

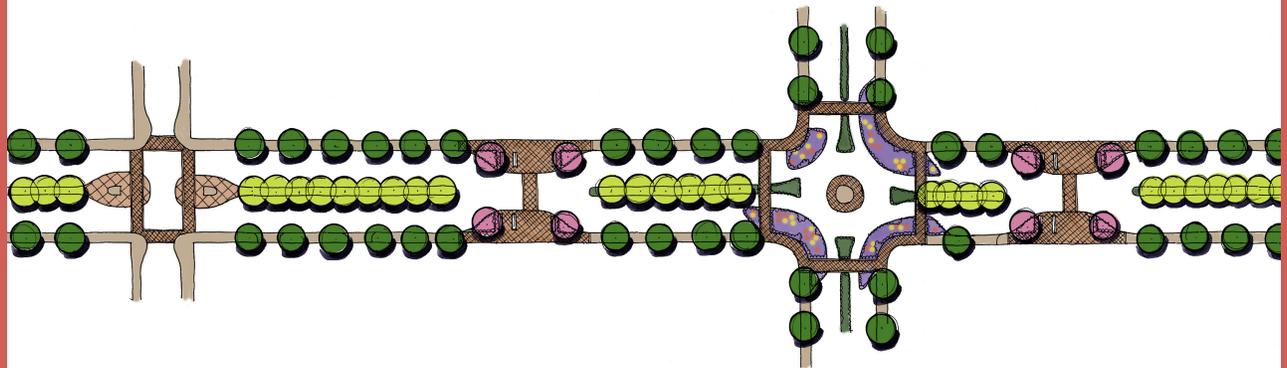
CITY OF GREENFIELD

DOWNTOWN STREETScape PLAN

January 2002

Bellinger Foster Steinmetz
Landscape Architecture

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the California Department of Housing and Community Development.



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And special thanks to the Greenfield Downtown Association.

INTRODUCTION

The Greenfield Downtown Streetscape Plan is an integral component of the City's on-going revitalization efforts. The Streetscape Plan complements other projects that have been undertaken by the City:

- The Greenfield Downtown Vision, completed in 2000, set the stage for revitalization of the downtown area.
- The City, in partnership with the Greenfield Downtown Association, initiated a facade improvement program for downtown businesses.
- Downtown Design Guidelines have been developed to guide private improvements.

While the Downtown Design Guidelines focus on private improvements, the Streetscape Plan recommends improvements to the public right-of-way: sidewalks, streets and medians. The two documents are intended to complement each other and reinforce the community vision for Downtown.

The Streetscape Plan provides an overall blueprint for downtown public improvements that can be phased based on funding availability. The plan can also be used to apply for grant funding.

DESIGN CONCEPT

The design concept builds on the vision of downtown Greenfield as the commercial, social, civic and business center of the City. The concept incorporates aesthetic improvements to the sidewalks and medians, along with “traffic calming” devices in the street, to enhance the pedestrian experience, provide visual interest, and slow down automobile traffic. The current diagonal parking along the street is maintained.

SIDEWALKS

Many people walk in the downtown, so a focus of the streetscape plan is to enhance the pedestrian experience. While the current sidewalk width will be maintained, new, simple concrete sidewalk paving is proposed along with tree grates for the tree wells. Colorful planter pots, benches, trash receptacles and bicycle racks should also be provided. Pedestrian-scale street lights are also recommended to enhance the pedestrian area. (The existing cobra lights in the median would remain to light the street.)

MID-BLOCK CROSSINGS

Mid-block crosswalks currently exist in the downtown. These are proposed to be enhanced with interlocking pavers that would extend across the street. The curb at these locations would extend to the back of the parking area to expand the pedestrian space and minimize pedestrian crossing distance. This can be accomplished without losing parking spaces. The resulting “mini-plazas” would include flowering trees and benches.

The existing medians at the mid-block crossing would be eliminated. This will provide better visibility of pedestrians crossing the street, and will provide a visual break in the linear corridor that currently exists. The change in curb lines also creates a traffic calming device that tends to slow down traffic.

INTERSECTIONS

At Palm and Maple Avenues, the medians are proposed to be widened, moving the through traffic lane close to the curb. This can also be accomplished without a significant loss of parking spaces since the existing diagonal parking ends before the

intersection. The expanded median area provides a location for art or historic elements as noted in the Vision report. Interlocking pavers would be used to highlight the crosswalks.

At Oak Avenue, a “roundabout” is proposed to enhance the center of the downtown. The center of the roundabout provides an ideal location for an art feature or fountain. Colorful plantings on the corner further define the intersection. The same interlocking pavers would be used in the crosswalks and on the corners. (The brick paving at La Plaza Bakery would remain.)

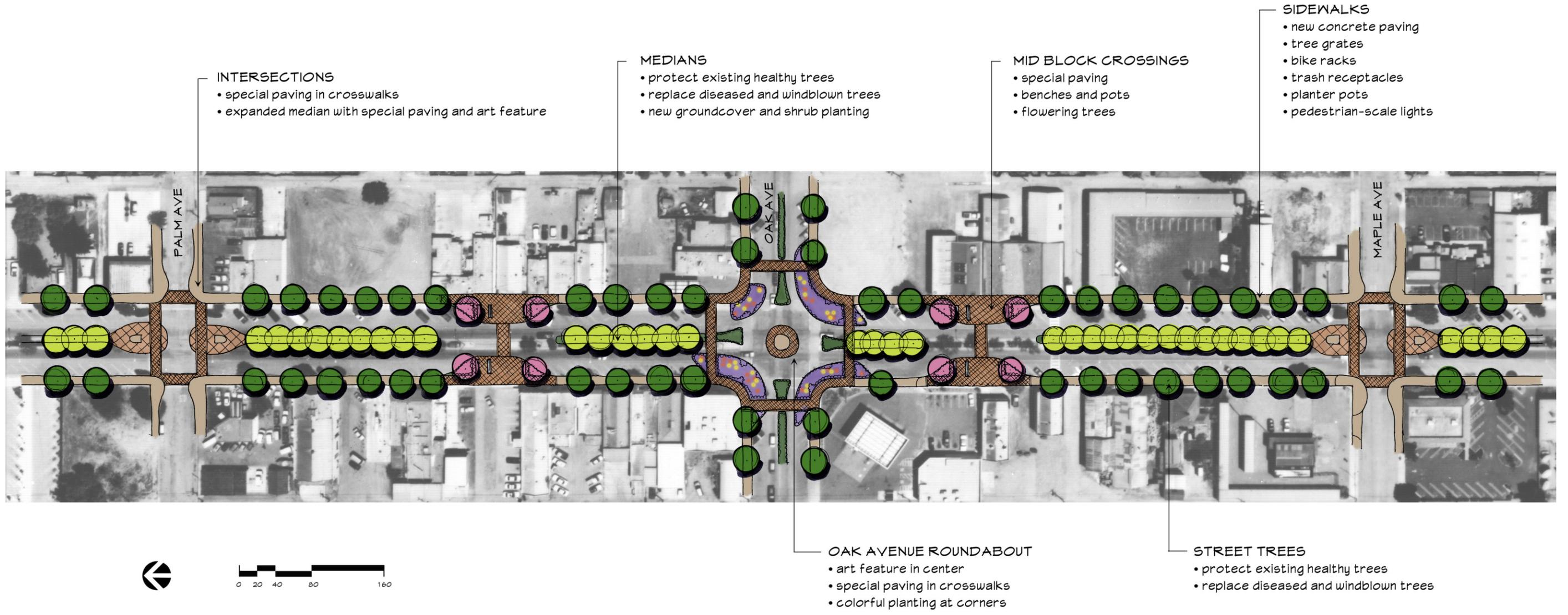
STREET TREES

Street trees have been and will continue to be an important part of Downtown Greenfield. While some of the trees in the downtown are attractive and established, many of the trees appear to be struggling and wind-blown. Healthy and attractive trees are proposed to be preserved, while other trees should be removed and replaced.

STREETSCAPE PLAN

The streetscape plan on the opposite page illustrates the proposed improvements. More specific materials recommendations are found on the following pages.

DOWNTOWN STREETScape PLAN



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DESIGN PRODUCTS AND MATERIALS

PAVING FOR SIDEWALKS, CROSSWALKS & MEDIANS

Poured concrete and concrete pavers are the proposed materials for the pedestrian corridors of El Camino Real. The sidewalk paving will be an integrally colored concrete to complement the multicolor concrete pavers that delineate pedestrian crosswalks of El Camino Real. The concrete pavers will also be used at the “mini plazas” where the street narrows for pedestrian crossing, at the corners of the Oak Avenue/ El Camino Real intersection, and surrounding the center piece of the roundabout at that intersection. At El Camino Real median noses, there will be another complementary colored concrete, with a saw-cut diagonal score pattern as shown in the plan. This change in the median composition will help to alert motorists to cross traffic and pedestrians.



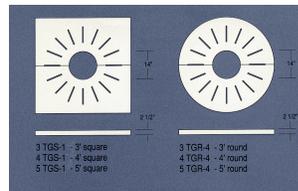
Interlocking paver for mid-block crossings, “mini-plazas” and crosswalks.

STREET TREES & TREE GRATES

Sidewalk trees are recommended in the plant list that follows. Trees should be planted as to minimize the obstruction of store entrances and business signs. For new sidewalk trees along El Camino Real, reinforced concrete tree grates should be installed upon planting. The 4-foot square grates will be outlined by a band of the ornamental concrete pavers.

Existing street trees that are in good condition and health will be preserved. However, as existing trees cannot typically have a tree

grate placed around them, trees to remain should be in a minimum 4-foot square tree well also outlined by a band of the decorative interlocking concrete pavers. These tree wells should be surfaced with a stabilized decomposed granite paving.



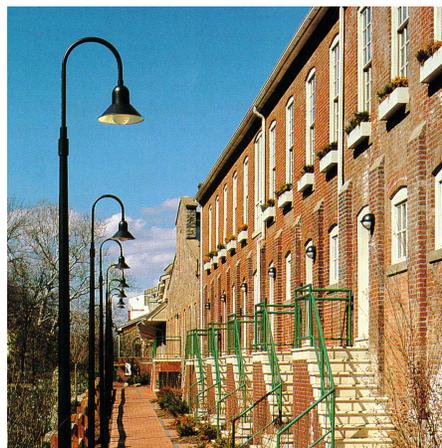
Tree grate (1/2 square, 1/2 round).



Sample of tree grates in sidewalk.

STREET LIGHTING

New light fixtures should be reminiscent of the signature El Camino Real bell. The height of the proposed bell shaped fixtures is such that they will not be visually obtrusive, and yet, the poles can be used to hang festive or seasonal banners and flags. The proposed green color of the fixtures will be rich and vivid to match the character of the street, storefronts, and other site furnishings.



Pedestrian street light.

The existing street light fixtures in the median will remain, unless funding should become available to make replacing them possible.

SITE FURNISHINGS

Benches, trash receptacles, flowerpots, and bicycle racks should complement the El Camino Real character. Benches are proposed to be metal frames with a vividly colored powder coat finish. Benches should be 4' in the "mini plazas" and 6' along other portions of the street. Trash receptacles should be placed at the mini-plazas and other strategic locations along El Camino Real. The proposed trash receptacles are precast concrete in a smooth finish in an earthy color with brightly colored inlaid tiles as shown in the picture below. Brightly colored flowerpots should be interspersed along the street. Sizes, shapes, and colors should be mixed and matched. Bike racks should be installed at a number of locations to allow for convenient bicycle parking. The racks are proposed to be a simple loop design, made of a metal material with a rich color polyester powder finish to complement other site furnishings.



Bench



Trash Receptacles



Bicycle Racks



Planter Pots

PLANT LIST

Median

Trees

Pinus canariensis

Canary Island Pine

Pyrus calleryana "Chanticleer"

Flowering Pear

Shrubs and Ornamental Grasses

Dietes vegeta

Fortnight Lily

Lavandula sp.

Lavender

Rosmarinus sp.

Rosemary

Cistus sp.

Rockrose

Hemerocallis sp.

Day Lily

Pennisetum rubrum

Purple Fountain Grass

Helictotrichon sempervirens

Blue Oat Grass

Festuca ovina glauca

Blue Fescue

Groundcovers

Geranium incanum

No common name

Lampranthus sp.

Dwarf ice plant

Cotoneaster "lowfast"

Cotoneaster

Sidewalk Trees

Platanus acerifolia "Bloodgood"

London Plane Tree

**Sidewalk Trees at
Mid-block Plazas**

Lagerstroemia indica x faurei
"Tuscarora"

Hybrid Crape Myrtle

PRODUCT SOURCES

These products have been selected as representations of the desired intent. Other manufacturer's materials may be used and new products may become available that are equally or more desirable. Final product selections should be reviewed and approved when construction documents are prepared for each phase.

Sidewalks

Material: Poured integrally colored concrete
Color: Davis Colors: Omaha Tan
Finish: Light broom finish
Details: Saw-cut grid pattern

Source:
Davis Colors
Tel: (800) 800-6856
Fax: (213) 269-1053
www.daviscolors.com

Ornamental Concrete Pavers

Material: Acker-Stone 6"x 12" interlocking concrete pavers
Color: Acker-Stone red tan charcoal
Pattern: pavers to be laid in a herringbone pattern

Source:
Acker-Stone Industries
13296 Temescal Canyon Road
Corona, CA 92883-5299
Tel: (909) 674-0047
Fax: (909) 674-0477
www.ackerstone.com

Median Paving

Material: Poured Colored Concrete
Color: Davis Colors: Palamino
Finish: To be determined
Detail: saw-cut in 2-foot diagonal grid pattern

Source:
Davis Colors
Tel: (800) 800-6856
Fax: (213) 269-1053
www.daviscolors.com

Tree Grates

Material: reinforced concrete
Style/Model: Dura Art Stone 4TGS-1
Size: 4' Square
Color: Dura Art Stone s-4 Tan
Finish: smooth

Source:
Dura Art Stone
Tel: (510) 365-5600
Tel: (800) 431-3311
Fax: (510) 265-0299
www.duraartstone.com

Light Fixtures

Material: metal with powder coat finish
Style/Model: BEGA luminary model 9755 or 97;
BEGA pole model 926,927,or 928
Color: RAL 6011

Benches

Material: Steel with powder coat finish
Style: Dumor Bench 58
Size: 4' and 6'
Color: RAL 5009

Source:
Dumor Site Furnishings
Tel: (800) 598-4018
www.dumor.com

Dumor can also be ordered through:
Ross Recreation Equipment
Tel: (831) 689-9110
Fax: (831) 689-9112

Trash Receptacles

Material: precast concrete
Style/Model: QR-Cal 2436w 'California'
Finish: T7- Acid Etch
Color: C3 Latte
Detail: 3 rows of inset 2" color tiles (tile colors can be mixed and matched to other site furnishings)

Source:
Quick Crete Products Corp.
Tel: (909) 737-6240
www.quickcrete.com

Flower Pots

Material: precast concrete
Style: Mix and match "Round Urns" and "Mesa"
Finish: smooth with colorburst glazes
Colors: Mix and match to street character

Source:
Quick Crete Products Corp.
Tel: (909) 737-6240
com www.quickcrete.com

Bicycle Racks

Material: Steel with polyester powder coat finish
Style: Dumor Loop Bike Rack 83
Color: RAL 3009

Source:
Dumor Site Furnishings
(800) 598-4018
www.dumor.com

Dumor can also be ordered through:
Ross Recreation Equipment
Tel: (831) 689-9110
Fax: (831) 689-9112
model 926,927,or 928
Color: still waiting for color choices

COSTS AND PHASING

Concept-level construction costs have been estimated for the streetscape improvements and are itemized on the following pages. While it would be ideal to construct the entire downtown streetscape in one phase, this may not be feasible depending on available funding. Therefore, the project has been divided into five phases based on logical interim construction beginning and ending points. While the phases are numbered from north to south, they do not necessarily need to be constructed in that order. More than one phase may be constructed at a time if funding is available.

THE NEXT STEPS

Funding

The most critical step in implementation is to secure funding. The ideal scenario would be to use available and anticipated City capital and/or Redevelopment Agency funds to leverage grant funding. Grant sources may include revitalization funds as well as transportation improvement funds, such as the federal TEA-21 program. With an approved streetscape plan, the City will be more competitive in the grant application process.

Art Element

While the streetscape plan identifies locations for public art, specific artwork has not been selected. The City may wish to establish a committee to establish a public art program, appropriate themes and artist selection process to implement the public art element. As noted in the Vision Report, the art features should work together to enhance the cultural history of downtown Greenfield.

Construction Documents/ Engineering Refinements

More detailed design development and construction documents need to be prepared for the proposed improvements. A traffic engineer experienced with the proposed traffic calming devices should be a part of the design/engineering team to ensure that the design concepts in the Streetscape Plan are engineered to maximize both safety and function. Turning radii, roadway widths and site distances are some of the engineering issues that need to be carefully refined to ensure that the downtown functions well for pedestrians, and bicyclists, along with automobiles, large trucks, and emergency vehicles.

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 1

	quantity		unit cost	item total	subtotal
Demolition					
Tree Removal	6	EA	\$500.00	\$3,000	
Clear and Grub	1,000	SF	\$0.25	\$250	
Curb Demolition	0	LF	\$2.00	\$0	
Sidewalk Demolition	7,200	SF	\$1.00	\$7,200	
Demolition Subtotal					\$10,450
Construction					
Drainage Allowance	1	LS	\$20,000.00	\$20,000	
Curb and Gutter	0	LF	\$25.00	\$0	
Base rock	365	ton	\$40.00	\$14,600	
Color Concrete Sidewalk	7,200	SF	\$6.00	\$43,200	
Multicolor Interlocking Concrete Pavers	3,000	SF	\$12.00	\$36,000	
Median Nose Concrete	3,630	SF	\$8.00	\$29,040	
Tree Grates	4	EA	\$800.00	\$3,200	
Stabilized Decomposed Granite	64	SF	\$4.00	\$256	
Road Reconstruction Allowance	1	LS	\$20,000.00	\$20,000	
Construction Subtotal					\$166,296
Lighting/Electrical					
Luminaries and Poles (installed)	4	EA	\$6,000.00	\$24,000	
Connection Allowance	1	LS	\$2,500.00	\$2,500	
Lighting/ Electrical Subtotal					\$26,500
Site Furnishings					
Benches 4'	0	EA	\$1,200.00	\$0	
Benches 6'	4	EA	\$1,400.00	\$5,600	
Trash Receptacles	4	EA	\$900.00	\$3,600	
Pots	24	EA	\$600.00	\$14,400	
Bike Racks	4	EA	\$500.00	\$2,000	
Art and Signage Allowance	1	EA	\$10,000.00	\$10,000	
Site Furnishings Subtotal					\$35,600

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 1

	quantity	unit cost	item total	subtotal
Planting/Irrigation				
Soil Preparation	1000 SF	\$1	\$500	
Irrigation	7 EA	\$200	\$1,400	
Sidewalk Trees	4 EA	\$250	\$1,000	
Median Trees	3 EA	\$250	\$750	
Mini Plaza Trees	0 EA	\$250	\$0	
Ground Covers	1000 SF	\$6	\$6,000	
Planting/Irrigation Subtotal				\$9,650
Subtotal			\$248,496	
Contingency @25%			\$62,124.00	
TOTAL				\$310,620

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 2

	quantity		unit cost	item total	subtotal
Demolition					
Tree Removal	11	EA	\$500.00	\$5,500	
Clear and Grub	2,100	SF	\$0.25	\$525	
Curb Demolition	260	LF	\$2.00	\$520	
Sidewalk Demolition	7,000	SF	\$1.00	\$7,000	
Demolition Subtotal					\$13,545
Construction					
Drainage Allowance	1	LS	\$20,000.00	\$20,000	
Curb and Gutter	320	LF	\$25.00	\$8,000	
Base rock	356	ton	\$40.00	\$14,240	
Color Concrete Sidewalk	4,400	SF	\$6.00	\$26,400	
Multicolor Interlocking Concrete Pavers	5,360	SF	\$12.00	\$64,320	
Median Nose Concrete	0	SF	\$8.00	\$0	
Tree Grates	8	EA	\$800.00	\$6,400	
Stabilized Decomposed Granite	64	SF	\$4.00	\$256	
Road Reconstruction Allowance	1	LS	\$20,000.00	\$20,000	
Construction Subtotal					\$159,616
Lighting/Electrical					
Luminaries and Poles (installed)	6	EA	\$6,000.00	\$36,000	
Connection Allowance	1	LS	\$2,500.00	\$2,500	
Lighting/ Electrical Subtotal					\$38,500

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 2

	quantity	unit cost	item total	subtotal
Site Furnishings				
Benches 4'	4 EA	\$1,200.00	\$4,800	
Benches 6'	4 EA	\$1,400.00	\$5,600	
Trash Receptacles	6 EA	\$900.00	\$5,400	
Pots	30 EA	\$600.00	\$18,000	
Bike Racks	4 EA	\$500.00	\$2,000	
Art and Signage Allowance	1 EA	\$5,000.00	\$5,000	
Site Furnishings Subtotal				\$40,800
Planting/Irrigation				
Soil Preparation	3000 SF	\$1	\$3,000	
Irrigation	23 EA	\$200	\$4,600	
Sidewalk Trees	10 EA	\$250	\$2,500	
Median Trees	9 EA	\$250	\$2,250	
Mini Plaza Trees	4 EA	\$250	\$1,000	
Shrubs, Ornamental Grasses, Ground Covers	3000 SF	\$6	\$18,000	
Planting/Irrigation Subtotal				\$31,350
Subtotal			\$283,811	
Contingency @25%			\$70,952.75	
TOTAL				\$354,764

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 3

	quantity	unit cost	item total	subtotal
Demolition				
Tree Removal	10 EA	\$500.00	\$5,000	
Clear and Grub	2,500 SF	\$0.25	\$625	
Curb Demolition	320 LF	\$2.00	\$640	
Sidewalk Demolition	11,200 SF	\$1.00	\$11,200	
Demolition Subtotal				\$17,465
Construction				
Drainage Allowance	1 LS	\$20,000.00	\$20,000	
Curb and Gutter	493 LF	\$25.00	\$12,325	
Base rock	512 ton	\$40.00	\$20,480	
Color Concrete Sidewalk	7,600 SF	\$6.00	\$45,600	
Multicolor Interlocking Concrete Pavers	7,760 SF	\$12.00	\$93,120	
Median Nose Concrete	0 SF	\$8.00	\$0	
Tree Grates	12 EA	\$800.00	\$9,600	
Stabilized Decomposed Granite	128 SF	\$4.00	\$512	
Road Reconstruction Allowance	1 LS	\$20,000.00	\$20,000	
Construction Subtotal				\$221,637
Lighting/Electrical				
Luminaries and Poles (installed)	12 EA	\$6,000.00	\$72,000	
Connection Allowance	1 LS	\$2,500.00	\$2,500	
Lighting/ Electrical Subtotal				\$74,500
Site Furnishings				
Benches 4'	0 EA	\$1,200.00	\$0	
Benches 6'	6 EA	\$1,400.00	\$8,400	
Trash Receptacles	6 EA	\$900.00	\$5,400	
Pots	30 EA	\$600.00	\$18,000	
Bike Racks	4 EA	\$500.00	\$2,000	
Art and Signage Allowance	1 EA	\$25,000.00	\$25,000	
Site Furnishings Subtotal				\$58,800

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 3

	quantity	unit cost	item total	subtotal
Planting/Irrigation				
Soil Preparation	11200 SF	\$1	\$5,600	
Irrigation	20 EA	\$200	\$4,000	
Sidewalk Trees	12 EA	\$250	\$3,000	
Median Trees	10 EA	\$250	\$2,500	
Mini Plaza Trees	0 EA	\$250	\$0	
Shrubs, Ornamental Grasses, Ground Covers	11200 SF	\$6	\$67,200	
Planting/Irrigation Subtotal				\$82,300
Subtotal			\$454,702	
Contingency @25%			\$113,675.50	
TOTAL				\$568,378

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 4

	quantity		unit cost	item total	subtotal
Demolition					
Tree Removal	14	EA	\$500.00	\$7,000	
Clear and Grub	3,000	SF	\$0.25	\$750	
Curb Demolition	260	LF	\$2.00	\$520	
Sidewalk Demolition	8,600	SF	\$1.00	\$8,600	
Demolition Subtotal					\$16,870
Construction					
Drainage Allowance	1	LS	\$20,000.00	\$20,000	
Curb and Gutter	320	LF	\$25.00	\$8,000	
Base rock	380	ton	\$40.00	\$15,200	
Color Concrete Sidewalk	6,200	SF	\$6.00	\$37,200	
Multicolor Interlocking Concrete Pavers	5,360	SF	\$12.00	\$64,320	
Median Nose Concrete	0	SF	\$8.00	\$0	
Tree Grates	12	EA	\$800.00	\$9,600	
Stabilized Decomposed Granite	160	SF	\$4.00	\$640	
Road Reconstruction Allowance	1	LS	\$20,000.00	\$20,000	
Construction Subtotal					\$174,960
Lighting/Electrical					
Luminaries and Poles (installed)	6	EA	\$6,000.00	\$36,000	
Connection Allowance	1	LS	\$2,500.00	\$2,500	
Lighting/ Electrical Subtotal					\$38,500

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 4

	quantity	unit cost	item total	subtotal
Site Furnishings				
Benches 4'	4 EA	\$1,200.00	\$4,800	
Benches 6'	4 EA	\$1,400.00	\$5,600	
Trash Receptacles	6 EA	\$900.00	\$5,400	
Pots	30 EA	\$600.00	\$18,000	
Bike Racks	4 EA	\$500.00	\$2,000	
Art and Signage Allowance	1 EA	\$5,000.00	\$5,000	
Site Furnishings Subtotal				\$40,800
Planting/Irrigation				
Soil Preparation	3900 SF	\$1	\$3,900	
Irrigation	24 EA	\$200	\$4,800	
Sidewalk Trees	12 EA	\$250	\$3,000	
Median Trees	8 EA	\$250	\$2,000	
Mini Plaza Trees	4 EA	\$250	\$1,000	
Shrubs, Ornamental Grasses, Ground Covers	3900 SF	\$6	\$23,400	
Planting/Irrigation Subtotal				\$38,100
Subtotal			\$309,230	
Contingency @25%			\$77,307.50	
TOTAL				\$386,538

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 5

	quantity		unit cost	item total	subtotal
Demolition					
Tree Removal	6	EA	\$500.00	\$3,000	
Clear and Grub	1,100	SF	\$0.25	\$275	
Curb Demolition	0	LF	\$2.00	\$0	
Sidewalk Demolition	7,200	SF	\$1.00	\$7,200	
Demolition Subtotal					\$10,475
Construction					
Drainage Allowance	1	LS	\$20,000.00	\$20,000	
Curb and Gutter	320	LF	\$25.00	\$8,000	
Base rock	365	ton	\$40.00	\$14,600	
Color Concrete Sidewalk	7,200	SF	\$6.00	\$43,200	
Multicolor Interlocking Concrete Pavers	3,000	SF	\$12.00	\$36,000	
Median Nose Concrete	3,630	SF	\$8.00	\$29,040	
Tree Grates	4	EA	\$800.00	\$3,200	
Stabilized Decomposed Granite	96	SF	\$4.00	\$384	
Road Reconstruction Allowance	1	LS	\$20,000.00	\$20,000	
Construction Subtotal					\$174,424
Lighting/Electrical					
Luminaries and Poles (installed)	6	EA	\$6,000.00	\$36,000	
Connection Allowance	1	LS	\$2,500.00	\$2,500	
Lighting/ Electrical Subtotal					\$38,500
Site Furnishings					
Benches 4'	0	EA	\$1,200.00	\$0	
Benches 6'	4	EA	\$1,400.00	\$5,600	
Trash Receptacles	6	EA	\$900.00	\$5,400	
Pots	24	EA	\$600.00	\$14,400	
Bike Racks	4	EA	\$500.00	\$2,000	
Art and Signage Allowance	1	EA	\$10,000.00	\$10,000	
Site Furnishings Subtotal					\$37,400

ESTIMATE OF PROBABLE CONSTRUCTION COSTS/SITE WORK—SECTION 5

	quantity		unit cost	item total	subtotal
Planting/Irrigation					
Soil Preparation	1000	SF	\$1	\$500	
Irrigation	8	EA	\$200	\$1,600	
Sidewalk Trees	4	EA	\$250	\$1,000	
Median Trees	4	EA	\$250	\$1,000	
Mini Plaza Trees	0	EA	\$250	\$0	
Shrubs, Ornamental Grasses, Ground Covers	1000	SF	\$6	\$6,000	
Planting/Irrigation Subtotal					\$10,100
Subtotal				\$270,899	
Contingency @25%				\$67,724.75	
TOTAL					\$338,624
TOTAL ALL PHASES					\$1,958,924

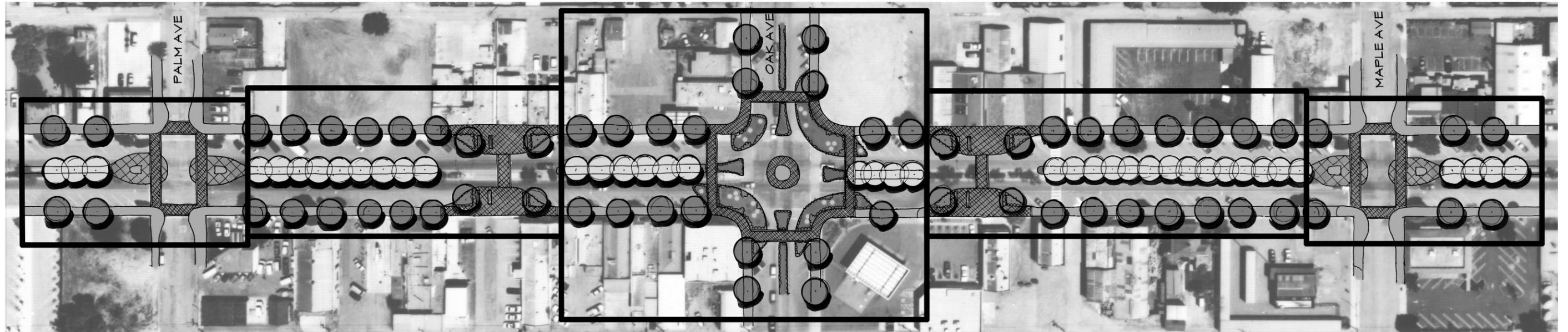
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Bellinger Foster Steinmetz
Landscape Architecture