



CITY of CALABASAS
CITY COUNCIL AGENDA REPORT

DATE: SEPTEMBER 14, 2020

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: ROBERT YALDA, P.E., T.E., PUBLIC WORKS DIRECTOR/CITY ENGINEER
HEATHER MELTON, LANDSCAPE DISTRICT MAINTENANCE MANAGER
ALBA LEMUS, E.I.T., ASSOCIATE CIVIL ENGINEER

SUBJECT: VALMAR MEDIANS LANDSCAPING OPTIONS FOR COUNCIL
CONSIDERATION AND APPROVAL OF A GENERAL FUND BUDGET
ADJUSTMENT

MEETING
DATE: SEPTEMBER 23, 2020

SUMMARY RECOMMENDATION:

That City Council review the two design options as presented for the Valmar medians and approve a budget adjustment to cover the cost of the improvements.

BACKGROUND:

Staff was constrained in the design of the medians due to water availability and funding for the area. There currently is no reclaimed or potable water service available within the immediate proximity of the location. The closest available potable water service is from the Las Virgenes Water District. However, per regulation from the State of California it is staff's current understanding that potable water cannot be utilized for median landscaping. The only option would be to bring in a reclaimed water line to the medians. City staff found that there are two points of connections available for use. One of the connections would require a County of Los Angeles permit, County of Los Angeles Health Department approval and permit, and an on-site Biologist from the Department of Fish and Wildlife because the connection would cross a fresh water source (Arroyo Creek). The second option would require trenching over 1,200 yards and several of the same permits

stated above. Both of these options were found to be extremely costly with a minimum cost in the amount of \$140,000.

Typically, the City uses funds from an established Landscape Maintenance District (LMD) to help fund these types of projects and maintenance once completed. The LMDs then continue to contribute funds to help maintain these landscape areas within their own district; this is how the City is able to maintain several public landscaped areas within the City. The area where the medians on Valmar Rd are located has no established LMD to help contribute funds for a reclaim water source or to provide the regular maintenance that is required. Unfortunately, the City did not have and currently does not have the funding available to cover all the expenses. Therefore, the direction to staff from the previous City Manager was to only plant low maintenance native trees that required little to no maintenance in the medians.

The Old Topanga Canyon Gateway project was presented to the Traffic and Transportation Commission on June 18, 2018. The project included the construction of two center medians with drought tolerant plants for the landscape and a gateway monument sign. The two medians were constructed in the summer of 2018 as part of the 2018 Street Resurfacing Project. The landscape and the monument were installed in December 2018. The trees were hand-watered until establishment was achieved. On June 4, 2019, City staff had three boulders installed in front of the monument and planted drought tolerant plants to improve the aesthetics of the medians. In addition City staff returned and planted additional drought tolerant plants on April 14, 2020.

At the September 9, 2020, City Council meeting City staff was directed to provide two design options to beautify the Valmar medians and to provide an estimated cost. Staff was also asked to provide an estimated cost for general landscape maintenance once the planting is completed including the hand watering during the establishment period. Lastly, staff was asked to provide an engineering estimate for the installation of a potable water line to the Valmar medians.

DISCUSSION/ANALYSIS:

City staff has provided two design options and obtained the cost estimates from two contractors. The first design uses a meandering dry river-rock bed down the middle of the medians with a mix of succulent and drought resistant plant material. The plant material chosen helps enhance the medians with different textures, shapes, and color while providing beauty. This design does not include any annual color locations for quarterly installation.

Listed below is the estimated average installation cost for design 1:

Grade and Prep Area:	\$500.00	
Installation of Dry River-Rock Bed:	\$6,000.00	<i>Plus 15% contingency for any unforeseen circumstances that may arise.</i>
Installation of Plant Material:	\$5,800.00	
Subtotal	<u>\$12,300.00</u>	
15% Contingency	\$1,845.00	
Estimated Total Price:	\$14,145.00	

In the second design the dry river-rock bed has been removed in order to incorporate additional succulents and drought resistant plants for a more lush appearance. This design showcases different textures, shapes, and colors and provides a beautiful look. This design does not include any annual color locations for quarterly installation.

Listed below is the estimated average installation cost for design 2:

Grade and Prep Area:	\$500.00	
Installation of Plant Material:	\$6,700.00	<i>Plus 15% contingency for any unforeseen circumstances that may arise</i>
Subtotal	<u>\$7,200.00</u>	
15% Contingency	\$1,080.00	
Estimated Total Price:	\$8,280.00	

City staff was directed to report back with information to address the on-going maintenance that would be required after installation. Staff received cost estimates from two separate contractors. Below is the average estimated cost.

Estimated Hand Watering & Maintenance during Plant Establishment (8-Weeks):

Total Price (8-Weeks) \$1,800.00

Estimated General Maintenance-Hand Watering as Needed after Establishment:

Design #1
Monthly Maintenance \$400.00
Annual Cost \$4,800.00

Design #2
Monthly Maintenance \$450.00
Annual Cost \$5,400.00

Lastly, City staff is obtaining verification to determine if potable water can be used as incidental irrigation from the State Water Board. Staff is currently awaiting a response. If verified City staff will identify the closest location for the new water meter and provide a cost estimate for installation. Additionally, City staff is seeking other sources of potential revenue.

FISCAL IMPACT/SOURCE OF FUNDING:

The fiscal impact will vary between design #1 and design #2. Installation cost for design #1 is estimated at \$15,945.00 with an annual maintenance of \$4,800.00. Installation cost of design #2 is estimated at \$10,080.00 with an annual maintenance of \$5,400.00. Funding source is unknown.

REQUESTED ACTION:

That the City Council review the design options as presented below for the Valmar medians, select the desired option and approve a General Fund budget adjustment to cover the cost of the project and the on-going maintenance this fiscal year:

1. Valmar Medians Estimated Planting Installation Designs 1 with Hardscape and General Maintenance:

Installation Estimated Price:	\$12,300.00
Maintenance Establishment Price:	\$1,800.00
Subtotal:	\$14,100.00

Plus 15% contingency for any unforeseen circumstances that may arise \$1,845.00

Total Funding needed for Option 1: \$19,945.00

Estimated Total: \$15,945.00

Prorated First Year General Annual Maintenance \$4,000.00

2. Valmar Medians Estimated Planting Installation Design 2 without Hardscape and General Maintenance:

Installation Estimated Price:	\$7,200.00
Maintenance Establishment Price:	\$1,800.00
Subtotal:	\$9,000.00

Plus 15% contingency for any unforeseen circumstances that may arise \$1,080.00

Total Funding needed for Option 2: \$14,580.00

Estimated Total: \$10,080.00

Prorated First Year General Annual Maintenance \$4,500.00

ATTACHMENTS:

- Exhibit A: Landscape Design #1
- Exhibit B: Landscape Design #2