

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council
FROM: Barry Hogan, Deputy City Manager 
DATE: May 5, 2009(CC Meeting of 6/3/2009)
SUBJECT: Consider Approval of High Street Streetscape Concept

BACKGROUND

On December 27, 2007 the Council released a Request for Proposals (RFP) for the provision of design services to present viable streetscape alternatives to enhance the old town feel of High Street. The Council selected Roger Cantrell/Lawrence Moss and Associates to perform the work. Conceptual plans were prepared by Lawrence Moss and Associates and reviewed by Council staff. Three community meetings were held, two with the business and property owners of High Street and a third "town hall" meeting. The meetings, held at the Chamber of Commerce offices on December 4, 2008 and February 12, 2009 from 5:30 to 6:30 p.m., were well attended and the conceptual plans were well received. The Council considered the High Street Streetscape concepts at its March 18, 2009 meeting and reconsidered its action at its April 1, 2009 meeting. The town hall meeting, held jointly by the City Council/Agency and Planning Commission, was well attended on April 29, 2009 at the Citrus Room from 7:15 to 8:30 p.m. The general consensus of the attendees at the meeting was for the curvilinear alignment.

DISCUSSION

Two conceptual plans were created for consideration regarding the High Street streetscape. A copy of the two plans was provided to the City Council under separate cover. It should be noted that all work on the High Street Streetscape is to be performed within the existing road and sidewalk areas; no additional right-of-way or reduction of existing sidewalks is contemplated. Additionally, it should be noted that on High Street, as well as Walnut and Bard the front setback for existing and new buildings is zero. Both plans were created with the following minimum criteria:

- Walnut, Bard and Magnolia Streets between High Street and Charles Street would be included as part of the High Street streetscape.
- There would be no reduction in the amount of on-street parking.
- All existing pepper trees would remain in place and become a continuing part of the High Street streetscape.
- Nothing in any of the conceptual designs would prevent the continuation of the two long term annual events on High Street, i.e. Country Days and Roamin' Relics or new street events.
- Both concepts would incorporate the proposed Aszkenazy development plans.
- Both concepts would enhance pedestrian access, upgrade the aesthetics of the street and encourage potential shoppers to "walk the street."
- Both concepts utilize the same basic components, i.e. angle parking, "bulb out" intersections, new bus stop enclosures, benches, receptacles, enhanced sidewalks, lattice covered sidewalk areas, public art, raised planters, use of the existing street lights or replacement with new street lights, and new arches over the street.

The Concepts: Both conceptual plans recreate the feeling of old town Main Street with a bit of an updated twist. The streetscape designs encourage pedestrian traffic, giving the pedestrian a reason and desire to move from one shop to another shop or one business to another business along the reach of the street. We want being on High Street to be the highlight of the shopper's day. We want people to visit, to linger, to plan events on the street, to tell their neighbors what they are missing if they do not go to High Street.

Two concepts are presented for Council consideration. One is a straight alignment and one is a curvilinear alignment. The basic difference between the two alignments is that the straight alignment has angle parking all on one side while the curvilinear alignment alternates the angle parking from north to south along High Street. Both concepts re-stripe the existing parking along High Street into angle parking, add more pepper trees on the eastern end of the street, add raised planters for shrubs and flowers, allow for keeping the existing street light or changing the street lights out for more period lighting with "yard arms" for hanging plants and GFI electrical outlets for future on-street events, add public art at appropriate locations along the street, and change out the existing bus bench enclosures for a more period design that will fit with the overall Main Street character. In both designs, the intersections of Walnut, Bard and Magnolia would be enhanced with decorative pavement to visually shorten the overall length of High Street. In addition, three mid-block crosswalks are shown, if they are found to be warranted for pedestrians. Both plans also provide for better identification of High Street with the introduction of four over-street wrought iron signs at strategic locations. These signs would be lit with exposed bulbs to better identify the street, create a sense of entry, tie the street together visually, and to add a festive nature to the street. Color copies of both concepts as well as detail illustrations of portions of the concepts are available on

the City's website as part of the Council/Redevelopment Council agenda packet. Large color concept maps will be available at the Council meeting.

It should be noted that both plans would keep the current curbing in place and add additional curbing for the raised planters (blub-outs) at the intersection and for the additional planters within the parking areas. Additionally, the straight alignment would provide angle parking only on one side with access only from one direction. For example, the straight alignment shows parking on the north side of High Street. This means that to park on the north side of the street the customer must be traveling west, toward Moorpark Avenue. It is an illegal traffic maneuver to be traveling west and make a "U" turn into the parking space on the north side of High Street. Eastbound traffic therefore, would have to park in the on-site parking on the south side of High Street or would have to make a left turn at Walnut Street, Bard Street or Spring Road and circulate on Charles Street to park on the north side of High Street.

Attached for clarification purposes on the construction of the raised "bulb-outs" adjacent to the existing curbing, is an exhibit showing that the existing curb and gutter would remain and additional curbing would be installed about a foot from the existing curb and gutter. This is a cost saving measure and minimizes disruption of the businesses along High Street. The conceptual plans do not show this level of detail. Except for some areas along the reach of the curvilinear alignment, the existing curb and gutter will remain in place on both concepts.

Results of Town Hall Meeting: The town hall meeting held on April 29, 2009 was attended by a diverse audience including the City Council, Planning Commission, and Arts Commissioners, High Street property owners and business owners and interested members of the general public. Overall a majority of the participants favored the curvilinear alignment concept. A number of suggestions were made to improve upon the concepts presented. For example:

- Creating artwork in the sidewalk as part of the repaving process
- Installation of a 3-way stop at Bard Street and High Street
- Leave the existing street lights and add banner holders instead of hanging plants (this should also include future modification to the light fixture to meet the City's Lighting ordinance and to increase energy efficiencies)
- Take out at least two of the proposed arches and relocate the arches at Spring Road and Moorpark Avenue back from the intersection to give a better sense of entry
- Utilize pavers or other decorative pavement at the street intersections of Walnut Street, Bard Street, and Magnolia Street
- Utilize pavers or other decorative pavement for the two mid-block crosswalks
- Phasing of construction of the improvements

An additional idea, which came as a result of reflection of the comments at the Town Hall Meeting is the installation of banner poles at High Street/Moorpark Avenue, High Street/Spring Road and at High Street/Bard Street. These poles would be in lieu of installation of the street arches and allow for special event signing to be stretched over High Street for the events happening on the street or citywide events, such as the July 3rd Celebration, Country Days and Roamin' Relics.

Costs and Maintenance: In order to put things in perspective it is important to review what has been spent on High Street improvements. Since 1989 up through the end of 2008 the Moorpark Redevelopment Agency has spent a total of \$30,300,906, \$10,620,850 or over 1/3 of the total expenditure has been spent on High Street, including but not limited to land acquisition, paving, hardscape and drainage improvements, loans, acquisition and operation of the High Street Arts Center, relocation assistance and park development.

The consultant, Larry Moss & Associates, has prepared a detailed cost estimate of what the improvements to High Street Streetscape will cost. It should be noted that while the cost estimates are detailed, they are still estimates. Actual costs could be somewhat higher or lower depending upon whether the improvements are phased or installed at one time, the state of the economy, availability of firms to perform the work and other factors beyond the Council's control. The estimated costs for both alignments are essentially the same; the straight alignment estimate is \$4.6 million and the curvilinear alignment is \$4.5 million. Both of these cost estimates include improvements on Walnut, Bard and Magnolia Streets.

Currently, the City maintains the Pepper Tree Grove along High Street. The additional trees proposed by both Plans would also be maintained by the City. The street lights are now maintained through the Citywide Lighting District and would continue to be maintained as such. The cost of replacing the existing street lights is included in the estimated costs for both plans.

It is anticipated that the City would maintain all of the items on High Street, Walnut Street, Bard Street and Magnolia Street that it normally maintains on all public streets within the City. Maintenance of proposed raised planters, benches, and street furniture has yet to be determined by the Council/Agency.

Potential Phasing: There are many ways in which the streetscape can be phased. While selection of the major construction phases should wait until the design and development and/or construction drawings are complete, there are some areas that the Council may wish to move forward on or specifically defer certain items until the latter phases of the project. Items which could be accomplished in the near term are for example, in no particular order of priority:

- Installation of a three way stop sign at Bard Street and High Street
- Installation of enhanced pavement at the Bard Street and High Street intersection

- Installation of the bulb-outs (raised planters) at the intersections
- Installation of banner holders and banners on the existing street lights
- Installation of street banner poles for special High Street events
- Replacement of the benches and trash receptacles
- Installation of new parking on Bard Street and Walnut Street along with additional landscaping
- Installation of Pepper trees east of Magnolia

Additional Programs for High Street and Adjacent Streets: The Council/Agency has been committed to the improvement of the High Street area. There have been discussions at the staff and Council/Agency level regarding potential programs for the improvement of the building facades through a street façade program. There have also been discussions about reoccurring annual events that could be held on High Street in addition to Country Days and Roamin' Relics, such as Holiday Craft Fairs, and Taste of Moorpark. Presently there are not enough businesses and shops along High Street to reach a nucleus support group to plan and run such events. Private investments in businesses or the formation of a Merchant/Business Association may also assist in making High Street a viable shopping area for Moorpark now and in the future.

FISCAL IMPACT

Depending upon which concept is selected, the cost of the High Street Streetscape would be \$4.463 to \$4.57 million. The cost for preparation of construction drawings is estimated to be \$270,000. A detailed cost estimate has been prepared by Lawrence R. Moss & Associates and is attached for your review. It should be noted that there are some items in the cost estimate that are not included in the total cost since a selection has not yet been made, in particular the pavement treatment for the intersections and crosswalks and whether new light fixtures are to be used. Depending upon what is chosen there could be an additional cost of \$387,055 (crosswalks at \$25,140, street intersections at \$267,540 and new street lights at \$94,375) added to each concept.

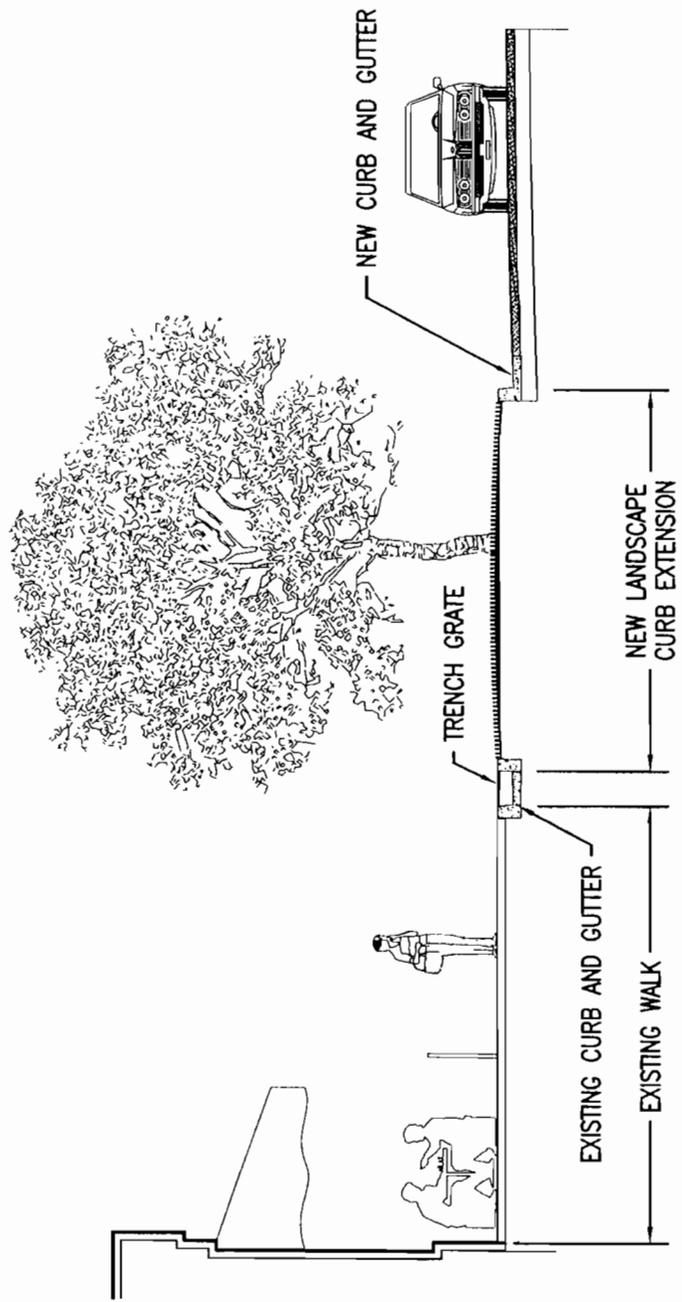
It should be noted that included in the \$270,000 Construction Drawing (CD) is \$44,000 for Design and Development (DD) which would provide all of the details of the design such as cut sheets, color boards, finishes, final plant selection, material selection, paving finish, fountain design, pedestrian light fixtures, signage style, sizes and colors, furniture, trellis designs, seat walls, bollards, gazebo design and materials, and any other items necessary prior to CDs. If the Council were to authorize Lawrence Moss & Associates to proceed with the DD phase, it would have all of the detailed information necessary to make decisions on the specifics of the selected design.

If the Council were to decide to move forward on the Design and Development portion of the Construction Drawings it would allow the Council the opportunity in the future to decide upon purchase of smaller items such as benches, seat walls installation of some plants and other items without compromising the overall design selected.

STAFF RECOMMENDATION

1. Select the Curvilinear Alignment as the concept for High Street Streetscape.
2. Direct staff to amend the Lawrence Moss & Associates contract to include the preparation of the Design and Development phase for the selected High Street Streetscape selected concept and authorize the City Manager to approve such amendment with the use of the existing light standards.

Attachment: 1. Curb Construction
2. Cost Estimate



SECTION AT CURB EXTENSION

SCALE: 1/8" = 1'-0"
 FILE: D_CURBEXT



March 3, 2009

High Street Improvements (Between Moorpark Ave. & Spring Rd.)

Opinion of Probable Costs

Item	Unit Cost	Unit	Quantity	Cost
High Street Improvements				
DEMOLITION				
Remove exist Asphalt	\$2.40	SF	130,000	\$312,000
Remove exist Curb & Gutter	\$7.00	LF	4,380	\$30,660
Remove exist Sidewalk & Ramps	\$4.00	SF	47,460	\$189,840
Remove exist Street Light	\$350.00	EA	25	\$8,750
Remove exist Amenities	\$150.00	EA	15	\$2,250
Move exist Fire Hydrants	\$3,000.00	EA	4	\$12,000
Remove 18" of Soil under asphalt where Planter will be	\$4.00	SF	2,310	\$9,240
Adjust exist Round Manhole to Grade	\$2,000.00	LS	1	\$2,000
Cap exist Irrigation Lines	\$2,000.00	SF	1	\$2,000
Adjust Water Valve Can	\$500.00	LS	1	\$500
Protect exist Utility Vaults	\$2,000.00	LS	1	\$2,000
Protect exist Water Meters	\$900.00	LS	1	\$900
Protect exist Trees in place	\$50.00	EA	50	\$2,500
Subtotal				\$574,640
EXCAVATION & GRADING				
Survey and Layout	4900	L.S.	1	\$4,900
Grading	\$0.50	SF	177,210	\$88,605
Subtotal				\$93,505
CONSTRUCTION (Straight Alignment)				
Construct New 4" Thick Asphalt Paving & 8" Aggregate Base	\$4.50	SF	89,128	\$401,076
Construct new Concrete Paving and Ramps	\$12.00	SF	52,790	\$633,480
Construct new Concrete Curb & Gutter	\$30.00	LF	3,600	\$108,000
Construct new 18" High Seatwall Planter	\$30.00	LF	115	\$3,450
Construct new Overhead Trellis Structure	\$30.00	SF	1,520	\$45,600
New Bus Stops	\$10,000.00	EA	4	\$40,000
Decorative Paving @ Intersection (Stamped Conc.)	\$15.00	SF	13,377	\$200,655
Decorative Paving @ Central Crosswalk (Stamped Conc.)	\$15.00	SF	1,257	\$18,855
New Stripping & Pavement Markings	\$15,000.00	LS	1	\$15,000
Install Steel Arches w/ Lighting 62' span	\$47,190.00	EA	1	\$47,190
Install Steel Arches w/ Lighting 52' span	\$54,615.00	EA	3	\$163,845
Install Steel Arches w/ Lighting 52' span	\$13,100.00	EA	8	\$104,800
Structural Engineering for Arches	\$15,000.00	LS	1	\$15,000
Installation of Decorative Benches	\$1,200.00	EA	31	\$37,200
Installation of Decorative Trash Receptacles	\$1,000.00	EA	20	\$20,000
Installation of Decorative Light Posts with Planter Arms	\$4,100.00	EA	25	\$102,500
Installation of Decorative Bollards	\$1,300.00	EA	60	\$78,000
Soil Import	\$30.00	CY	128	\$3,840
Traffic Control & Project Safety	\$15,000.00	LS	1	\$15,000
Replace Signal Detector Loops	\$500.00	EA	12	\$6,000
Subtotal				\$2,059,491
LANDSCAPE				
Soil Amendment	\$0.35	SF	13,457	\$4,710
Irrigation	\$54,205.00	LS	1	\$54,205
36" Box Trees	\$900.00	EA	34	\$30,600
Planting	\$3.50	SF	15,576	\$54,516
90 Day Maintenance Period	\$10,000.00	LS	1	\$10,000
Subtotal				\$154,031

* Grey Italic font line items represent various options and cost is not included in total

See Page 5 for Project Total

CONSTRUCTION (Curved Alignment)

Construct New 4" Thick Asphalt Paving & 8" Aggregate Base	\$4.50	SF	81,942	\$368,739
Construct new Concrete Paving and Ramps	\$12.00	SF	53,459	\$641,508
Construct new Concrete Curb & Gutter	\$30.00	LF	3,642	\$109,260
Construct new 18" High Seatwall Planter	\$30.00	LF	115	\$3,450
Construct new Overhead Trellis Structure	\$30.00	SF	1,520	\$45,600
New Bus Stops	\$10,000.00	EA	4	\$40,000
Decorative Paving @ Intersection (Stamped Conc.)	\$15.00	SF	11,682	\$175,230
<i>*Decorative Paving @ Intersection with 18" concrete curb and gutter</i>				
<i>*Decorative Paving @ Intersection with 18" concrete curb and gutter</i>				
Decorative Paving @ Central Crosswalk (Stamped Conc.)	\$15.00	SF	1,397	\$20,955
<i>*Decorative Paving @ Central Crosswalk with 18" concrete curb and gutter</i>				
<i>*Decorative Paving @ Central Crosswalk with 18" concrete curb and gutter</i>				
Decorative Paving at Interior Crosswalks	\$15.00	SF	518	\$7,770
<i>*Decorative Paving at Interior Crosswalk with 18" concrete curb and gutter</i>				
<i>*Decorative Paving at Interior Crosswalk with 18" concrete curb and gutter</i>				
New Striping & Pavement Markings	\$15,000.00	LS	1	\$15,000
Install Steel Arches w/ Lighting 62' span	\$47,190.00	EA	1	\$47,190
Install Steel Arches w/ Lighting 52' span	\$54,615.00	EA	3	\$163,845
Install Decorative Arch Posts	\$13,100.00	EA	8	\$104,800
Structural Engineering for Arches	\$15,000.00	LS	1	\$15,000
Installation of Decorative Benches	\$1,200.00	EA	31	\$37,200
Installation of Decorative Trash Receptacles	\$1,000.00	EA	20	\$20,000
Installation of Decorative Light Posts with Planter Arms	\$4,100.00	EA	25	\$102,500
<i>*Salvage Light Fixtures (options)</i>				
<i>*Add Trim Planter Arms to Salvaged Light Fixtures</i>				
<i>*Install Decorative Light Posts with LED Lighting and Planter Arms</i>				
Installation of Decorative Bollards	\$500.00	EA	60	\$30,000
Soil Import	\$30.00	CY	314	\$9,420
Traffic Control & Project Safety	\$15,000.00	LS	1	\$15,000
Subtotal				\$1,972,467
LANDSCAPE				
Soil Ammendment	\$0.35	SF	16,117	\$5,641
Irrigation	\$54,205.00	LS	1	\$54,205
36" Box Trees	\$900.00	EA	29	\$26,100
Planting	\$3.50	SF	16,117	\$56,410
90 Day Maintenance Period	\$10,000.00	LS	1	\$10,000
Subtotal				\$152,355
HIGH ST TOTAL (Straight Alignment):				\$2,881,667
HIGH ST TOTAL (Curved Alignment):				\$2,792,967

* Grey Italic font line items represent various options and cost is not included in total.

Walnut Street Improvements

Demolition				
Remove exist. Asphalt	\$2.40	S.F.	10,590	\$25,416
Remove exist. Curb & Gutter	\$7.00	L.F.	590	\$4,130
Remove exist. Sidewalk & Ramps	\$4.00	S.F.	12,650	\$50,600
Remove 18" of Soil where Planter will be	\$4.00	S.F.	418	\$1,672
Adjust exist. Round Manhole to Grade	\$900.00	L.S.	1	\$900
Cap exist. Irrigation Lines	\$225.00	L.S.	1	\$225
Protect exist. Utility Vaults	\$500.00	L.S.	1	\$500
Protect exist. Water Meters	\$225.00	L.S.	1	\$225
Protect exist. Trees in place	\$50.00	EA	1	\$50
Subtotal				\$83,718
EXCAVATION & GRADING				
Survey and Layout	\$690.00	L.S.	1	\$690
Grading	\$0.50	S.F.	23,703	\$11,852
Subtotal				\$12,542
CONSTRUCTION				
Construct New 4" Thick Asphalt Paving & 8" Aggregate Base	\$4.50	S.F.	17,760	\$79,920
Construct new Concrete Paving & Ramps	\$12.00	S.F.	3,120	\$37,440
Construct new Concrete Curb & Gutter	\$30.00	L.F.	305	\$9,150
New Stripping & Pavement Markings	\$2,500.00	L.S.	1	\$2,500
Soil Import	\$30.00	C.Y.	23	\$690
Subtotal				\$129,700
LANDSCAPE				
Soil Ammendment	\$0.35	S.F.	418	\$146
Irrigation	\$1.50	S.F.	418	\$627
36" Box Trees	\$900.00	EA	11	\$9,900
Planting	\$3.50	S.F.	418	\$1,463
Subtotal				\$12,136
WALNUT ST TOTAL				\$238,096

* Grey Italic font line items represent various options and cost is not included in total.

Bard Street Improvements

Demolition				
Remove exist. Asphalt	\$2.40	S.F	10,622	\$25,493
Remove exist. Curb & Gutter	\$7.00	LF	590	\$4,130
Remove exist. Sidewalk & Ramps	\$4.00	S.F	12,650	\$50,600
Remove 18" of Soil where Planter will be	\$4.00	S.F	219	\$876
Adjust exist. Round Manhole to Grade	\$900.00	EA	1	\$900
Cap exist. Irrigation Lines	\$225.00	L.S	1	\$225
Protect exist. Utility Vaults	\$500.00	EA.	1	\$500
Protect exist. Water Meters	\$225.00	EA	1	\$225
Protect exist. Trees in place	\$50.00	EA.	6	\$300
Subtotal				\$83,249
EXCAVATION & GRADING				
Survey and Layout	\$690.00	L.S.	1	\$690
Grading	\$0.50	S.F.	23,645	\$11,823
Subtotal				\$12,513
CONSTRUCTION				
Construct New 4" Thick Asphalt Paving & 8" Aggregate Base	\$4.50	S.F.	12,042	\$54,189
Construct new Concrete Paving & Ramps	\$12.00	S.F	3,240	\$38,880
Construct new Concrete Curb & Gutter	\$30.00	L.F.	630	\$18,900
New Stripping & Pavement Markings	\$2,000.00	L.S.	1	\$2,000
Soil Import	\$30.00	C.Y	12	\$360
Subtotal				\$114,329
LANDSCAPE				
Soil Ammendment	\$0.35	S.F	6,275	\$2,196
Irrigation	\$1.50	S.F	6,275	\$9,413
36" Box Trees	\$900.00	EA	5	\$4,500
Planting	\$3.50	S.F	6,275	\$21,963
Subtotal				\$38,071
BARD ST TOTAL:				\$248,162

* Grey Italic font line items represent various options and cost is not included in total.

Magnolia Street Improvements

Demolition				
Remove exist. Asphalt	\$2 40	S.F.	6,455	\$15,492
Remove exist. Curb & Gutter	\$7 00	LF	440	\$3,080
Remove exist. Sidewalk & Ramps	\$4 00	S.F.	1,676	\$6,704
Adjust exist. Round Manhole to Grade	\$900 00	EA	1	\$900
Cap exist. Irrigation Lines	\$225 00	L.S.	1	\$225
Protect exist. Utility Vaults	\$500 00	EA	1	\$500
Protect exist. Water Meters	\$225 00	EA	1	\$225
Protect exist. Trees in place	\$50 00	EA.	10	\$500
Subtotal				\$27,626
EXCAVATION & GRADING				
Survey and Layout	460	L.S.	1	\$460
Grading	\$0.50	S.F.	12,030	\$6,015
Subtotal				\$6,475
CONSTRUCTION				
Construct New 4" Thick Asphalt Paving & 8" Aggregate Base	\$4.50	S.F.	6,455	\$29,048
Construct new Concrete Paving & Ramps	\$12.00	S.F.	1,676	\$20,112
Construct new Concrete Curb & Gutter	\$30.00	LF	440	\$13,200
New Stripping & Pavement Markings	\$2,000.00	L.S.	1	\$2,000
Subtotal				\$64,360
LANDSCAPE				
Soil Amendment	\$0.35	S.F.	1,216	\$426
Irrigation	\$1.50	S.F.	1,216	\$1,824
36" Box Trees	\$900 00	EA.	0	\$0
Planting	\$3.50	S.F.	1,216	\$4,256
Subtotal				\$6,506
MAGNOLIA ST TOTAL				\$104,966

* Grey Italic font line items represent various options and cost is not included in total.

10% Architecture & Engineering				\$365,940
PROJECT SUBTOTAL (Straight Alignment, includes side streets)				\$3,838,830
10% Contingency				\$383,883
10% Mobilization				\$383,883
GRAND TOTAL				\$4,606,596
PROJECT SUBTOTAL (Curved Alignment, includes side streets)				\$3,750,131
10% Contingency				\$375,013
10% Mobilization				\$375,013
GRAND TOTAL				\$4,500,157

Items not included:
Traffic engineering.

Note: Irrigation cost may vary depending on water source location

High Street Improvements (Park)

Opinion of Probable Costs

*Note: This estimate is a separate project and not a part of the previous estimate.***Park Improvements**

Demolition				
Remove existing	\$3 00	SF	20,453	\$61,359
Grading	\$0 50	SF	20,453	\$10,227
Subtotal				\$71,586
CONSTRUCTION				
Construct New 4" Thick Concrete Sidewalk	\$12.00	SF	6,884	\$82,608
<i>4" Thick Decorative Concrete Walkway System</i>	<i>\$100</i>	<i>SF</i>	<i>100</i>	<i>\$10,000</i>
Bandstand	\$50,000 00	LS	1	\$50,000
Drinking Fountain	\$4,500 00	LS	1	\$4,500
Installation of Decorative Light Posts	\$4,000 00	EA	10	\$40,000
Installation of Decorative Benches	\$2,500 00	EA	10	\$25,000
Installation of Decorative Trash Receptacles	\$1,200 00	EA	5	\$6,000
Installation of Decorative Fountain	\$80,000 00	LS	1	\$80,000
Subtotal				\$288,108
LANDSCAPE				
Irrigation	\$21,732 00	LS	1	\$21,732
Planting	\$50,000 00	LS	1	\$50,000
90 Day Maintenance Period	\$10,000 00	LS	1	\$10,000
Subtotal				\$81,732
PROJECT SUBTOTAL				\$441,426
10% Contingency				\$44,143
10% Mobilization				\$44,143
GRAND TOTAL				\$529,711

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