

Landscaping and Irrigation Project Budget and Phasing Plan

The following is the budget as a result of the selected bid from LMS:

Building 1800 - 1900 Retaining Walls	40,805.80
Building 4800 Seat Wall	10,120.75
Building 5000 Seat Wall	13,963.25
Building 600 – 700 Retaining Walls	10,837.00
Pool Area	92,995.00
Parking Lots	141,345.75
Site Plantings	88,567.50
Path Plantings	33,674.50
Tot Lot	50,637.25
Grill	11,150.00
Community Garden	32,065.50
Building Planting – Front	450,275.50
Building Entrance Walls	180,737.50
Building Planting – Rear	456,893.50
Tree Removal	<u>46,800.00</u>
Landscaping Total	1,650,868.80
Irrigation Total	314,675.00
Drywell Total	57,671.00
Subtotal	<u>2,023,214.80</u>
Contingency 10%	202,321.48
Permits 3%	<u>9,440.25</u>
Estimated Project Total	<u><u>2,234,976.53</u></u>

Phasing of the Landscaping Project

The project will be conducted in phases over 5 years so that we can meet our financial obligations for reserves. The project will start in 2014 and estimated to complete in 2018. What is completed in each phase (or year) is determined by a few factors.

- 1) There are pre-requisites that must be completed such as irrigation infrastructure
- 2) Erosion and flooding concerns
- 3) Immediate improvements that can be seen, saving less visible items for last such as the rear of buildings.
- 4) Grouping of budget lines into \$400,000 - \$500,000 phases that matches our finances

Project Phases (Estimated)

The actual work performed in the phase will be determined based on schedule and fund availability. If additional funding is available additional work will be done. Numbers are rounded to the nearest dollar. Numbers include any tree removal, front walls, irrigation work and contingency.

Phase 1 – 2014

Tot Lot	55,700
Grill Area	12,265
Rear of Building 1800	20,426
Rear of Building 1900	20,426
Retaining Wall behind 1800-1900	44,886
Seat Walls at Building 4800	11,132
Seat Walls at Building 5000	15,359
Parking Lots	155,480
Community Garden	<u>37,976</u>
Total 2014	373,654

Phase 2 – 2015

Main Loop Irrigation (all 3 mains)	182,511
Site Plantings	97,424
Front of Buildings (100-600)	<u>175,512</u>
Total 2015	455,447

Phase Totals

Phase 1 – 2014	373,654
Phase 2 – 2015	455,447
Phase 3 – 2016	489,555
Phase 4 – 2017	432,061
Phase 5 – 2018	<u>484,257</u>
Project Total	2,234,974

Phase 3 – 2016

Front of Buildings (700-2400)	<u>489,555</u>
Total 2016	489,555

Phase 4 – 2017

Front of Buildings (4700-5300)	225,092
Rear of Buildings (100-1000)	192,344
Building Walls (600-700)	<u>14,624</u>
Total 2017	432,061

Phase 5 – 2018

Rear of Buildings (1100-1600,2000-5300)	350,512
Pool Area	93,998
Path Planting	<u>39,746</u>
Total 2018	484,257