University Glen

Landscape Improvement Project

February 2020
For use as a supporting document.
Landscape Renovation Project:
- Remove old, tired, overgrown, and dead plant material
  - Lantana, Bougainvillea, Flax, pittosporum ‘wheelers dwarf
- Create a unified plant palette
- Install new, colorful, low maintenance, CA friendly plant material
- Upgrade & Adjust existing irrigation for new plant material
Unit Price Break Down by Type

- **Town Center**
- **Apartments** –
  - Apartment A (7) – Aprox. $18,600 per unit
  - Apartment B (13) - Aprox. $8,500 per unit
- **Town Homes** –
  - Townhome A (28) - Aprox. $9,700 per unit
  - Townhome B (20) - Aprox. $8,700 per unit
- **Single Family Homes** –
  - 8 blocks - Aprox. $8,500 per
- **Pool area** –
  - Covers 3 pool - Aprox. $5,000 per
- **Round Abouts** –
  - 4 Round-about - Aprox. $12,787 per
Apartments
Apartments

Apartments A (Highlighted in yellow) x 7

Apartments B (Highlighted in cyan) x 13
Apartment A Small Courtyard - Before
Apartment A Small Courtyard - After
Apartment A Main Courtyard - Before
Apartment B – After
Plant Palette

False Agave

Salvia l. Santa Barbara

Philodendron Xanadu

Dianella ‘Little Rev’

Bird of Paradise

Coleonema Sunset Gold
Plant Palette

- Heuchera Purple
- Heuchera Lime green
- Phormium ‘Yellow wave’
- Agave attenuata
- Cordyline Electric Pink
Townhomes
Town Homes

Townhomes A (Highlighted in yellow) x 28
Townhomes B (Highlighted in cyan) x 20
Townhome A – Before
Townhome A – After
Townhome B – After
Single Family Homes
Single Family Blocks

Single Family Blocks (Highlighted in yellow) x 8
Single Family Block - Before
Single Family Block – After
Plant Palette

Callistemon ‘Little John’

Agave attenuata

Aloe striata

Dianella ‘Little Rev’

Atlas Fescue

Kangaroo Paw
Roundabouts
Roundabout - Before
Roundabout - After
Plant Palette

Per Plan

Anigozanthos ‘Big Red’

Cistus x purpureus

Baccharis pilularis ‘Pigeon Point’

Purposed Substitute

Dianella ‘Little Rev’

Lantana ‘White’

Atlas Fescue
## Bid Sheet for University Glen--Landscape Refurbishing

<table>
<thead>
<tr>
<th></th>
<th>Base Price by Area</th>
<th>No. of Areas</th>
<th>Subtotal</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Apartments:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment A (7,100 SF)</td>
<td>$17,097.30</td>
<td>7</td>
<td>$119,681.10</td>
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<tr>
<td>Apartment B (4,300 SF)</td>
<td>$8,253.83</td>
<td>13</td>
<td>$107,299.79</td>
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<tr>
<td><strong>Single Family Homes</strong></td>
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<tr>
<td>Single Family Homes (3,900 SF)</td>
<td>$8,494.91</td>
<td>8</td>
<td>$67,959.28</td>
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<tr>
<td><strong>Townhomes</strong></td>
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<tr>
<td>Townhome A (2,800 SF)</td>
<td>$9,687.19</td>
<td>28</td>
<td>$271,241.32</td>
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<tr>
<td>Townhome B (2,000 SF)</td>
<td>$8,639.60</td>
<td>20</td>
<td>$172,792</td>
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<td><strong>GRAND TOTAL:</strong></td>
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<td>$738,973.49</td>
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## Special Assessment Calculations

<table>
<thead>
<tr>
<th>University Glen--Common Area Landscape Refurbishing Project</th>
<th>Special Assessment Calculations</th>
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<tbody>
<tr>
<td>Brightview Landscape's Bid</td>
<td>$738,973.49</td>
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<tr>
<td>Round-a-bouts (4) (Brightview's quote)</td>
<td>$51,067.60</td>
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<tr>
<td><strong>SubTotal</strong></td>
<td><strong>$790,041.09</strong></td>
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<td><strong>Additional Items:</strong></td>
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<tr>
<td>Project Management Fee 5%</td>
<td>$39,502.05</td>
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<tr>
<td>Irrigation Diagonistics</td>
<td>$5,950.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$835,493.14</strong></td>
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<tr>
<td>Common Area Level 3</td>
<td>$500,000.00</td>
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<tr>
<td>Shortfall</td>
<td>$335,493.14</td>
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<tr>
<td><strong>Shortfall per door (600)</strong></td>
<td><strong>$559.16</strong></td>
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Option to cover the shortfall

<table>
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<th>Options:</th>
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<th>3</th>
<th>4</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Divert Common Area Reserves to address shortfall</td>
<td>Special Assessment: Per Ground Sublease Paragraph 20.4.d Common Area--25% based on lowest monthly CAM fee ($192.26) per ground sublease Per year per door.</td>
<td>Request Site Authority provide funds.</td>
<td>Other</td>
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<td>$48.07</td>
<td>$576.78</td>
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Phase 1 Recommendations Map

Total spend for Highlighted Areas - $280,565.49
Phase 1 recommendations

- **Apartments** – Aprox. 110,425 sq. ft. - $74,126.20
  - (4) Apartment A

- **Single Family Homes** – Aprox. 34,610 sq. ft. - $33,979.64
  - Covers 4 blocks

- **Round Abouts** – Aprox. 11,300 sq. ft. - $51,067.60

- **Townhomes A** – Aprox. sq. ft. - $67,808.44
  - Covers 7 Buildings

- **Townhomes B** – Aprox. sq. ft - $34,556.68
  - Covers 4 Buildings

- **Project Management Fee (5%)** - $13,076.93
- **Irrigation Diagnostics** - $5,950

- **Total spend** - $280,565.49
Notes:

- It is critical that the Irrigation repairs are completed in a timely manner in order to stay on track with the landscape renovation project.

- Once installed plants will require a minimum of 3 watering days per week to ensure proper establishment of the plant material.

- Based on weather conditions plant will need 1-2 months to establish a healthy root system. Once established watering schedule can be adjusted accordingly.

- Water bill is expected to be higher during time of plant establishment.
Additional items

- Townside Pool and Spa area - Aprox. $12,700
- Hillcrest Pool and Spa area - Aprox. $10,000
- Longrade Creek DG Path – Aprox. $21,600