

Ravens Crest East At Princeton Meadows Condominium Association

Landscape Renovation Project



Landscape Project Background

- Major Renovation Projects on Buildings and Grounds Included;
 - Building **COMPLETE**
 - Replacing Roofs
 - Replacing Siding
 - Replacing Stairs
 - New Decking and Rails
 - Replacing Doors, and Windows
 - Grounds **COMPLETE**
 - Limited Drainage
 - Paving of the Parking Lots and Loop Road
 - Lighting
 - Tot Lot
 - Sidewalks

Landscape Project Goals

- Landscaping Improvements **COMING SOON**
- Improve the Aesthetics of the Community
- Preserve Property Values
- Improve Security Around Site
- Provide Safer Walking Paths
- Promote Community Gathering Places and a Neighborhood Feel
- Reduce Maintenance Costs
- Replace Unhealthy and Unsafe Trees
- Re-use (Transplant) of Plantings Where Possible

Landscape Project Goals

- New Irrigation System **COMING SOON**
- More Efficient Water Usage
 - Monitors Weather and only waters When Needed
 - Won't Overwater Turf (Soggy Spots)
 - Provides Reports if a Zone Doesn't Get Watered
 - Notifies Management if a Line Breaks, etc.
- Reduce Maintenance Cost of the System
- Reduce Water Usage Saves Money
- Improved Turf Health

Landscape Project Process

- Board assembled the Project Team
 - Board issued an RFP for a Landscape Architect
 - Proposals and Interviews from 3 Landscape Architects
 - Board selected Barry Caul of Caul Design Group based on his Presentation, Experience, and Fee
 - Project Team was in place
 - Board
 - Management
 - Caul Design group
 - Aqua Mist Irrigation
 - Morris Engineering
- Project Team met multiple times to develop the Needs, Goals and Budgets for the Project (Program)
- Caul Design conducted numerous Site Visits and worked closely with Board to refine the Program
- Caul Design, Aqua Mist & ME prepared Plans Specifications & Bid Docs based on the Program

Landscaping Project Program & Community Benefits

Building Plantings

- **Front**

- All Existing Landscaping will be Removed
- Existing Soils will be Tilled and Enhanced to Provide for a new Landscape Planting
- New Plant Selection
 - Aesthetics
 - Durability
 - Eliminate Oversized Shrubs surrounding Buildings
 - Selected to Work Together, reducing Overall Maintenance and Mulching
- Selected Trees will grow in a more Columnar Shape
 - Better Fit in narrow Planting Space
 - Prevents branches from growing into the Building
 - Reduces Maintenance Costs

- **Rear & Sides**

- New Plantings will be installed along the Sides and Rears of the Buildings
- Attempts will be made to save any Existing Plants that are Healthy and will work with New Plan

- **Transplanting**

- Healthy Plants Removed will be Transplanted at Other Locations On Site
- Most Transplants will be Installed Near Tot-lot

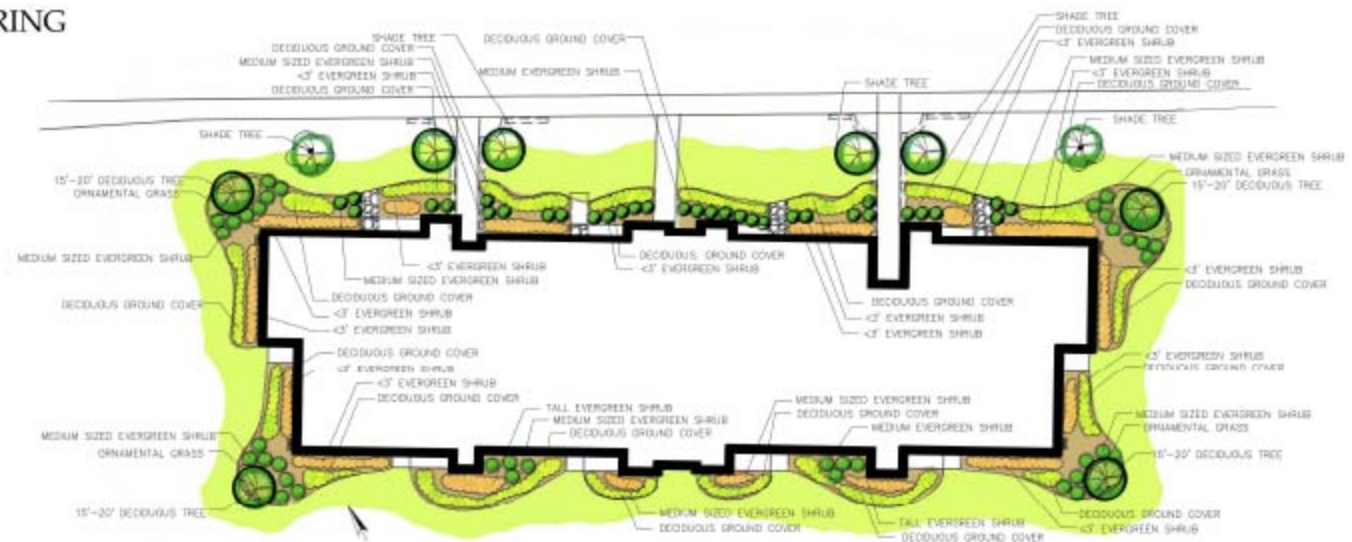
Building Plantings

- **Entrance Walls**

- At Buildings with Entry Steps, Low Entry Walls will be constructed on either side of the New, Widened Walkways
- Walls Will Reduce the Slope of the Lawn Area Adjacent to Entry
 - Control Storm Water and Reduce Erosion
 - Roof Runoff will be Collected and Directed Away from Walkways
 - Control Runoff onto Walks in Winter – Less Chance of ice
 - Improved Soil Conditions for Better Plant and Turf Health
- Improved Aesthetics

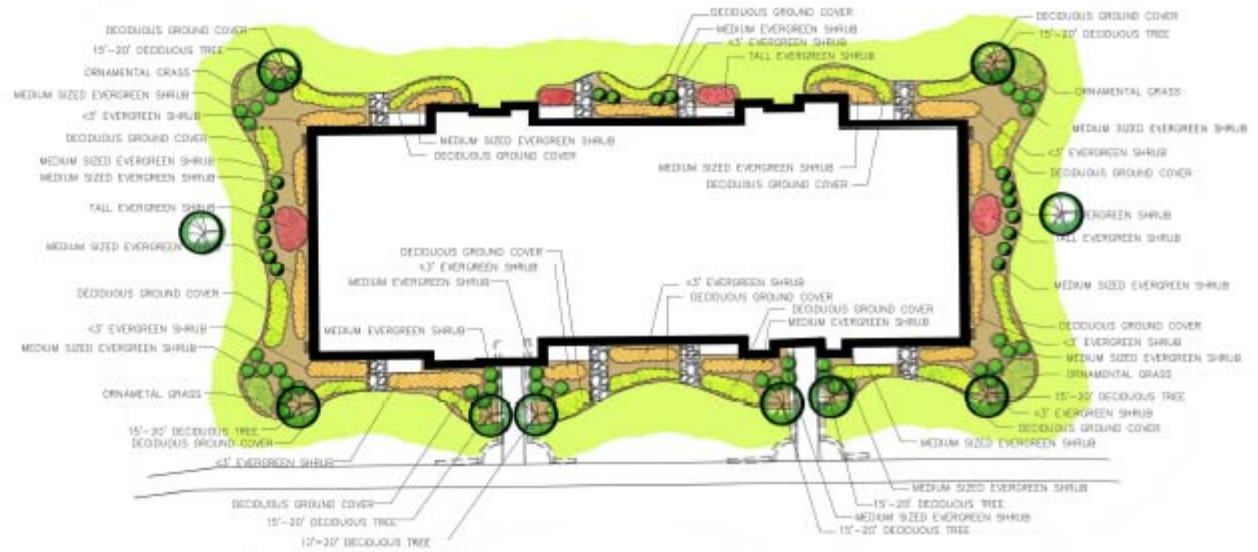


CONCEPTUAL RENDERING



Building Type	Building Numbers
Type C	1, 2, 3, 4, 10, 11, 14, 15, 16, 34, 40, 41, 43

LOT 1 BLOCK 2001 W/47 RAVENS CREST EAST AT PRINCETON MEADOWS, A CONDOMINIUM 300 ROAD PG 178 BLVD WOOD	 CAUL DESIGN GROUP 10000 PLAINFIELD RD. SUITE 100 BARRY CREEK, ALA 35020  Cheryl Caul, ASLA 205.933.1111 www.cauldesign.com	LANDSCAPE PLAN FOR RAVENS CREST EAST CONDOMINIUM ASSOCIATION LOT 1, BLOCK 2001 PLANNED BY: HAROLD L. CANNON JR. 2001 10/24/04	SHEET 13-14 OF 14 DATE: 08/24/04 SCALE: 1/4"=1'-0" DRAWN BY: JC CHECKED BY: JC
---	---	--	--



Building Type	Building Numbers
Type 9	4, 10, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100



CAUL DESIGN GROUP
ARCHITECTS & INTERIORS
1000 15th St. N. Suite 100
Minneapolis, MN 55405
612.338.1111
www.cauldesign.com

11 of 14

Building Plantings

Community Benefits

- Improved Aesthetics
- Better Plant and Turf Health
- Lower Maintenance Cost
 - Elimination of Plants that Damage Buildings
 - Better Light and Airflow at Buildings (Less Staining on Siding)
 - Planting Beds Easier to Maintain
- Safety
 - Less Run-off on Sidewalks
 - Less Ice on Sidewalks
 - Less Dirt and Gravel on Sidewalks
 - Level Entry Walks and Proper Step Heights
- Improved Security
 - Eliminate Overgrown Plants at Building (Hiding Places)

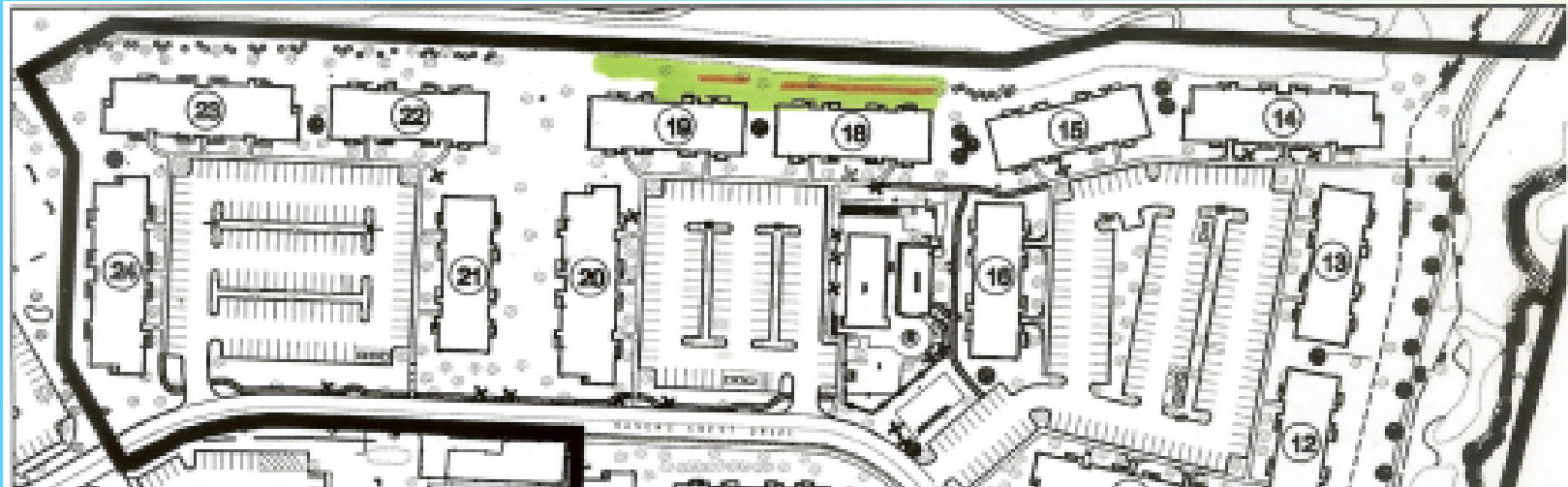
Landscape & Seat Walls

- Landscape and Seat Walls are being added at Several Locations
- Improve Grading and Control Erosion
- Control Runoff onto Sidewalks
- Improved Soil Conditions for better Plant and Tree Health
 - Eliminate “Soggy” Lawn
 - Provide Proper Soil Cover for Trees and Shrubs

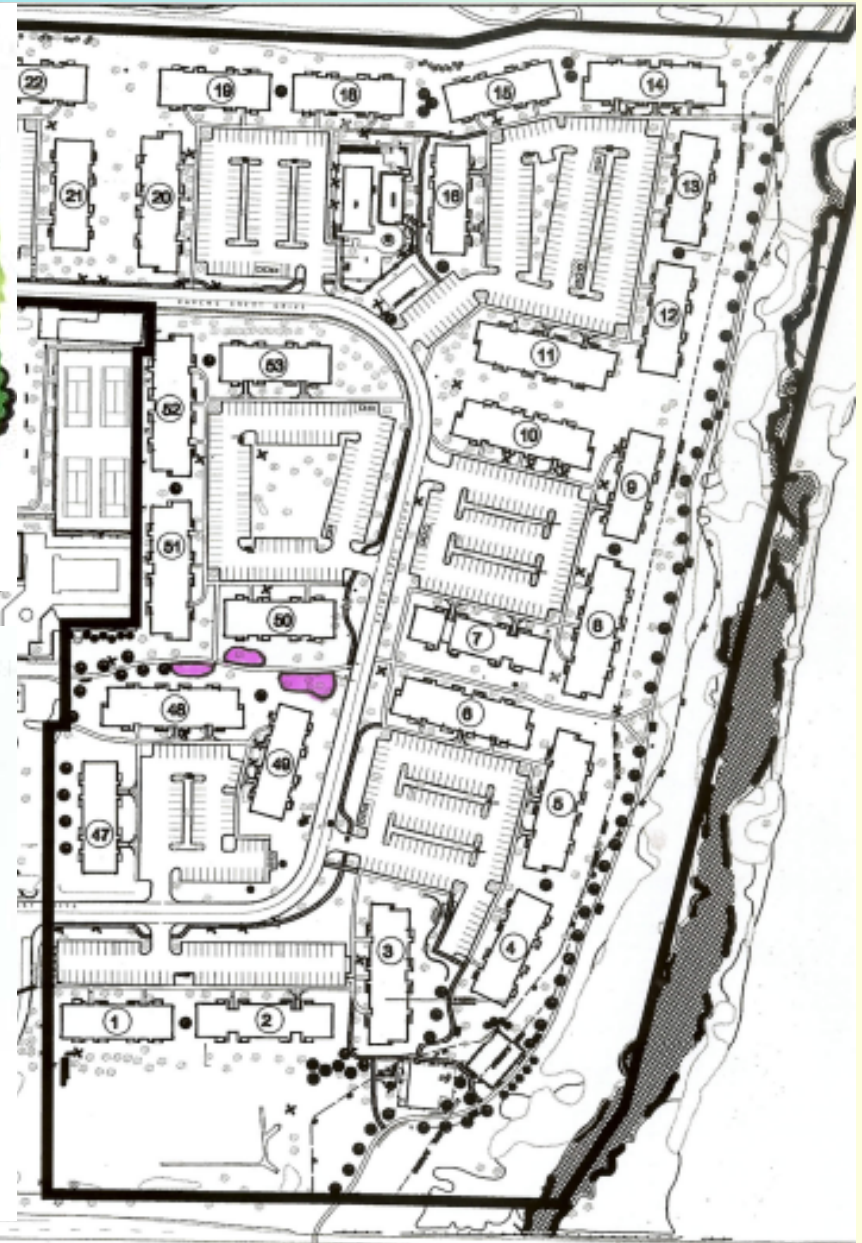
Community Benefits

- Improved Drainage & Erosion Control
- Reduced Maintenance Costs
 - Rutted Lawns
 - Drains Clogged by Erosion
 - Soil & Other Debris on Walkways
- Improved Plant Health
- Improved Safety
 - Less Runoff and Ice on Sidewalks
- Improved Aesthetics
- Community Focal Point

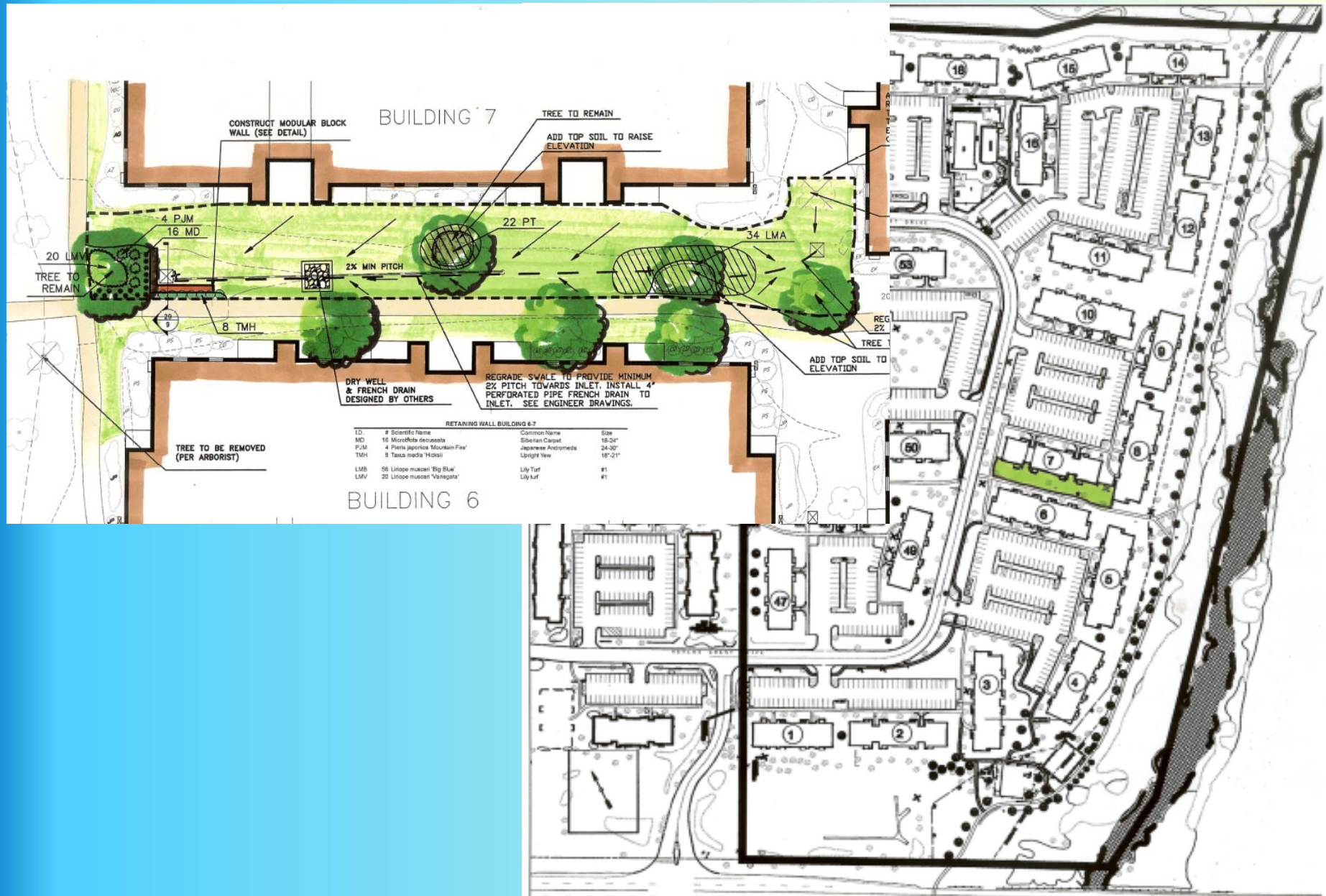
Building 18-19 Landscaping Walls



Building 48 -50 Seat Wall



Building 6-7 Landscape Wall



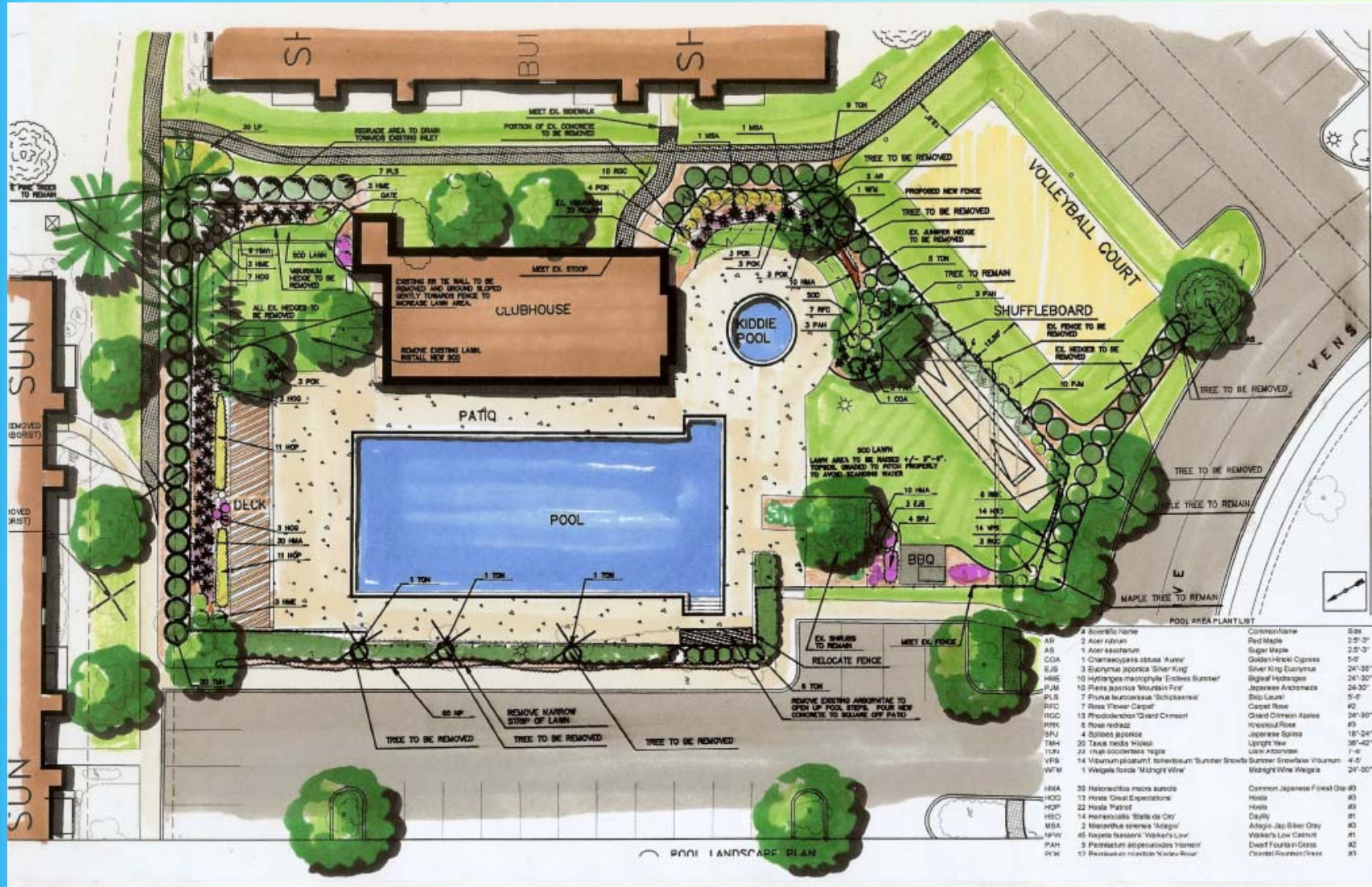
Pool Area

- Enlarged Common Use Areas
- Improved Aesthetics
- Pool Fencing will be Extended to include area towards the Volleyball Court
- New Hedge
- Enlarged Usable Lawn Space for Grilling and Relaxing
- Revision to Pool Deck will provide Easier Access around the Pool

Community Benefits

- Enlarged Lawn Area
- More Recreation Space
- More Comfortable Walkway around Pool
- Improved Aesthetics
- Improved Community Recreation Center

Pool Area



Parking Lots

- The Entrance into Each Parking Lot will be Renovated
 - New Plantings
 - Larger Building Number Signs
- Islands Within the Parking Lots will be Replanted
 - New Plants Better Adapted to Extreme Parking Lot Conditions
- Mailbox Areas
- Board is Investigating New Mailboxes from the US Postal Service

Community Benefits

- Better Plant Health
- Safety & Security
 - Better Visibility of Building Numbers for Emergency Response
- Convenience
 - Better Visibility of Building Numbers for Guests
- Aesthetics

Parking Lots



RAVENS CREST EAST
CONDOMINIUMS

1801-2020

Ravens Crest Drive East

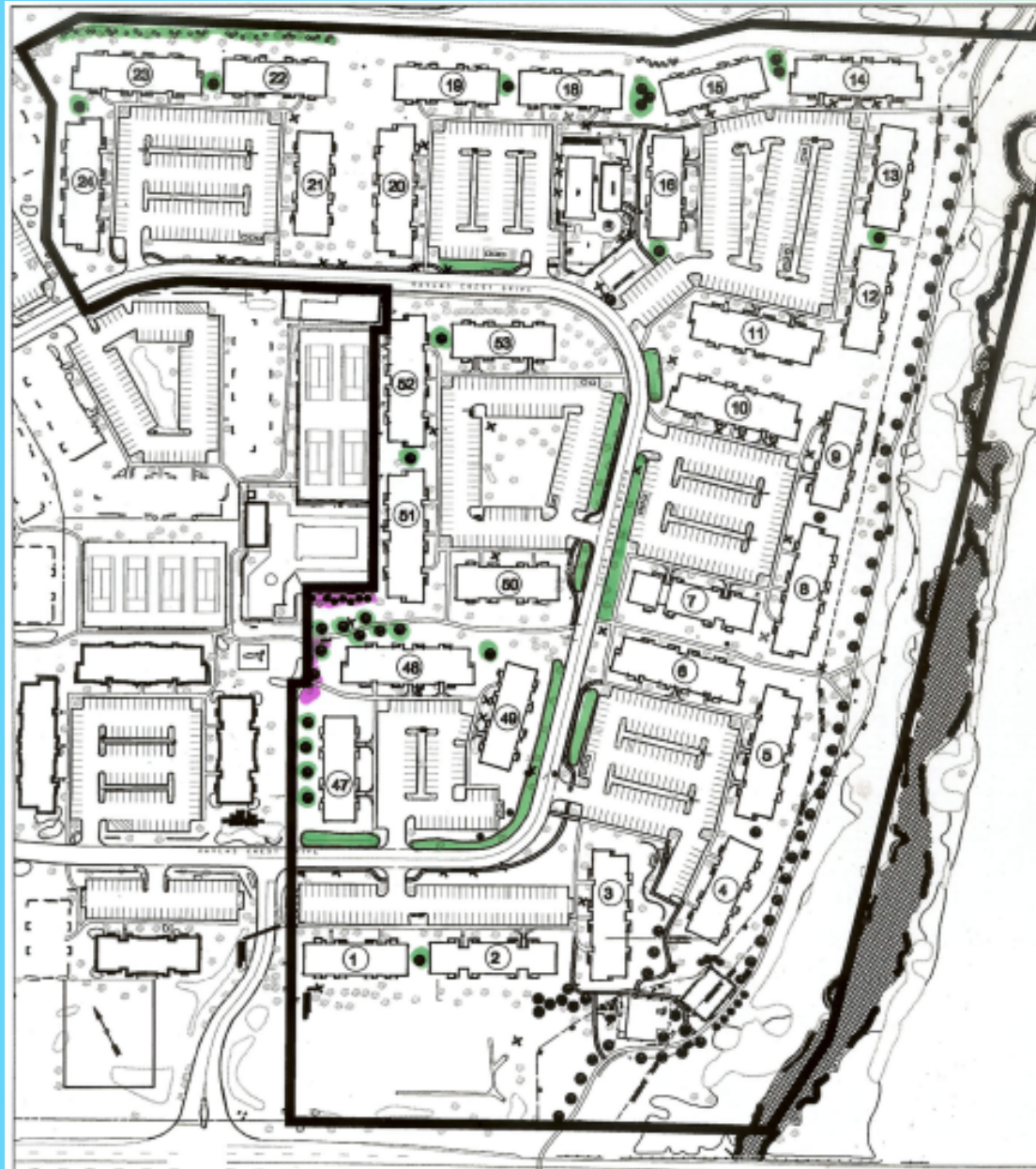
Site & Path Plantings

- Installation of Trees and Shrubs Throughout the Community
- Provide Screening and Aesthetic Improvements
- Cherry Trees will be Planted along the Path near the Creek
- Landscape Beds will be Revised to Reduce Maintenance Costs
- Hedges Along the Main Loop Road will be Improved with Replanting
- Site Benches will be Added at Walking Path
- Many Areas will be Revised with Safety and Maintenance as the Priority

Community Benefits

- Improved Screening of the Homes from the Roadway
- Lower Maintenance Cost
- Community Focal Points along Walkways
- Improved Aesthetics

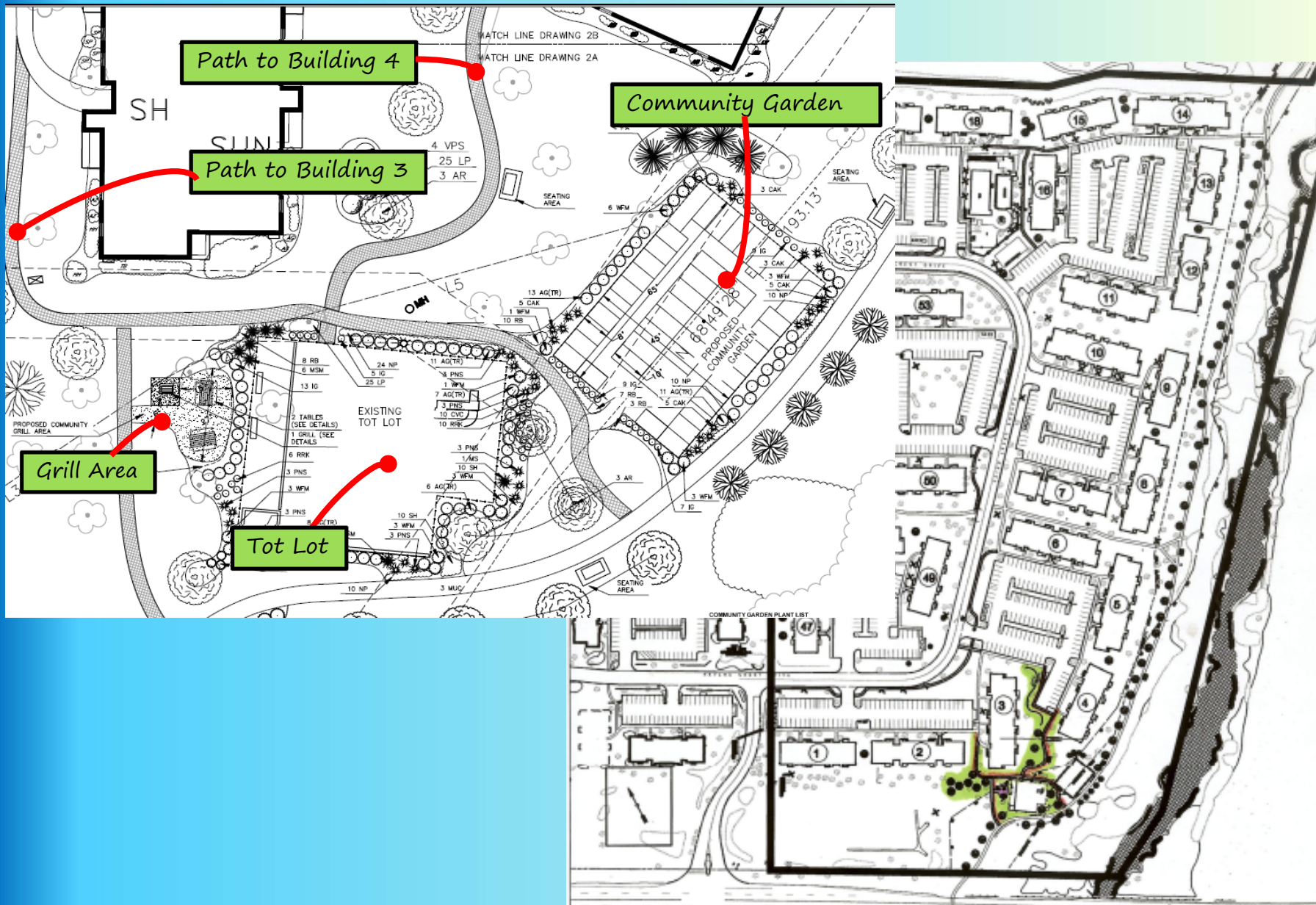
Site Plantings



Path Plantings



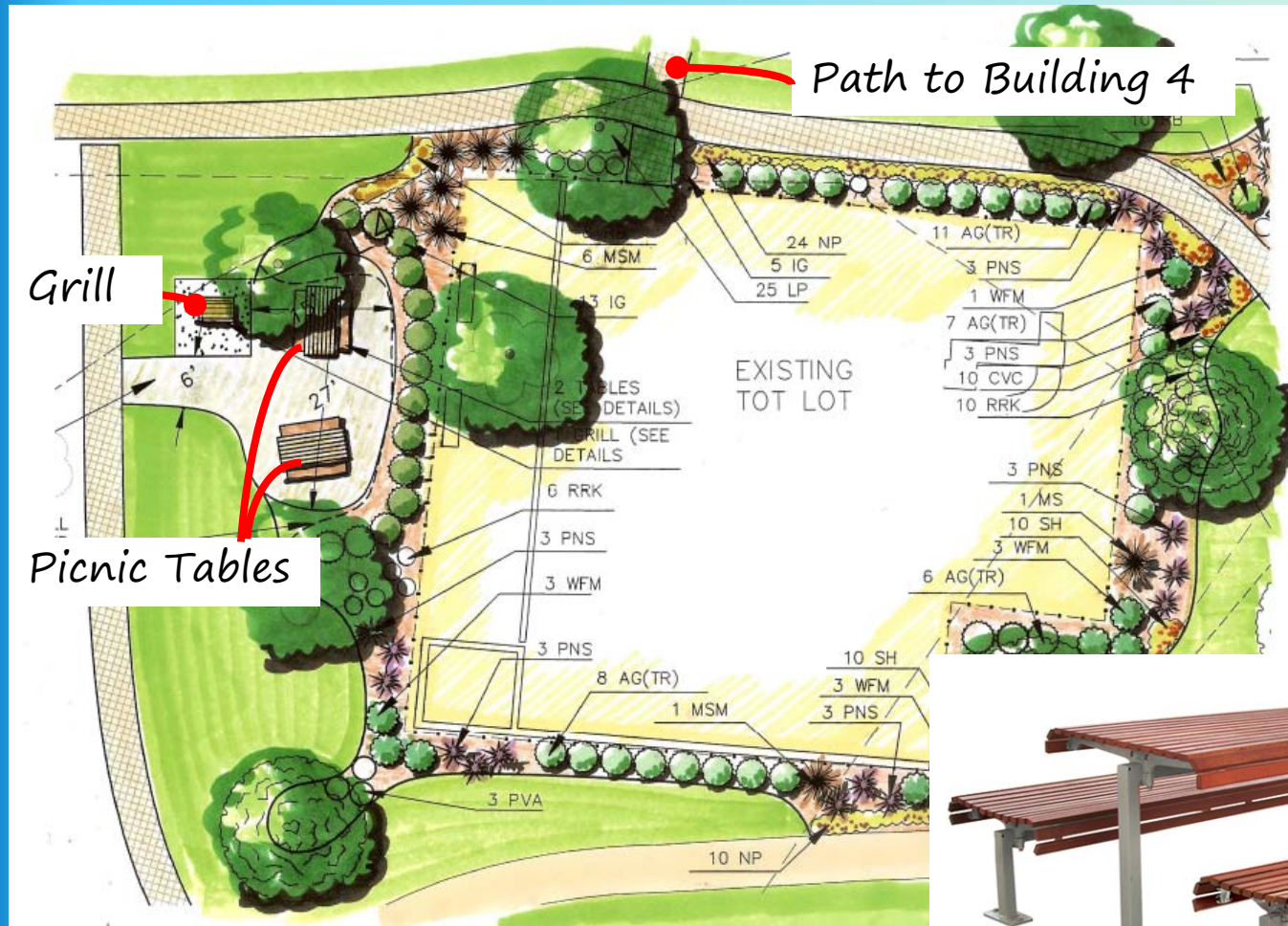
Tot Lot, Grill Area, Community Garden



Tot Lot & Grill Area

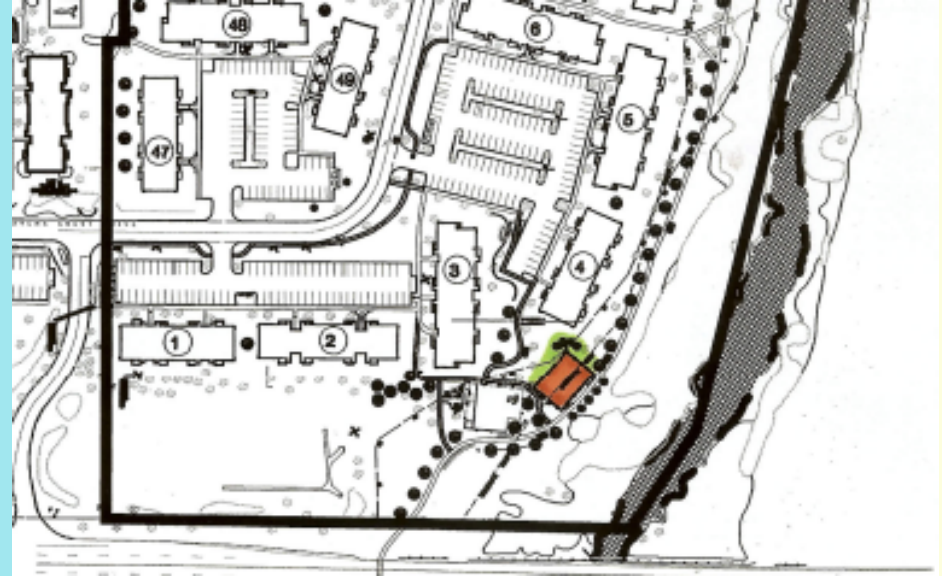
- Tot Lot will be Enhanced with New Plantings
- New Sidewalks will Link the Area to the Community
- Plants Removed Elsewhere will be Transplanted to Tot Lot Area
- A Grill & Picnic Area will be built Next To the Tot Lot

Tot Lot & Grill Area



Community Garden

- Small Plots for Residents to Plant Vegetable and Flower Gardens
- Water will be Provided in the Garden Area
- The Area will be Fenced in and Surrounded by Shrubs



Tot Lot, Grill Area, Community Garden

Community Benefits

Tot Lot & Grill

- Place For Grilling Outside of Pool Season
- Tot Lot & Grill Area will provide place for Outdoor Family Recreation
- Community Feature

Community Garden

- Outdoor Recreation Opportunities
- Place to Grow Vegetables for Healthy Living (Garden to Table)
- Community Focal Point
- Unique Community Feature

Tree Replacement

Trees Damaged During Recent Weather Events



Tree Replacement

- The Landscape Project Includes Removal of Some Trees due to:
 - Proximity to Buildings
 - Rootbound Trees
 - Unhealthy and Dead Trees
 - Dangerous Trees
 - Trees to be Removed include Pear Trees in Parking Lot Areas. These Trees are a Recurring Problem as they Have Fallen, Split, and Dropped Large Branches
 - Cleaning up the Pear Trees has been a Large Expense for The Association

Community Benefits

- Eliminate Unhealthy and Dangerous Trees
- Replacement Trees Selected for the Specific Locations and Conditions in which they will be planted
 - Columnar Trees Won't Encroach on Buildings
 - Less Maintenance Required
- Trees will be Planted Properly to Ensure Long Term Health

Tree Replacement



Irrigation

- Existing Irrigation System is Outdated and was Poorly Installed by Developer
 - Inefficient
 - Expensive to Repair & Maintain
- Replacement Irrigation System is State of the Art
 - System will be Computer Controlled and Monitored
 - System Monitors Weather (Rain) and only Waters When Needed
 - Shady Areas can get Less Water than Sunny & Dry Areas
 - System will be Remotely Controlled and Monitored
 - Breaks, Failures, Damage will Trigger Notification
 - New Equipment is More Durable and will be Properly Installed

Community Benefits

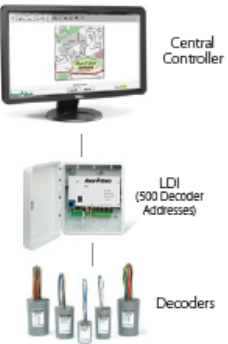
- Reduced Water Usage
 - Preserve the Resource
 - Save Money
- Better Turf Health
 - Turf Gets Right Amount of Water
 - Not Mushy Lawn
- Reduced Maintenance and Repair Costs

Irrigation

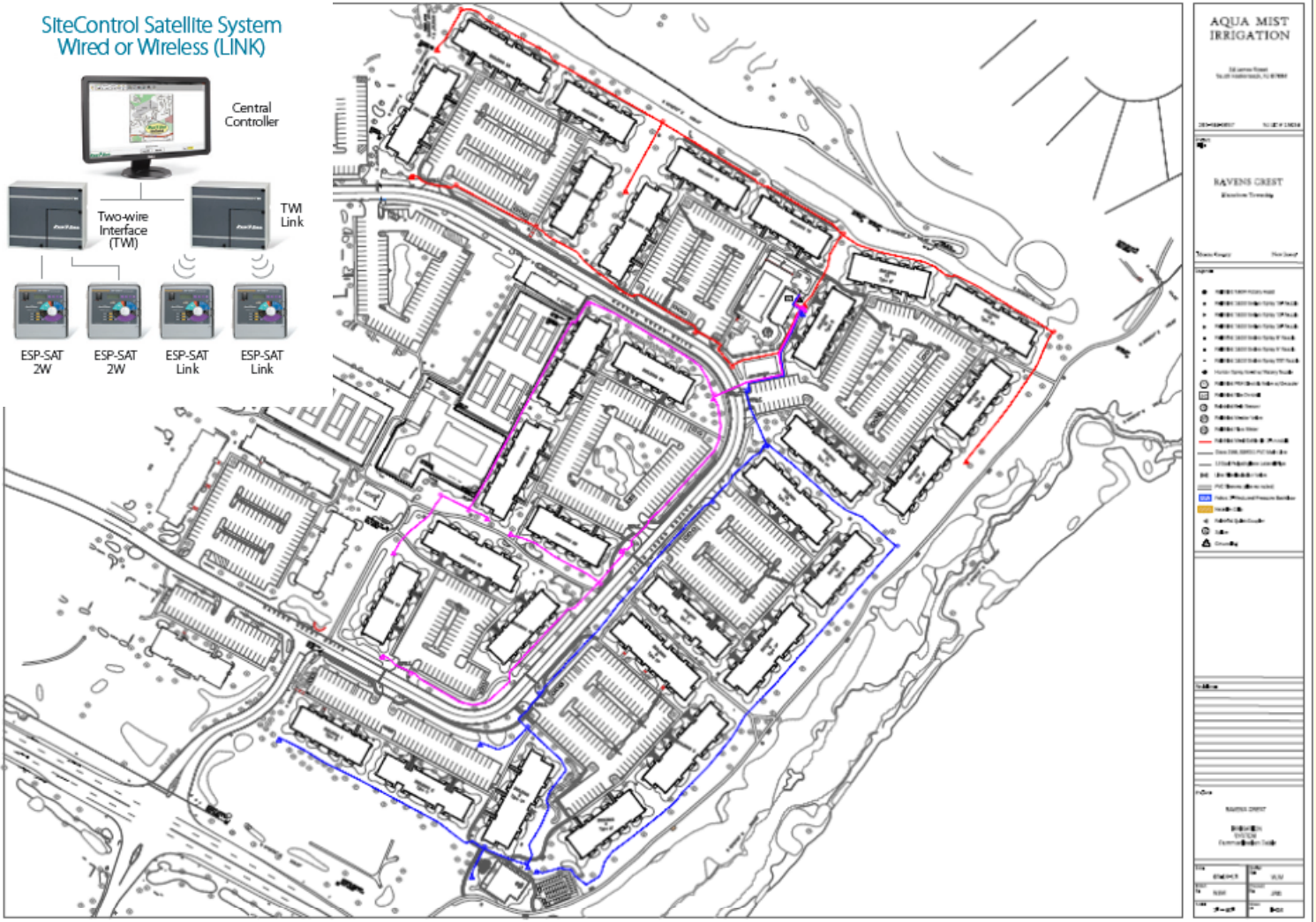
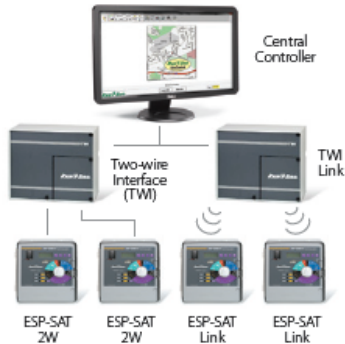


SiteControl

Modular Central Control For Complex Single Site Commercial Applications

SiteControl
Decoder System

SiteControl Satellite System Wired or Wireless (LINK)



Landscape Project Process

- Project Put Out to Bid to 8 Landscaping Companies
 - 4 Proposals Received
- Board Reviewed the Bids and Interviewed the Bidders
- Landscape Maintenance Services (LMS) Selected as the Winning Bidder based on Pricing, References And Experience
 - LMS has been the Association's Landscape, Irrigation and Snow Removal Contractor since 2004

Landscape Project -Budget

- The Original Renovation Project Budget Amount in 2007 for the Landscaping Improvements was \$150,000.
- The Budget for The Landscaping Project is Approximately \$2.3 Million. The cost of The Project has significantly increased for Several Reasons:
 - 2007 Program was only for Repair of Existing Landscape
 - Original Budget was Based On Conditions in 2007
 - 7 Years Later Existing Landscape has Deteriorated
 - Association has not Invested in Landscape Improvements in 10 Years
 - Current Program has Expanded Scope:
 - Complete Renovation Around Buildings
 - Tree Replacement
 - Township has Requirements
 - Trees Lost to Hurricane Sandy (Over 35 Trees), Drainage Work, Site Lighting, and Natural Loss
 - Tot Lot, Grill Area, Community Garden
 - Landscape Walls
 - Improvements to Common Areas (Pool, Walks, Etc.)
 - Irrigation System

Landscape Project -Phasing Plan

- The Project will Begin in 2014 and is Estimated to be Completed in 2018.
- What is Completed in Each Phase (or Year) will be Determined by Several Factors:
 - There are Pre-Requisites that must be Completed such as Irrigation Infrastructure
 - Work with Greatest Immediate Impact will be Expedited
 - Building Fronts will be Done Before Sides and Backs
 - Grouping of Budget Lines into \$400,000 - \$500,000 Phases that Match Funds Available

Landscape Project -Phasing Plan

Project Phases (Estimated)

The actual work performed in the phase will be determined based on schedule and fund availability.

Phase 1 – 2014

Tot Lot

Grill Area

Landscape Wall behind 1800-1900

Rear of Building 1800

Rear of Building 1900

Seat Walls at Building 4800

Seat Walls at Building 5000

Parking Lots

Community Garden .

373,654 Total 2014

Phase 2 – 2015

Main Loop Irrigation (all 3 mains)

Site Plantings

Front of Buildings (100-600)

455,447 Total 2015

Phase 3 – 2016

Front of Buildings (700-2400)

489,555 Total 2016

Phase 4 – 2017

Front of Buildings (4700-5300)

Rear of Buildings (100-1000)

Building Walls (600-700)

432,061 Total 2017

Phase 5 – 2018

Rear of Buildings (1100-1600, 2000-5300)

Pool Area

Path Planting .

484,257 Total 2018

Phase Totals

373,654 Phase 1 – 2014

455,447 Phase 2 – 2015

489,555 Phase 3 – 2016

432,061 Phase 4 – 2017

484,257 Phase 5 – 2018

2,234,974

Landscape Project

Project Controls

- The Association Has Systems In Place To Control The Quality & Cost Of The Project:
 - The Budget Includes a 10% Contingency “Safety Net” for Unforeseen Conditions.
 - Contractor Does Not Get Final Payment Until After *Plant Establishment Period* – 1 Year
 - The Project Team will stay In Place Throughout the Project:
 - Caul & ME will Monitor the Work for Compliance with the Plans and Quality of Work
 - Payments Won’t Be Made Without Payment Recommendations from Caul & ME
 - Costs will be Monitored Throughout the Project and Adjustments Made As Necessary to Stay in Budget

