# CITY OF COOS BAY URBAN RENEWAL AGENCY Agenda Staff Report

MEETING DATE April 7, 2015 AGENDA ITEM NUMBER

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. <u>Turf care:</u> 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. <u>Litter control:</u> Based on visitation, may be more than once per day if crowds dictate that level.
- 5. **Pruning:** Only done for safety.
- **6.** <u>Disease and insect control:</u> Done only to ensure safety or when problem seriously discourages public use.
- 7. <u>Lighting:</u> Replaced on complaint or when noticed by employees.
- 8. Surfaces: Cleaned on complaint. Repaired or replaced when budget will permit.
- 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. <u>Floral plantings:</u> 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. <u>Rest rooms:</u> Frequency geared to visitor level. Once a day is the common routine but for some locations and reasons frequency may be more often.
- 13. <u>Special features:</u> 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. <u>Turf care:</u> 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.
- <u>Litter control:</u> Once per week or less. Complaint may increase level above one servicing.
- 5. <u>Pruning:</u> No regular trimming. Safety or damage from weather may dictate actual work schedule.
- **6.** <u>Disease and insect control:</u> 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. <u>Floral plantings:</u> 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

DE	VFI.	OPN	IENT	COST

	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	C	OST 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	Kniphofla (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 MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	C	OST 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

FISICAL YEAR 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
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	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.			20		
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

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## Streetscape Plan: Site #3 Hwy 101 Center Island

FISICAL YEAR 2015

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	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	SF	CY	C	OST 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
TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	C	OST 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		1.,0		1	
	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					
migation	the system by replacing water tube, timer.					
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably					
Guildoo	deteriorated.					
Floral Planting	Some sort of floral plantings present. Normally no more complex than two					
r fordir fariting	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					
Moving	least once every five working days.	1.0	10,000	52		
Repairs	Done whenever safety, function, or bad appearance is in question.		,0,000			
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	11,010	520	\$	10,000.00
Utilities	Power/Water				\$	900.00
	Totals				\$	31,770.00
	Totals	1			Ψ.	01,110.00

## **Streetscape Plan: Site #4 Fir Avenue Island**

FISICAL YEAR 2015

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	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	SF	CY	C	OST EST.
LS	150' x 65	1	9,750			
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	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\$	1,753.50
	Total				\$	20,488.50
	Total				-	20,100.00
TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	0	OST EST.
171010	PRIVING THE HIP TITLE OF CHAPTER OF THE T	Per-Day	01	Annually		001 2011
Maint Level V	High-level maintenance associated with well developed landscape areas with	1 or any		rimidalij		
maint 2010; 1	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	1.0	0,000	200	-	10,01010
, oranger	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					
mgaton	the system by replacing water tube, timer.					
Surface	Cleaned daily, repaired, repainted or replaced when appearances has noticeably					
Curidoo	deteriorated.					
Floral Planting	Some sort of floral plantings present. Normally no more complex than two					
, ioi cai , icanang	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					
morning	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	2,223	260	\$	5,200.00
Utilities	Power/Water				\$	750.00
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	Totals				\$	16,745.00

## Streetscape Plan: Site # 5 Hwy 101 Hillside

FISICAL YEAR 2015

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	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	SF	CY	C	OST EST.
LS	225' x 15'	1	3,375			
LS	Syringa Vulgaris (Lilac)	20			\$	800.00
LS	Rosmarienus sp. (Rosemary)	60			\$	1,800.00
LS	Bark Mulch			120	\$	2,400.00
	Sub-Total				\$	5,000.00
	10 % Contingency				\$	500.00
	Total				\$	5,500.00
TASK	ANNUAL MAINTENACE SERVICE LEVEL III	HRS	SF	HRS	CC	OST EST.
		Per-Day		Annually		
Maint Level III	High-level maintenance associated with well developed landscape areas with					
	reasonably high visibility	0.5	3,375	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.	0.5	3,375	130		
Material	Bark mulch.	8.0	3,375	20	\$	400.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	0.5		130	\$	2,600.00
	Totals				\$	8,037.50

## Streetscape Plan: Site #6 Boardwalk

FISICAL YEAR 2015

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LS		DEVELOPMENT COST					
LS		DESCRIPTION	QTY	LF	CY	C	OST EST.
LS		1100' x 3' Decorative Block Wall / Rock Wall	276	1,100		\$	13,200.00
LS   Lithodora   56   80   \$ 560.01  LS   Cerastium (Snow in Summer)   100   55   \$ 1,500.01  LS   Kniphofla (Red Hot Poker)   100   55   \$ 1,500.01  LS   Fill Material   60   20   \$ 500.01  LS   Bark Mulch   160   \$ 3,200.01  LS   Irrigation System (Drip line/water meter)   1,100   \$ 3,080.01  LS   Power meter   1,100   \$ 3,080.01  LS   Power meter   Sub-Total   \$ 25,790.01  Total   \$ 25,790.01  TASK   ANNUAL MAINTENACE SERVICE LEVEL V   HRS   SF   HRS   COST EST.    TASK   ANNUAL MAINTENACE SERVICE LEVEL V   HRS   SF   HRS   COST EST.    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   \$ 20,150.01  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   1		Ribes Flowering (Bush, 2 gallon)	30	100		\$	450.00
LS   Cerastium (Snow in Summer)   100   55   \$ 1,500.01   LS   Kniphofia (Red Hot Poker)   100   55   \$ 1,500.01   LS   Fill Material   60   20   \$ 500.01   LS   Bark Mulch   160   \$ 3,200.01   LS   Irrigation System (Drip line/water meter)   1,100   \$ 3,080.01   LS   Power meter   \$ 1,100   \$ 1,500.01   LS   Power meter   \$ 1,100   \$ 2,5790.01   LS   Power meter   \$ 1,500.01   \$ 2,2429.01   LS   Power meter   \$ 1,000   \$ 2,429.01   LS   Trigation System (Drip line/water meter)   1,100   \$ 2,429.01   LS   Power meter   \$ 1,500.01   \$ 2,429.01   LS   Power meter   \$ 1,000   \$ 2,429.01   LS   Power meter   \$ 2,429.01   LS   Per-Day   Annually   \$ 2,000   LS   LS   LS   LS   LS   LS   LS   LS   LS	LS	Evergreen (Bush)	20	60		\$	300.00
LS Kniphofia (Red Hot Poker) 100 55 \$ 1,500.01 LS Fill Material 60 20 \$ 500.01 LS Bark Mulch 160 \$ 3,200.01 LS Irrigation System (Drip line/water meter) 1,100 \$ 3,080.01 LS Power meter \$ 1,100 \$ 1,100 \$ 3,080.01 LS Power Meter \$ 1,100 \$ 1,100 \$ 3,080.01 LS Power Meter \$ 1,100 \$		Lithodora	56	80		\$	560.00
LS Fill Material 60 20 \$ 500.01 LS Bark Mulch 160 \$ 3,200.01 LS Irrigation System (Drip line/water meter) 1,100 \$ 3,000.01 LS Power meter 1,100 \$ 3,000.01 LS Power meter Sub-Total \$ 25,790.01  Total \$ 25,790.01  Total \$ 28,219.01  Total \$ 28,219.01  Total \$ 28,219.01  Total \$ 20,000.00  Total \$ 20		Cerastium (Snow in Summer)	100	55		\$	1,500.00
LS Bark Mulch LS Irrigation System (Drip line/water meter) 1,100 \$ 3,080.00 LS Power meter 5 \$ 1,500.00  Sub-Total 5 \$ 25,790.00  Total 5 \$ 2,429.00  Total 7 \$ 28,219.00  TASK ANNUAL MAINTENACE SERVICE LEVEL V HRS SF HRS COST EST.  Per-Day Annually 8 \$ 2,8219.00  Maint Level V State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas. 20 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. 5 the system by replacing water tube, timer. 5 the system by replacing water tube, timer. 5 the system 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. 8 the specific performed by staff once a day. 5 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictate cycle of fertilization and disease control. Beds kept weed free. 1 the specifiens and vigor dictat	LS	Kniphofla (Red Hot Poker)	100	55		\$	1,500.00
LS Irrigation System (Orip line/water meter) 1,100 \$ 3,080.01  LS Power meter Sub-Total \$ 25,789.01  Total \$ 28,219.01  TASK ANNUAL MAINTENACE SERVICE LEVEL V HRS SF HRS COST EST.  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 \$ 20,150.01  Fertilizer Adequate fertilizer level to ensure that all plant material are healthy and growing vigorously. Armounts 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.  Material Bark mulch, flowers, light bulbs, irrigation parts.  Equipment Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index) 2.0 5,500 520 \$ 10,400.01 Utilities		Fill Material		60	20	\$	500.00
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Sub-Total  10 % Contingency Total  TASK ANNUAL MAINTENACE SERVICE LEVEL V HRS SF HRS COST EST.  Maint Level V State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.  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 Material Bark mulch, flowers, light bulbs, irrigation parts.  Equipment Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index) Power/Water  Sub-Total  10 % Contingency Performed by staff once a day.  \$ 1,200.00	LS	Irrigation System (Drip line/water meter)	(-C-)	1,100		\$	3,080.00
TASK ANNUAL MAINTENACE SERVICE LEVEL V  HRS SF HRS COST EST.  Maint Level V State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.  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, repained, 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 Material Bark mulch, flowers, light bulbs, irrigation parts.  8 5,500 \$ 1,500.0 Utilities Power/Water	LS	Power meter				\$	1,500.00
TASK  ANNUAL MAINTENACE SERVICE LEVEL V  HRS  Per-Day  Maint Level V  State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.  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.  Performed by staff once a day.  Material  Bark mulch, flowers, light bulbs, irrigation parts.  8 5,500  \$ 1,500.01  Utilities  Power/Water		Sub-Total				\$	25,790.00
TASK  ANNUAL MAINTENACE SERVICE LEVEL V  HRS  Per-Day  Maint Level V  State of the art maintenance applied to high quality diverse landscape, Usually associated with high traffic urban areas.  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.  Performed by staff once a day.  Material  Bark mulch, flowers, light bulbs, irrigation parts.  Equipment Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)  Power/Water  Total  Repairs  Total  Reprize  Annually  Annually  Annually  Annually  Annually  2.0 5,500 520 \$ 20,150.00  \$ 20,150.00		10 % Contingency				\$	2,429.00
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Repairs       Done whenever safety, function, or bad appearance is in question.       0.5       5,500       130         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       \$ 10,400.00         Utilities       Power/Water       \$ 1,200.00							
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Utilities Power/Water \$ 1,200.00					520	- 0	10,400.00
							1,200.00
	1 1 1 1 1 1 1				1	\$	33,250.00

### Streetscape Plan: Site #7 Hwy 101/S. Bayshore Between Golden & Elrod

FISICAL YEAR 2015

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	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	C	OST EST.
LS	600' x 3' median	1	600			
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)		600		\$	1,680.00
	Sub-Total				\$	9,118.75
	10 % Contingency				\$	967.00
	Total				\$	10,085.75
TASK	ANNNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	C	OST EST.
		Per-Day		Annually		
Maint Level V	High-level maintenance associated with well developed landscape areas with					
	reasonably high visibility	0.5	1,800	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.					
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.	0.15	1,800	60		
Material	Bark mulch, flowers, fertilizer, irrigation parts.	8.0	1,800	80	\$	1,600.00
Equipment	Flat bed truck, trimmer, clipper, rake, shovel. (FEMA Rate index)	1.0	1,800	130	\$	2,600.00
Utilities	Water				\$	600.00
	Totals	1			\$	9,837.50

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

FISICAL YEAR 2015

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

FISICAL YEAR 2015

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	DEVELOPMENT COST					
TASK	DESCRIPTION	QTY	LF	CY	C	OST EST.
LS	50' x 15'	750				
LS	Lithodora	14	20		\$	140.00
LS	Cerastium (Snow in Summer)	20	15		\$	300.00
LS	Kniphofla (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 Sub-Total				\$	3,930.00
	10 % Contingency				\$	967.00
	Total				\$	4,897.00
TASK	ANNUAL MAINTENACE SERVICE LEVEL V	HRS	SF	HRS	C	OST 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

FISICAL YEAR 2015

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	/ELOPI	MENT	COCT
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	DEVELOPMENT COST					
TASK	DESCRITION	QTY	SF	CY	C	OST 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 MAINTENACE SERVICE LEVEL IV	HRS.	SF	HRS	C	OST 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			4		
	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	1				
	deteriorated.			7		
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	1				
	and vigor dictate cycle of fertilization and disease control. Beds kept weed free.			4		
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			4	\$	750.00
	Totals				\$	32,020.00

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

FISICAL YEAR 2015

		COST

TAOK	DEVELOPMENT COST	OTV	0.5	01/		OOT FOT
TASK	Description	QTY	SF	CY	C	OST EST.
LS	330' x 50'	1	16,500	1	-	
LS	Anaphalis Margaritacea	150			\$	3,600.00
LS	Kinnkinnik (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 Sub-Total				\$	31,380.00
	10 % Contingency				\$	1,753.50
	Total				\$	33,133.50
TASK	MAINTENACE SERVICE LEVEL IV	HRS	SF	HRS	C	OST 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.			1/2		
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					
g	least once every five working days.	0.5	6,000	26		
Repairs	Done whenever safety, function, or bad appearance is in question.	-11				
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	,000	520	\$	10,400.00
Utilities	Power/Water				\$	750.00
Cultivo	Totals	-			\$	32,020.00