



CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 7, 2015	

TO: Chair Jennifer Groth and Board Members

FROM: Jim Hossley, Public Works Director 
Randy Dixon, Operations Administrator

THROUGH: Rodger Craddock, City Manger 

ISSUE: Proposed Highway 101 Curb Appeal Streetscape

BACKGROUND:

Staff has researched potential of curb appeal projects from the north to south entrances into the City of Coos Bay along Highway 101. Public Works staff identified 11 potential locations to visually enhance this travel corridor for both City residents and visitors by providing aesthetically pleasing and well-maintained landscaped areas within medians and public street rights-of-way. Landscape enhancements to some locations already exist, however they do not receive a high level of maintenance because of limited resources. Along with identifying potential locations for landscape improvements, staff has prepared ideas for the improvements along with cost estimates to develop and maintain these improvements. It should be noted that several of the proposed locations are within Oregon Department of Transportation (ODOT) right-of-way, thus an Inter Governmental Agreement (IGA) will be required with ODOT.

Proposed Site Locations

1. Welcome to Coos Bay (North)
2. Front Street Median
3. Hwy 101 Center Island
4. Fir Avenue Island
5. Hwy 101 Hillside
6. Boardwalk
7. Hwy 101/S. Bayshore (Golden & Elrod Ave)
8. Hwy 101 Shell Gas Station Island
9. Welcome to Coos Bay (South)
10. Hwy 101 behind Fred Meyer
11. South of Fred Meyer across Hwy 101

The types of plant species proposed for the project are believed to be tolerant of the Oregon coastal zone; however the species can be changed. Staff utilized the proposed species in order to provide future cost projections for development and maintenance. Irrigation and power are assumed to be needed at each of the sites.

City staff identified recommended maintenance outcomes to be achieved for each landscape location, and documented the maintenance tasks required to meet the recommended outcomes,

and the frequency required, along with the financial and personnel resources required in meeting the standard of care for each location. The recommendations present a comprehensive approach to maintenance operations by location. Personnel hours were applied to each task to maintain the asset according to the recommended standards and summarized to identify estimated personnel hour requirements. These estimates create the "Streetscape Maintenance Management Plan".

Maintenance is defined as work required, preserving or restoring assets and components to their original condition or to such condition that they can be effectively used for their intended purpose. The services provided by City maintenance staff falls into 5 service levels. These levels can be dictated by location, appearance, and use. As Hwy 101 is the main highway which through the heart of downtown Coos Bay, curb appeal or appearance is expected to be high. That is why the eleven (11) proposed streetscape locations have been assigned service levels to meet that demand; Level III, Level IV, and Level V. A summary of each service level recommended for the eleven (11) proposed locations is attached.

Details are in the attachments. A PowerPoint presentation during the Council meeting will permit discussion of proposed improvements, level of service and costs for each location.

ADVANTAGES:

Landscape improvements along HWY 101 through the City of Coos Bay will improve curb appeal. The intention is to provide an aesthetically pleasing experience for both residents and visitors to our community, by providing appropriate landscaping material and performing a high level of maintenance.

DISADVANTAGES:

Capital costs and ongoing maintenance costs will be significant should the proposal be fully implemented.

BUDGET IMPLICATIONS:

Capital Cost:

	Service Level	Square Foot	Cost Estimate
1. Welcome to Coos Bay North	V	1,400	\$10,637.00
2. Front Street Median	V	3,500	\$11,565.00
3. Hwy 101 Center Island	V	14,310	\$19,837.00
4. Fir Avenue Island	V	9,750	\$20,488.00
5. Hwy 101 Hillside	III	3,375	\$5,500.00
6. Boardwalk (landscaping only)	V	3,300	\$28,219.00
7. Hwy 101/S. Bayshore (Golden & Elrod Avenue)	V	1,800	\$10,085.00
8. Hwy 101 Shell Gas Station Island	V	3,300	\$2,020.00
9. Welcome to Coos Bay South	V	750	\$4,897.00
10. Behind Fred Meyer next to Hwy 101	IV	22,500	\$29,348.00
11. Across from Fred Meyer next to Hwy 101	IV	16,500	\$33,133.00
	Total	80,485	\$175,729.00

Annual Maintenance Cost:

Street Landscape Site Location	Hrs	Service Level	Square Foot	Cost Estimate
1. North Welcome to Coos Bay	270	V	1,400	\$20,712.00
2. Front Street Median	260	V	3,500	\$17,550.00
3. Hwy 101 Center Island	520	V	14,310	\$31,730.00
4. Fir Avenue Island	260	V	9,750	\$16,745.00
5. Hwy 101 Hillside	130	III	3,375	\$8,037.00
6. Boardwalk (landscaping only)	520	V	3,300	\$33,250.00
7. Hwy 101/S. Bayshore (Golden & Elrod Avenue)	130	V	1,800	\$9,837.00
8. Hwy 101 Shell Gas Station Island	130	V	3,300	\$8,837.00
9. South Welcome to Coos Bay	260	V	750	\$17,525.00
10. Behind Fred Meyer next to Hwy 101	520	IV	22,500	\$32,020.00
11. Across from Fred Meyer next to Hwy 101	520	IV	16,500	\$32,020.00
Total	3,520		80,485	\$228,263.00

RELATED CITY GOAL:

To create a vibrant community for City citizens and entrepreneurs

ACTION REQUESTED:

Direct staff how the Agency Board desires to proceed

ATTACHMENTS:

Explanation of Maintenance Levels of Service
City of Coos Bay Streetscape Plan

Landscape Maintenance Service Levels

Recommend Levels for the HWY 101 Curb Appeal Locations:

Level III:

Moderate level maintenance associated with locations with moderate to low levels of development, moderate to low levels of visitation or with agencies that because of budget restrictions can't afford a higher intensity of maintenance. Minimal to moderate maintenance for safe use of the park is performed. Turf care is performed on a consistent basis. Plants consist of perennials or flowering trees or shrubs to minimize maintenance. Repairs and cleaning are completed on an as needed basis for safety and/or concern. Inspections are completed once per week, litter control is completed two+ times per week depending on the season and restrooms where available are inspected five times per week.

Level IV:

High level maintenance associated with well developed asset with reasonably high visitation. Turf care is performed on a consistent basis. Appearance is held at a high standard. Plants consist of perennials and annuals with two bloom rotations per year. Floral beds are present and kept weed free. Repairs or cleaning are completed whenever deterioration or damage is noticeable. Inspections are completed once per day, litter control and restrooms checks are completed once per day sometimes more depending on the season and visitor usage.

Level V:

State of the art maintenance applied to a high quality diverse landscape, associated with high traffic urban areas such as public squares, malls, governmental grounds or high visitation asset. Turf care is performed at optimum level, plants are extensive and a major part of the design. Maximum care is given to the floral beds to include watering, fertilizing, disease control, disbudding, and weeding. Repairs and cleaning are done frequently and promptly. Asset contains special features which require additional maintenance. Inspections are completed throughout the day usually by a supervisor or manager, litter control and restroom checks are also completed numerous times throughout the day.

Other Landscape Levels (Not Recommended for HWY 101 Curb Appeal Locations)

Level I and Level II

Level I

High visitation natural areas usually associated with large urban or regional parks. Size and user frequency may dictate resident maintenance staff. Road, pathway or trail systems relatively well developed. Other facilities at strategic locations such as entries, trail heads, building complexes and parking lots.

1. **Turf care:** Normally not mowed but grassed parking lots, approaches to buildings or road shoulders, may be cut to reduce fire danger. Weed control on noxious weeds.
2. **Fertilizer:** None.
3. **Irrigation:** None.
4. **Litter control:** Based on visitation, may be more than once per day if crowds dictate that level.
5. **Pruning:** Only done for safety.
6. **Disease and insect control:** Done only to ensure safety or when problem seriously discourages public use.
7. **Lighting:** Replaced on complaint or when noticed by employees.
8. **Surfaces:** Cleaned on complaint. Repaired or replaced when budget will permit.
9. **Repairs:** Done when safety or function impaired. Should have same year service on poor appearance.
10. **Inspection:** Once per day when staff is available.
11. **Floral plantings:** None introduced except at special locations such as interpretive buildings, headquarters, etc. Once per week service on these designs. Flowering trees and shrubs, wildflowers, present but demand no regular maintenance.
12. **Rest rooms:** Frequency geared to visitor level. Once a day is the common routine but for some locations and reasons frequency may be more often.
13. **Special features:** Repaired whenever safety or function is a concern. Appearance corrected in the current budget year.

Level II

Moderately low level usually associated with low level of development, low visitation, undeveloped areas or remote parks.

1. **Turf care:** Low frequency mowing schedule based on species. Low growing grasses may not be mowed. High grasses may receive periodic mowing to aid public use or reduce fire danger. Weed control limited to legal requirements of noxious weeds.
2. **Fertilizer:** Not fertilized.
3. **Irrigation:** No irrigation.
4. **Litter control:** Once per week or less. Complaint may increase level above one servicing.
5. **Pruning:** No regular trimming. Safety or damage from weather may dictate actual work schedule.
6. **Disease and insect control:** None except where epidemic and epidemic condition threatens resource or public.
7. **Lighting:** Replacement on complaint or employee discovery.
8. **Surfaces:** Replaced or repaired when safety is a concern and when budget is available.
9. **Repairs:** Should be done when safety or function is in question.
10. **Inspections:** Once per month.
11. **Floral plantings:** None, may have wildflowers, perennials, flowering trees or shrubs in place.
12. **Rest rooms:** When present, five times per week.
13. **Special features:** Minimum maintenance to allow safe use.

Streetscape Plan: Site #1 North Entrance Welcome To Coos Bay 1400 SF

FISICAL YEAR 2015

Date: March 10, 2015**DEVELOPMENT COST**

TASK	DESCRIPTION	QTY	LF	CY	COST EST.
LS	60' X 4' Decorative Block Wall	640	240		\$ 5,120.00
LS	Ribes Flowering (Bush, 2 gallon)	8	30		\$ 120.00
LS	Evergreen (Bush)	6	20		\$ 90.00
LS	Lithodora	14	20		\$ 140.00
LS	Cerastium (Snow in Summer)	50	15		\$ 750.00
LS	Kniphofia (Red Hot Poker)	50	15		\$ 750.00
LS	Fill Material	50	15		\$ 750.00
LS	Bark Mulch			20	\$ 400.00
LS	Irrigation System (Drip line/water meter)		125		\$ 350.00
LS	Electrical (Can lights for sign, drip system 24 volt)	4			\$ 1,200.00
LS	Power meter	1			
	Sub-Total				\$ 9,670.00
	10 % Contingency				\$ 967.00
	Total				\$ 10,637.00

TASK	ANNUAL MAINTENANCE SERVICE LEVEL V	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.	1.5	1,400	270	\$ 10,462.50
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Electrical	Replace or repair of fixtures when observed or reported as not working.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	1,400	130	
Material	Bark mulch, flowers, light bulbs, irrigation parts.	8.0	1,400		\$ 1,500.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	1.5	1,400	400	\$ 8,000.00
Utilities	Power/Water				\$ 750.00
	Totals				\$ 20,712.50

Streetscape Plan: Site #2 Front Street Median

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	COST EST.
LS	700' x 5' median	1	700		
LS	Anaphalis Margaritacea	150	1,166		\$ 525.00
LS	Clarkia Amoena	5	1,166		\$ 313.75
LS	Fill Material			200	\$ 5,000.00
LS	Bark Mulch			80	\$ 1,600.00
LS	Irrigation System (Drip line/water meter)		700		\$ 1,960.00
LS	Power meter				\$ 1,200.00
	Sub-Total				\$ 10,598.75
	10 % Contingency				\$ 967.00
	Total				\$ 11,565.75
ANNUAL MAINTENACE SERVICE LEVEL V					
TASK		HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	High-level maintenance associated with well developed landscape areas with reasonably high visibility	1.0	3,500	260	\$ 10,075.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	3,500	130	
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	1,400		\$ 1,500.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	1.0	1,400	260	\$ 5,200.00
Utilities	Power/Water				\$ 775.00
	Totals				\$ 17,550.00

Streetscape Plan: Site #3 Hwy 101 Center Island

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	SF	CY	COST EST.
LS	590' X 24'	1	14,310		
LS	Anaphalis Margaritacea	300			\$ 1,050.00
LS	Kinnkinnik (Red Bearberry)	300			\$ 1,500.00
LS	Abelia x grandiflora	600			\$ 4,800.00
LS	Buxus Microphylla	160			\$ 1,920.00
LS	Fill Material			100	\$ 2,500.00
LS	Bark Mulch			180	\$ 3,600.00
LS	Irrigation System (Irrigation head system/water meter)		800		\$ 2,000.00
LS	Power meter				\$ 1,500.00
	Sub-Total				\$ 18,870.00
	10 % Contingency				\$ 967.00
	Total				\$ 19,837.00
ANNUAL MAINTENACE SERVICE LEVEL V					
TASK	DESCRIPTION	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	High-level maintenance associated with well developed landscape areas with reasonably high visibility	2.0	14,310	520	\$ 20,150.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Mowing	Grass height maintained according to species and variety of grass. Mowed at least once every five working days.	1.0	10,000	52	
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	14,310	130	
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	14,310		\$ 720.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	2.0		520	\$ 10,000.00
Utilities	Power/Water				\$ 900.00
	Totals				\$ 31,770.00

Streetscape Plan: Site #4 Fir Avenue Island

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST

TASK	DESCRIPTION	QTY	SF	CY	COST EST.
LS	150' x 65	1	9,750		
LS	Anaphalis Margaritacea	150			\$ 525.00
LS	Kinnikinnik (Red Bearberry)	150			\$ 750.00
LS	Abelia x grandiflora	150			\$ 2,400.00
LS	Buxus Microphylla	40			\$ 960.00
LS	Demo Fir Asphalt (52' X 62' 150' LF)		3,224	40	\$ 1,000.00
LS	Install Curb & Gutter				\$ 2,250.00
LS	Fill Material			250	\$ 6,250.00
LS	Bark Mulch			120	\$ 2,400.00
LS	Irrigation System (Irrigation head system/water meter)	400			\$ 1,000.00
LS	Power meter				\$ 1,200.00
	Sub-Total				\$ 18,735.00
	10 % Contingency				\$ 1,753.50
	Total				\$ 20,488.50

TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	High-level maintenance associated with well developed landscape areas with reasonably high visibility	1.0	8,360	260	\$ 10,075.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Mowing	Grass height maintained according to species and variety of grass. Mowed at least once every five working days.	0.5	6,000	130	
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	8,360	130	
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	8,360		\$ 720.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	1.0		260	\$ 5,200.00
Utilities	Power/Water				\$ 750.00
	Totals				\$ 16,745.00

Streetscape Plan: Site #6 Boardwalk					
FISCAL YEAR 2015					
Date: March 10, 2015					
DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	COST EST.
LS	1100' x 3' Decorative Block Wall / Rock Wall	276	1,100		\$ 13,200.00
LS	Ribes Flowering (Bush, 2 gallon)	30	100		\$ 450.00
LS	Evergreen (Bush)	20	60		\$ 300.00
LS	Lithodora	56	80		\$ 560.00
LS	Cerastium (Snow in Summer)	100	55		\$ 1,500.00
LS	Kniphofia (Red Hot Poker)	100	55		\$ 1,500.00
LS	Fill Material		60	20	\$ 500.00
LS	Bark Mulch			160	\$ 3,200.00
LS	Irrigation System (Drip line/water meter)		1,100		\$ 3,080.00
LS	Power meter				\$ 1,500.00
	Sub-Total				\$ 25,790.00
	10 % Contingency				\$ 2,429.00
	Total				\$ 28,219.00
TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.	2.0	5,500	520	\$ 20,150.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Electrical	Replace or repair of fixtures when observed or reported as not working.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	5,500	130	
Material	Bark mulch, flowers, light bulbs, irrigation parts.	8	5,500		\$ 1,500.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	2.0	5,500	520	\$ 10,400.00
Utilities	Power/Water				\$ 1,200.00
	Totals				\$ 33,250.00

Streetscape Plan: Site # 8 Hwy 101 Shell Gas Station Island

FISCAL YEAR 2015

Date: March 10, 2015**DEVELOPMENT COST**

TASK	DESCRIPTION	QTY	SF	CY	COST EST.
LS	110' x 30' Island	1	3,300		
LS	Yarrow (Achillea)	60			\$ 720.00
LS	Bark Mulch			40	\$ 800.00
	Sub-Total				\$ 1,520.00
	10 % Contingency				\$ 500.00
	Total				\$ 2,020.00

TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	High-level maintenance associated with well developed landscape areas with reasonably high visibility	0.5	3,300	130	\$ 5,037.50
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.15	3,300	60	
Material	Bark mulch.	8.0	3,300	30	\$ 600.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	0.5		130	\$ 2,600.00
Utilities	Water meter				\$ 600.00
	Totals				\$ 8,837.50

Streetscape Plan: Site #9 South Entrance Welcome To Coos Bay

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	COST EST.
LS	50' x 15'	750			
LS	Lithodora	14	20		\$ 140.00
LS	Cerastium (Snow in Summer)	20	15		\$ 300.00
LS	Kniphofia (Red Hot Poker)	20	15		\$ 300.00
LS	Fill Material	30	15		\$ 450.00
LS	Bark Mulch			20	\$ 400.00
LS	Irrigation System (Drip line/water meter)		50		\$ 140.00
LS	Electrical (Can lights for sign, drip system 24 volt)	4			\$ 1,200.00
LS	Utilities (Power/Water)				\$ 1,000.00
	Sub-Total				\$ 3,930.00
	10 % Contingency				\$ 967.00
	Total				\$ 4,897.00
ANNUAL MAINTENACE SERVICE LEVEL V					
TASK	DESCRIPTION	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level V	State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.	1.0	750	260	\$ 10,075.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Electrical	Replace or repair of fixtures when observed or reported as not working.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	750	130	
Material	Bark mulch, flowers, light bulbs, irrigation parts.	8.0	750		\$ 1,500.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	1.0	750	260	\$ 5,200.00
Utilities	(Power/Water)				\$ 750.00
	Totals				\$ 17,525.00

Streetscape Plan: Site #10 Behind Fred Myer next to Hwy 101

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST

TASK	DESCRIPTION	QTY	SF	CY	COST EST.
LS	450' x 50'	1	22,500		
LS	Anaphalis Margaritacea	150			\$ 525.00
LS	Kinnkinnik (Red Bearberry)	150			\$ 750.00
LS	Abelia x grandiflora	150			\$ 2,400.00
LS	Buxus Microphylla	40			\$ 960.00
LS	Install Curb & Gutter				\$ 2,250.00
LS	Fill Material			250	\$ 6,250.00
LS	Bark Mulch			120	\$ 2,400.00
LS	Irrigation System (Irrigation head system/water meter)		1,200		\$ 3,360.00
LS	Site drainage system needs improvement		300		\$ 7,500.00
LS	Power meter				\$ 1,200.00
	Sub-Total				\$ 27,595.00
	10 % Contingency				\$ 1,753.50
	Total				\$ 29,348.50

TASK	ANNUAL MAINTENANCE SERVICE LEVEL IV	HRS.	SF	HRS	COST EST.
		Per-Day		Annual	
Maint Level IV	High-level maintenance associated with well developed landscape areas with reasonably high visibility	2.0	22,500	520	\$ 20,150.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Mowing	Grass height maintained according to species and variety of grass. Mowed at least once every five working days.				
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	22,500	130	
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	22,500		\$ 720.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	2.0		520	\$ 10,400.00
Utilities	Power/Water				\$ 750.00
	Totals				\$ 32,020.00

Streetscape Plan: Site #11 South of Fred Myer Across Hwy 101

FISCAL YEAR 2015

Date: March 10, 2015

DEVELOPMENT COST

TASK	Description	QTY	SF	CY	COST EST.
LS	330' x 50'	1	16,500		
LS	Anaphalis Margaritacea	150			\$ 3,600.00
LS	Kinnikinnik (Red Bearberry)	150			\$ 3,600.00
LS	Abelia x grandiflora	150			\$ 3,600.00
LS	Buxus Microphylla	120			\$ 2,880.00
LS	Install Curb & Gutter				\$ 2,250.00
LS	Fill Material			250	\$ 6,250.00
LS	Bark Mulch			120	\$ 2,400.00
LS	Irrigation System (Irrigation head system/water meter)		2,000		\$ 5,600.00
LS	Power meter	1			\$ 1,200.00
	Sub-Total				\$ 31,380.00
	10 % Contingency				\$ 1,753.50
	Total				\$ 33,133.50

TASK	MAINTENACE SERVICE LEVEL IV	HRS	SF	HRS	COST EST.
		Per-Day		Annually	
Maint Level IV	High-level maintenance associated with well developed landscape areas with reasonably high visibility	2.0	16,500	520	\$ 20,150.00
Fertilizer	Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Amounts depend on species, length of growing season, soils and rainfall.				
Irrigation	Drip irrigation system automatic timer to run twice a day 1/2 hour. Service the system by replacing water tube, timer.				
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably deteriorated.				
Floral Planting	Some sort of floral plantings present. Normally no more complex than two rotations of bloom per year. Care cycle usually at least once per week. Health and vigor dictate cycle of fertilization and disease control. Beds kept weed free.				
Mowing	Grass height maintained according to species and variety of grass. Mowed at least once every five working days.	0.5	6,000	26	
Repairs	Done whenever safety, function, or bad appearance is in question.				
Inspections	Performed by staff once a day.	0.5	16,500	130	
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	16,500		\$ 720.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	2.0		520	\$ 10,400.00
Utilities	Power/Water				\$ 750.00
	Totals				\$ 32,020.00