

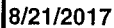


City of Carson
2017 Maintenance Facilities District

Project - Watson Land

8/21/2017

Summary Sheet		Subtotal
Landscape Maintenance (Annual Cost)		\$0.00
Street Sweeping and Sidewalk Cleaning and Maintenance (Annual Cost)		\$490.88
Sheriff Service (Annual Cost)		\$8,058.00
Street Maintenance (Annual Cost)		\$7,333.33
Total Annual Maintenance Costs (without credits)		\$15,882.21
Total Annual Maintenance Costs 43% of responsibility		\$6,829.35
Condition of Approval to complete rehab of both streets along frontage		\$135,083.33



Project - Watson Land

Parkway and Median Landscaping Costs			
Vegetation Maintenance - 10.2 cents/sf	LF	\$	1.33
Irrigation Maintenance	LF	\$	0.88
Structure Maintenance	LF	\$	0.44
Vegetation Replacement (25 Year Cycle)	LF	\$	0.60
Irrigation Replacement (25 Year Cycle)	LF	\$	0.12
Structure Replacement (25 Year Cycle)	LF	\$	0.06
Total Unit Cost		\$	3.43
Tree Maintenance Costs			
Tree Maintenance (25 Foot Spacing)	EA	\$	35.00
Tree Well Maintenance	EA	\$	4.00
Tree Replacement (25 Year Cycle)	EA	\$	10.00
Tree Well Replacement (25 Year Cycle)	EA	\$	4.00
Total Unit Cost		\$	53.00

8/21/2017

Street and Sidewalk Sweeping	Unit	Quantity	Unit Cost	Subtotal
Perimeter Streets - Curb Line Sweeping				
Bonita Street (South boundary)	LF	975.00	\$0.36	\$348.08
Watsoncenter Road (Westerly boundary)	LF	400.00	\$0.36	\$142.80
Perimeter Streets - Sidewalk Cleaning				
Bonita Street (South boundary) (No proposed sidewalk)	SF	-	\$0.31	\$0.00
Watsoncenter Road (Westerly boundary)	SF		\$0.31	\$0.00
Subtotal				\$490.88
Travel Path to Freeway - Curb Line Sweeping				
Removed)	LF	-	\$0.36	\$0.00
Travel Path to Freeway - Sidewalk Cleaning				
(Removed)	SF	-	\$0.31	\$0.00
Subtotal				\$0.00
Total Annual Sweeping and Maintenance				\$490.88
No Sidewalks				

Curb Line Sweeping Costs and Maintenance

Street Sweeping Costs	LF	\$	0.01
Curb and Gutter Maintenance	LF	\$	0.05
Curb and Gutter Replacement (50 Year Cycle)	LF	\$	0.30
Total Unit Cost		\$	0.36

Sidewalk Cleaning and Maintenance

Sidewalk Cleaning	SF	\$	0.10
Sidewalk Maintenance	SF	\$	0.03
Sidewalk Replacement (50 Year Cycle)	SF	\$	0.18
Total Unit Cost		\$	0.31



2017 Maintenance Facilities District

Project - Watson Land

8/23/2017

Sheriff Service	Unit	Quantity	Unit Cost	Subtotal
Incremental Project Jobs and Cost Impact				
Low Employment Rate @ 161,560 square feet	Jobs	51	\$158.00	\$8,058.00
High Employment Rate @ 161,560 square feet	Jobs	104	\$158.00	\$16,432.00

Use Low Employment Rate

\$8,058.00

Projections based on value of existing Sheriff's contract for services.

Street Maintenance		Functional Classification	Condition and Category	Treatment Type	Unit	Quantity	Unit Cost	Subtotal
Perimeter Streets (Full width Rehabilitation)						50% Street Width		
Bonita Street (West boundary)	Collector (AC)	Poor*		Crack Seal, Slurry, and Overlay	SY	30		
Watsoncenter Road (South boundary)	Collector (AC)	Fair*		Crack Seal, Slurry, and Overlay	SY	3,250.00	\$1.60	\$5,200.00
						1,333.33	\$1.60	\$2,133.33
Path of Travel to Freeway								
(Removed)	Arterial (AC)	Very Good*		Crack Seal, Slurry, and Overlay	SY	-	\$1.60	\$0.00
(Removed)	Arterial (AC)	Very Good*		Crack Seal, Slurry, and Overlay	SY	-	\$1.60	\$0.00
				Subtotal				\$7,333.33
Developer's Share of Streets Maintenance Costs				Developer's Share			100%	\$7,333.33
								\$7,333.33

Notes:

* Pavement Condition is dependent on Street Rehabilitation being completed.

See the City of Carson's 2016 Pavement Management Program Update for pavement maintenance plan.

Unit costs are based on crack seal and slurry every 7 years with a thin AHRM overlay every 21 years; per the Pavement Management Program.

Quantity is based on maintenance of half-width street across project frontage only.