration trench may need to be prevented using an impermeable barrier if built close to structures, such as buildings or roads. Soil and structure loads on this impermeable barrier need to be considered and the engineer may need to apply principles of retaining wall design into the design of this barrier.

To access the complete San Diego Low Impact Development Design Manual, visit: [sandiego.gov/stormwater/pollmanual.pdf](http://sandiego.gov/stormwater/pollmanual.pdf)

To access the Storm Water Design Standards Manual, visit: [sandiego.gov/development-services/trends/pdi/stormwatermanual.pdf](http://sandiego.gov/development-services/trends/pdi/stormwatermanual.pdf)

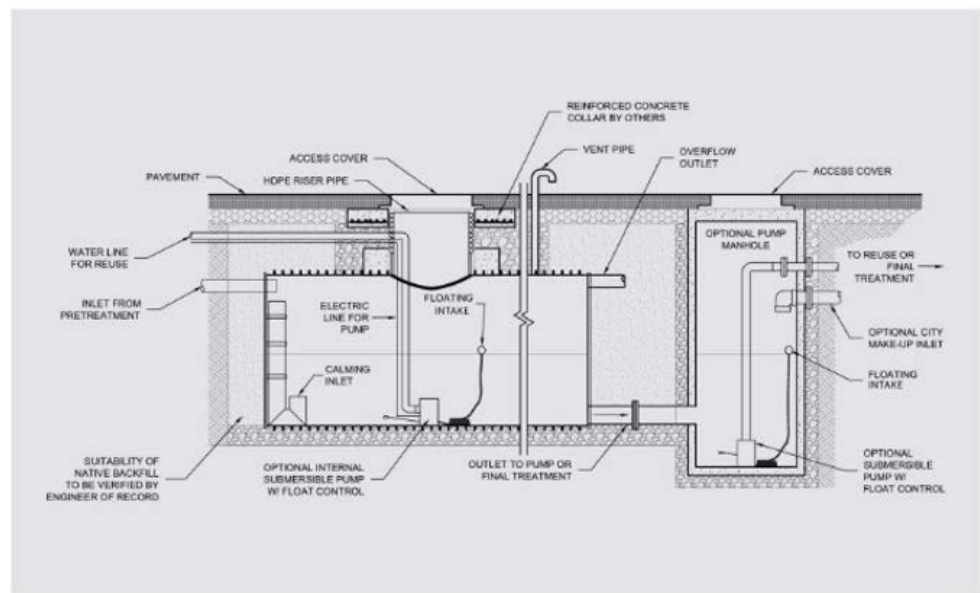
To report storm water pollution, call (619) 235-1000

think BLUE  
San Diego  
thinkblue.org



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



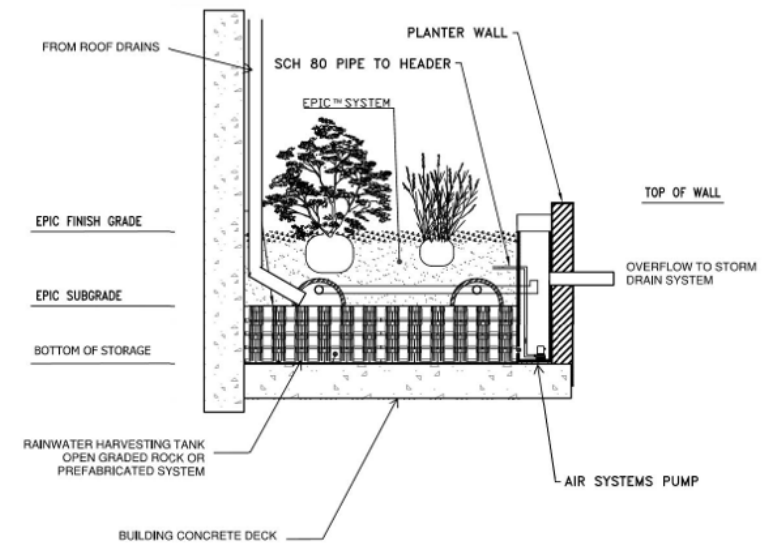
DuroMaxx® Rainwater Harvesting Cistern Certifications

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

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

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.

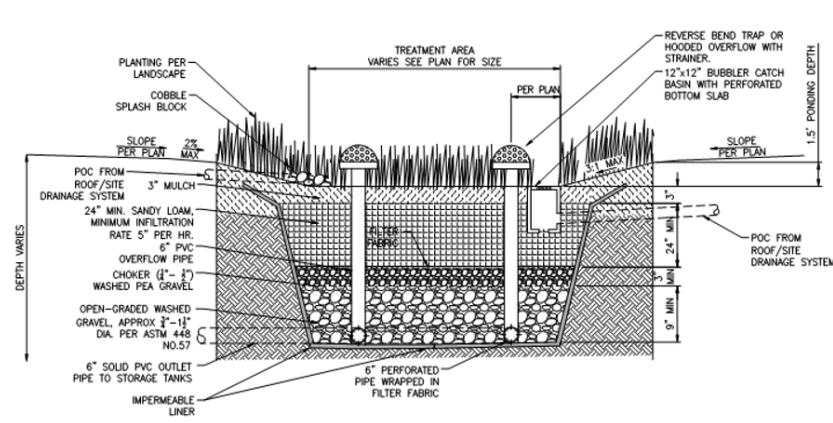
An alternative Capture-and-Reuse system consists of providing the irrigation storage volume integrated within the landscape planters. Proprietary products such as “EPIC” planters (see detail below) are pre-engineered and meet the City of Los Angeles LID Tier 2 requirements.



"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.

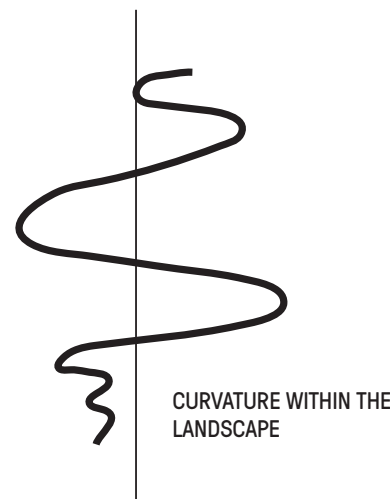
CENTRALLY LOCATED NEAR THE EXISTING TREES AND THE BIG LAWN THAT FILLS THE SITE, THE PARK CAFE AREA IS SURROUNDED BY HARDSCAPE, AND FURTHER SURROUNDED BY AN 'ART WALK' CARVED INTO THE LANDSCAPE THAT COMBINES STEPS, DENSE PLANTING FOLIAGE AND SURPRISE ART SCULPTURES.

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.

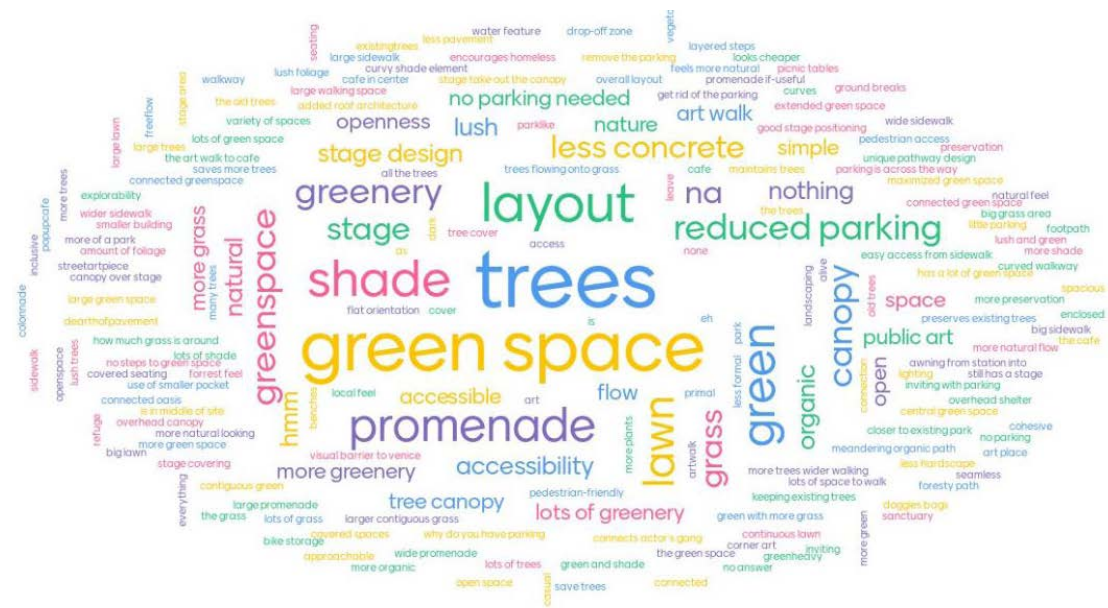


THE INTERLINK EXTENDS THE REACH OF MEDIA PARK. THE MORE-TON BAY FIG TREES ON SITE SERVE AS INSPIRATION FOR LAYOUT, FORM AND SITE ELEMENTS. LET'S CELEBRATE THIS GREAT RESOURCE AND PRESERVE THE SITE'S HISTORY.

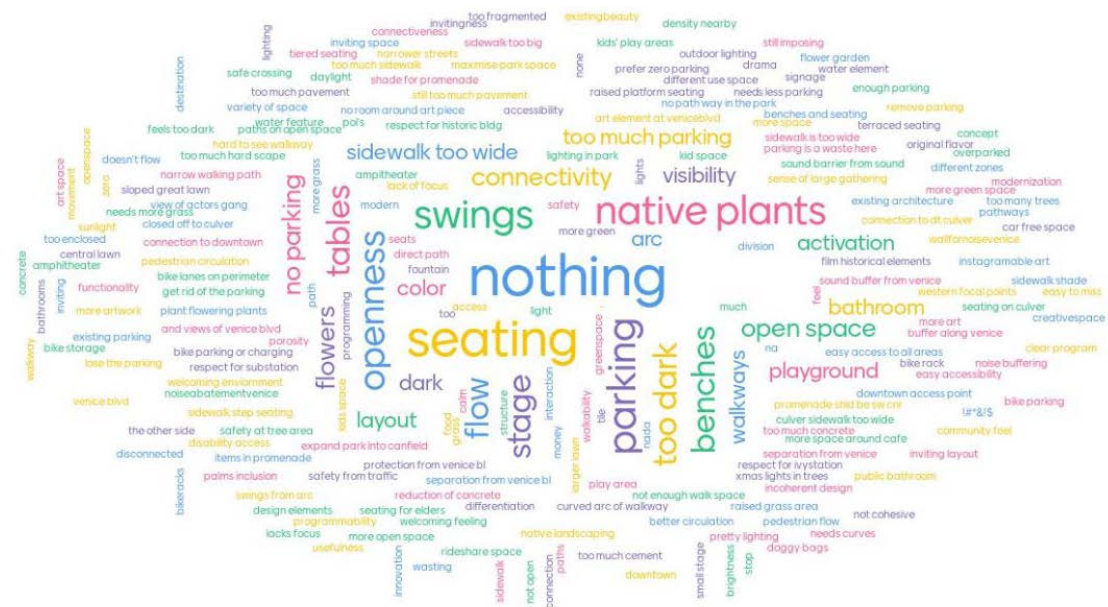


## VISION

## 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?



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.

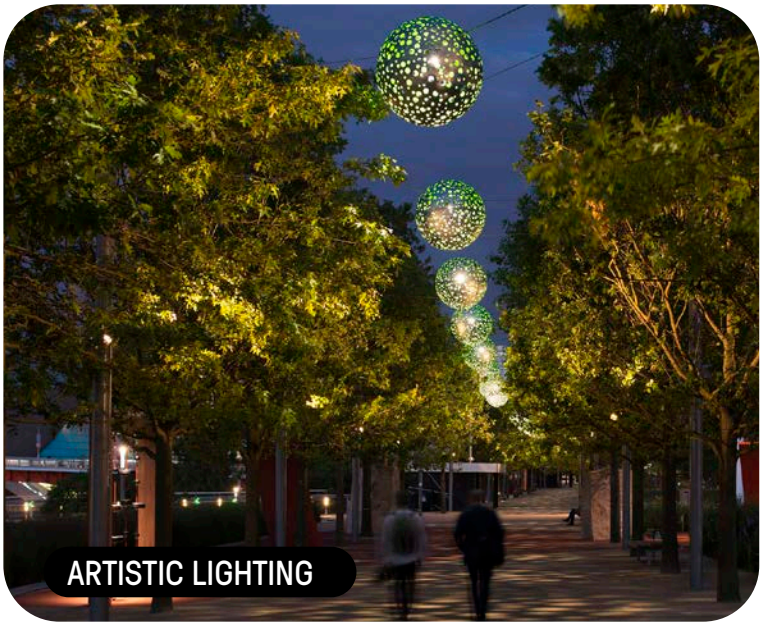
PAVING AROUND THE CAFE PARK WILL MAKE USE OF VARIOUS TEXTURES AND MATERIALS ORCHESTRATED TO CREATE A ‘NATURE’ WALK WITHIN THE GREEN LAWN AND PLANTING ZONES.

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.



ARTISTIC GATEWAYS

UNIQUE ARCHITECTURE

ARTISTIC LIGHTING

PAVING

FLEXIBLE SPACES

MULTI-MODAL

PRESERVE THE MORETON BAY FIG TREES



# THE INTERLINK

OPTION 2

RELOCATE EXISTING PARKING









# 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



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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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.

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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.



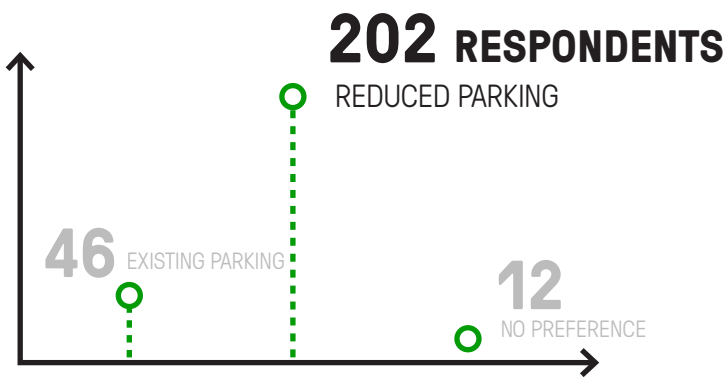
THE ARC  
OPTION 1



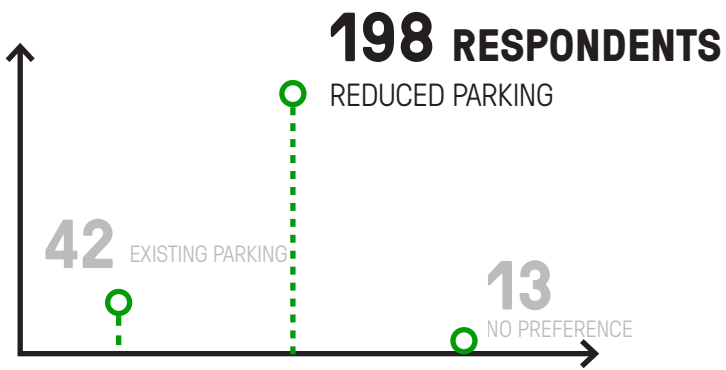
THE INTERLINK  
OPTION 2



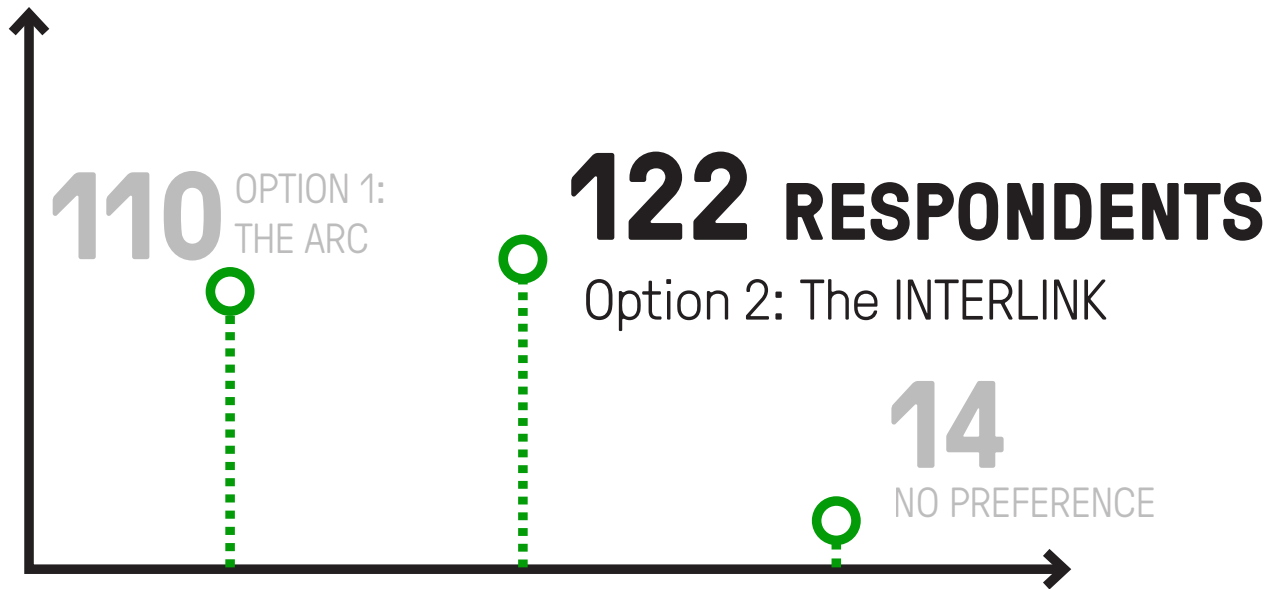
COMMUNITY FEEDBACK: MEETING 2



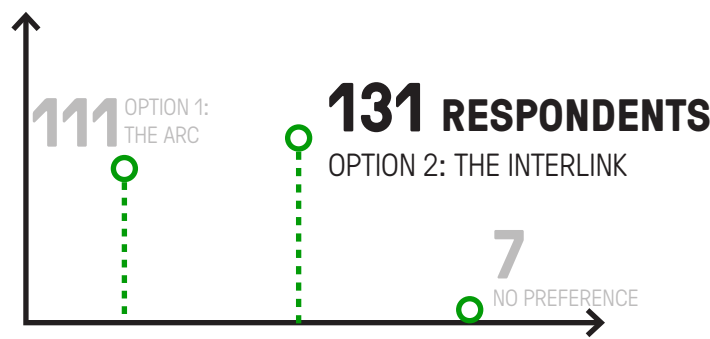
DO YOU PREFER A SCHEME WITH EXISTING PARKING TO REMAIN, OR REDUCED PARKING?



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



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



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









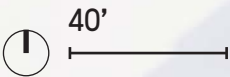
# THE LINTERLINK

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)







- 1 ACTORS' GANG
- 2 EXISTING FOUNTAIN
- 3 OVERHEAD CANOPY
- 4 STAGE
- 5 GREAT LAWN
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Media Park Rehabilitation

Concept Design  
Statement of Probable Cost  
September 16, 2021





|                                  | Page Number |
|----------------------------------|-------------|
| <b>1. Project Overview</b>       |             |
| Credits                          | 3           |
| Executive Cost Summary           | 4           |
| <b>2. Project Cost Summaries</b> |             |
| Cost Summary                     | 5           |
| <b>3. Supporting Cost Data</b>   |             |
| Option 1 - The Arc               | 6           |
| Option 2 - The Interlink         | 8           |
| Alternates                       | 10          |
| <b>4. Escalation</b>             | 16          |

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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.

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Project Description

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Option 1 - The Arc



Option 2 - The Interlink

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|--------------------------------------|------------------|
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| Construction Completion:             | April 1, 2023    |
| Construction Duration:               | 6.0 Months       |
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| 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

| Element                                  | Option 1 - The Arc<br>74,596 SF |           | Option 2 - The Interlink<br>74,596 SF |           |
|------------------------------------------|---------------------------------|-----------|---------------------------------------|-----------|
|                                          | Total                           | \$/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 |
| Market Escalation to Buyout              | 6.02%                           | \$245,341 | \$3.29                                | \$259,770 |
| Total Direct Construction Cost           |                                 |           |                                       |           |
|                                          | \$4,321,305                     | \$57.93   | \$4,575,450                           | \$61.34   |
| General Conditions                       | 6.00%                           | \$259,278 | \$3.48                                | \$274,527 |
| General Requirements                     | 4.00%                           | \$172,852 | \$2.32                                | \$183,018 |
| Bonds                                    | 1.10%                           | \$47,534  | \$0.64                                | \$50,330  |
| General Liability Insurance, GRT         | 1.50%                           | \$71,302  | \$0.96                                | \$75,495  |
| Overhead & Profit                        | 4.00%                           | \$194,891 | \$2.61                                | \$206,353 |
| 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   |



Construction Cost Detail - Option 1 'The Arc'

Media Park Rehabilitation

Concept Design  
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| Code                                                                 | Quantity | Unit             | Unit Rate     | Total Cost       |
|----------------------------------------------------------------------|----------|------------------|---------------|------------------|
| <b><u>F) Site Work (16-18)</u></b>                                   |          |                  |               |                  |
| <b>16 Site Preparation and Demolition</b>                            |          |                  |               |                  |
| 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         |
| <b>Sub-Total: 16 Site Preparation and Demolition</b>                 |          | <b>74,596 SF</b> | <b>\$5.23</b> | <b>\$390,347</b> |

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



| 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           |
| <b>Sub-Total: 17 Site Paving, Structures &amp; Landscaping</b>                                     |          | <b>74,596 SF</b> | <b>\$35.89</b> | <b>\$2,677,300</b> |
| <b>18 Utilities on Site</b>                                                                        |          |                  |                |                    |
| 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          |
| <b>Sub-Total: 18 Utilities on Site</b>                                                             |          | <b>74,596 SF</b> | <b>\$4.41</b>  | <b>\$328,990</b>   |

|                                     |               |           |                |                    |
|-------------------------------------|---------------|-----------|----------------|--------------------|
| <b>Total - F) Site Work (16-18)</b> | <b>74,596</b> | <b>SF</b> | <b>\$45.53</b> | <b>\$3,396,637</b> |
|-------------------------------------|---------------|-----------|----------------|--------------------|



Construction Cost Detail - Option 2 'The Interlink'

Media Park Rehabilitation

Concept Design

September 16, 2021



| Code                                                                 | Quantity | Unit             | Unit Rate     | Total Cost       |
|----------------------------------------------------------------------|----------|------------------|---------------|------------------|
| <b>F) Site Work (16-18)</b>                                          |          |                  |               |                  |
| <b>16 Site Preparation and Demolition</b>                            |          |                  |               |                  |
| 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         |
| <b>Sub-Total: 16 Site Preparation and Demolition</b>                 |          | <b>74,596 SF</b> | <b>\$4.66</b> | <b>\$347,836</b> |

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

Concept Design

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| Code                                                                                               | Quantity | Unit             | Unit Rate      | Total Cost         |
|----------------------------------------------------------------------------------------------------|----------|------------------|----------------|--------------------|
| <b>Landscaping</b>                                                                                 |          |                  |                |                    |
| 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           |
| <b>Sub-Total: 17 Site Paving, Structures &amp; Landscaping</b>                                     |          | <b>74,596 SF</b> | <b>\$39.14</b> | <b>\$2,919,574</b> |

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        |
| <b>Sub-Total: 18 Utilities on Site</b>              |        | <b>74,596 SF</b> | <b>\$4.41</b> | <b>\$328,990</b> |

|                                     |               |           |                |                    |
|-------------------------------------|---------------|-----------|----------------|--------------------|
| <b>Total - F) Site Work (16-18)</b> | <b>74,596</b> | <b>SF</b> | <b>\$48.21</b> | <b>\$3,596,400</b> |
|-------------------------------------|---------------|-----------|----------------|--------------------|





Alternate



| Element                              |                                       | Option 1 - The Arc |           | Option 2 - The Interlink |           |
|--------------------------------------|---------------------------------------|--------------------|-----------|--------------------------|-----------|
|                                      |                                       | Alternate          |           | Alternate                |           |
|                                      |                                       | 64,103 SF          |           | 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 |
| Market Escalation to Buyout          |                                       | 6.02%              | \$223,646 | \$3.49                   | \$245,703 |
| Total Direct Construction Cost       |                                       | \$3,939,190        | \$61.45   | \$4,327,690              | \$67.51   |
| General Conditions                   |                                       | 6.00%              | \$236,351 | \$3.69                   | \$259,661 |
| General Requirements                 |                                       | 4.00%              | \$157,568 | \$2.46                   | \$173,108 |
| Bonds                                |                                       | 1.10%              | \$43,331  | \$0.68                   | \$47,605  |
| General Liability Insurance, GRT     |                                       | 1.50%              | \$64,997  | \$1.01                   | \$71,407  |
| Overhead & Profit                    |                                       | 4.00%              | \$177,657 | \$2.77                   | \$195,179 |
| 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   |



Construction Cost Detail - Option 1 Alternate 'The Arc'

Media Park Rehabilitation

Concept Design

September 16, 2021



| Code                                                                 | Quantity | Unit             | Unit Rate     | Total Cost       |
|----------------------------------------------------------------------|----------|------------------|---------------|------------------|
| <b>F) Site Work (16-18)</b>                                          |          |                  |               |                  |
| <b>16 Site Preparation and Demolition</b>                            |          |                  |               |                  |
| 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         |
| <b>Sub-Total: 16 Site Preparation and Demolition</b>                 |          | <b>64,103 SF</b> | <b>\$5.15</b> | <b>\$330,305</b> |

17 Site Paving, Structures & Landscaping

|                                                                                     |        |    |             |           |
|-------------------------------------------------------------------------------------|--------|----|-------------|-----------|
| 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

September 16, 2021



| Code                                                                                               | Quantity | Unit             | Unit Rate      | Total Cost         |
|----------------------------------------------------------------------------------------------------|----------|------------------|----------------|--------------------|
| <b>Walls and seating</b>                                                                           |          |                  |                |                    |
| Concrete walls at raised terraced lawn, 2' to 3' high                                              | 322      | LF               | \$310.00       | \$99,820           |
| <b>Landscaping</b>                                                                                 |          |                  |                |                    |
| 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           |
| <b>Protection to Existing</b>                                                                      |          |                  |                |                    |
| 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           |
| <b>Site furnishing and accessories</b>                                                             |          |                  |                |                    |
| 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           |
| <b>Sub-Total: 17 Site Paving, Structures &amp; Landscaping</b>                                     |          | <b>64,103 SF</b> | <b>\$38.43</b> | <b>\$2,463,224</b> |

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        |
| <b>Sub-Total: 18 Utilities on Site</b>              |        | <b>64,103 SF</b> | <b>\$4.72</b> | <b>\$302,758</b> |

|                                     |               |           |                |                    |
|-------------------------------------|---------------|-----------|----------------|--------------------|
| <b>Total - F) Site Work (16-18)</b> | <b>64,103</b> | <b>SF</b> | <b>\$48.30</b> | <b>\$3,096,286</b> |
|-------------------------------------|---------------|-----------|----------------|--------------------|



Construction Cost Detail - Option 2 Alternate 'The Interlink'

Media Park Rehabilitation

Concept Design

September 16, 2021



| Code                                                                 | Quantity | Unit             | Unit Rate     | Total Cost       |
|----------------------------------------------------------------------|----------|------------------|---------------|------------------|
| <b>F) Site Work (16-18)</b>                                          |          |                  |               |                  |
| <b>16 Site Preparation and Demolition</b>                            |          |                  |               |                  |
| 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         |
| <b>Sub-Total: 16 Site Preparation and Demolition</b>                 |          | <b>64,103 SF</b> | <b>\$4.45</b> | <b>\$285,188</b> |

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



| 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           |
| <b>Sub-Total: 17 Site Paving, Structures &amp; Landscaping</b>                                     |          | <b>64,103 SF</b> | <b>\$43.89</b> | <b>\$2,813,711</b> |

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        |
| <b>Sub-Total: 18 Utilities on Site</b>              |        | <b>64,103 SF</b> | <b>\$4.72</b> | <b>\$302,758</b> |

|                                     |               |           |                |                    |
|-------------------------------------|---------------|-----------|----------------|--------------------|
| <b>Total - F) Site Work (16-18)</b> | <b>64,103</b> | <b>SF</b> | <b>\$53.07</b> | <b>\$3,401,656</b> |
|-------------------------------------|---------------|-----------|----------------|--------------------|



Market Snapshot

Media Park Rehabilitation

Concept Design  
September 16, 2021



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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