



CITY COUNCIL AGENDA REPORT

MEETING DATE: MARCH 21, 2006

ITEM NUMBER:

**SUBJECT: REQUEST FOR CONSTRUCTION OF ADAMS AVENUE SOUND WALL-
HAYNES FAMILY AT 2051 CALVERT AVENUE**

DATE: MARCH 9, 2006

FROM: PUBLIC SERVICES AND DEVELOPMENT SERVICES DEPARTMENTS

PRESENTATION BY: DONALD D. LAMM, AICP, DEPUTY CITY MGR- DEV. SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: BART MEJIA, PARKS PROJECT MANAGER
(714) 754-5291**

RECOMMENDATION:

Staff recommends deferring consideration for funding the proposed arterial sound wall to Council's budget deliberations for fiscal year 2006-07.

BACKGROUND:

The "Wall Participation Program" in the "Streetscape and Median Development Standards" (SMDS), was adopted with the goal of providing a cost sharing incentive for property owners to rebuild their back yard arterial highway walls, and to standardize the materials and finish of these replacement walls. These walls are typically on private property and are the responsibility of the homeowner to maintain. The "SMDS" program allows the City to participate in fifty percent of the construction cost for block walls along a pre-approved list of arterial streets.

At your meeting on July 19, 2005, City Council approved including Adams Avenue, from Placentia Avenue to the Santa Ana River, within the approved list of arterial streets, thereby allowing consideration of a request from the Haynes family at 2051 Calvert Avenue to assist in constructing a sound wall sixteen feet high against the Adams Avenue/Santa Ana River over-crossing abutment. At that meeting, Council also directed staff to work with the property owners on soliciting bids for wall construction and to return with funding options for Council consideration. (See attachment 3)

ANALYSIS AND FISCAL REVIEW:

The existing wall at 2051 Calvert Avenue is approximately five-feet in height and, for the most part, is below the Adams Avenue sidewalk since the street rises to the River crossing. The property owners Larry and Donna Lynn Haynes had prepared plans, specifications, and engineering calculations for the construction of a masonry wall that, because of the significant grade difference between their backyard and the Adams Avenue parkway, must be at least 16 feet high to provide any sound attention and privacy. While Development Services completed its structural plan check review, both the Haynes and staff agree, a 16 feet high wall is extraordinarily expensive to build.

The cost of wall construction was originally estimated by the Haynes to be \$25,000. However, once the wall design was corrected to comply with building code requirements, and actual bids were obtained, the Haynes and staff were shocked with a \$51,746 bid (see attachment 8). That is the point in time when City Council last considered the Haynes' request.

Subsequent to your direction, legal counsel determined that any City participation in funding, whether on public or private property, is subject to State Labor Code requirements for contractors to pay their employees the adopted "prevailing wage." While the difference is typically about 20% higher for prevailing wage contracts, the City sought estimates and received only one "prevailing wage" bid at \$119,880 (see attachment 7). The Haynes' attempted to obtain prevailing wage bids but contractors did not respond. Obviously, this wall project has increased considerably in cost. As such, staff decided to re-examine the Haynes' request and identify other options for a privacy/sound wall.

Since the Haynes' yard backs to Adams Avenue where the street ascends towards the SA River over-crossing, their back yard is nearly ten feet below street level. So, staff explored wall options at the street level and identified an existing low concrete safety wall, with handrail, that may be suitable for installation of a pre-fabricated sound and visual wall. At nearly the same time, resident Tom Egan discovered a new prefabricated wall made by Quilite International that is lightweight, can be mounted on top of the over-crossing safety wall, has the general appearance of glass block, but is actually made out of polycarbonate plastic in lightweight removable framed panels (see attachment 5)

Staff contacted the manufacturer and learned their wall is attractive, used in Brea buffering a skate park, and overall would look attractive along Adams while providing the visual and noise buffering needed by the Haynes. In fact, since three neighbors are experiencing the same problems, staff obtained a price for installation of a six-foot high wall 282 lineal feet along Adams Avenue. Additionally, this type of wall would eliminate the significant problem of trying to build a sixteen-foot high wall in the Haynes back yard. In staff's opinion, a sixteen-foot wall would be ineffective for the Haynes if just built across their rear yard and not wrapped along their side property lines. Staff's alternative Quilite wall would provide equitable benefits to all three neighbors with yards below the Adams street level.

While staff and the Haynes are very excited about this new wall product, unfortunately, it is also very expensive and costs nearly the same for three houses as the Haynes' sixteen-foot back wall. With either alternative, the cost is approximately \$120,000-125,000.

While the arterial wall replacement program (SMDS) is an available tool to assist homeowners as Council deems necessary, and the Haynes proposed wall is within the program's eligibility boundary, the program is not currently funded in this year's budget. Therefore, staff has submitted a funding request for your consideration in the FY 06-07 budget hearings this May and June (see attachment 6).

ALTERNATIVES FOR CONSIDERATION:

There appears to be three logical alternatives for Council to consider; 1) approve the Haynes' request and immediately appropriate funding from the City's un-appropriated reserve; 2) defer consideration until all new capital projects are considered by Council in your FY 2006-07 budget deliberations this May-June 2006; or, 3) deny the request in

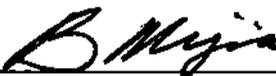
its entirety and delete the Wall Participation Program in the Streetscape and Median Development Standards (SMDS) since the program is not funded.

LEGAL REVIEW:

This original wall request has been reviewed by the City Attorney's office, who determined that in order to reimburse these costs, the work must include provisions for the payment of prevailing wages to all contractors.

CONCLUSION:

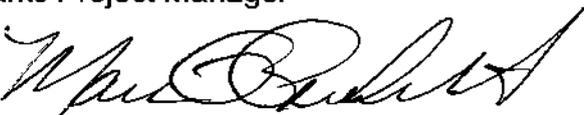
City Council previously asked for an analysis of funding/financing alternatives to construct a block wall at the rear property line of 2051 Calvert Avenue, which backs to Adams Avenue. When last considered by Council, the estimated wall cost was approximately \$52,000 and the City's half share would be \$26,000. Subsequently, the Haynes' wall design and staff's alternative plastic block material would both cost \$125,000 due to prevailing wage requirements for the wall contractor. As such, since the FY 2006-07 annual budget will be considered by Council in May-June 2006, staff presumes Council would prefer to prioritize this capital improvement project along with all other projects submitted for funding. Therefore, Public Services has prepared and submitted the necessary budget form to include consideration of wall funding in your May-June budget hearings.



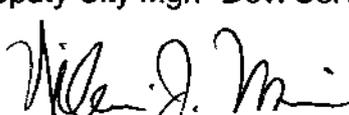
BART MEJIA
Parks Project Manager



DONALD D. LAMM, WCP
Deputy City Mgr.- Dev. Services Director



MARC R. PUCKETT
Director of Finance



WILLIAM J. MORRIS
Public Services Director

DDL/sc

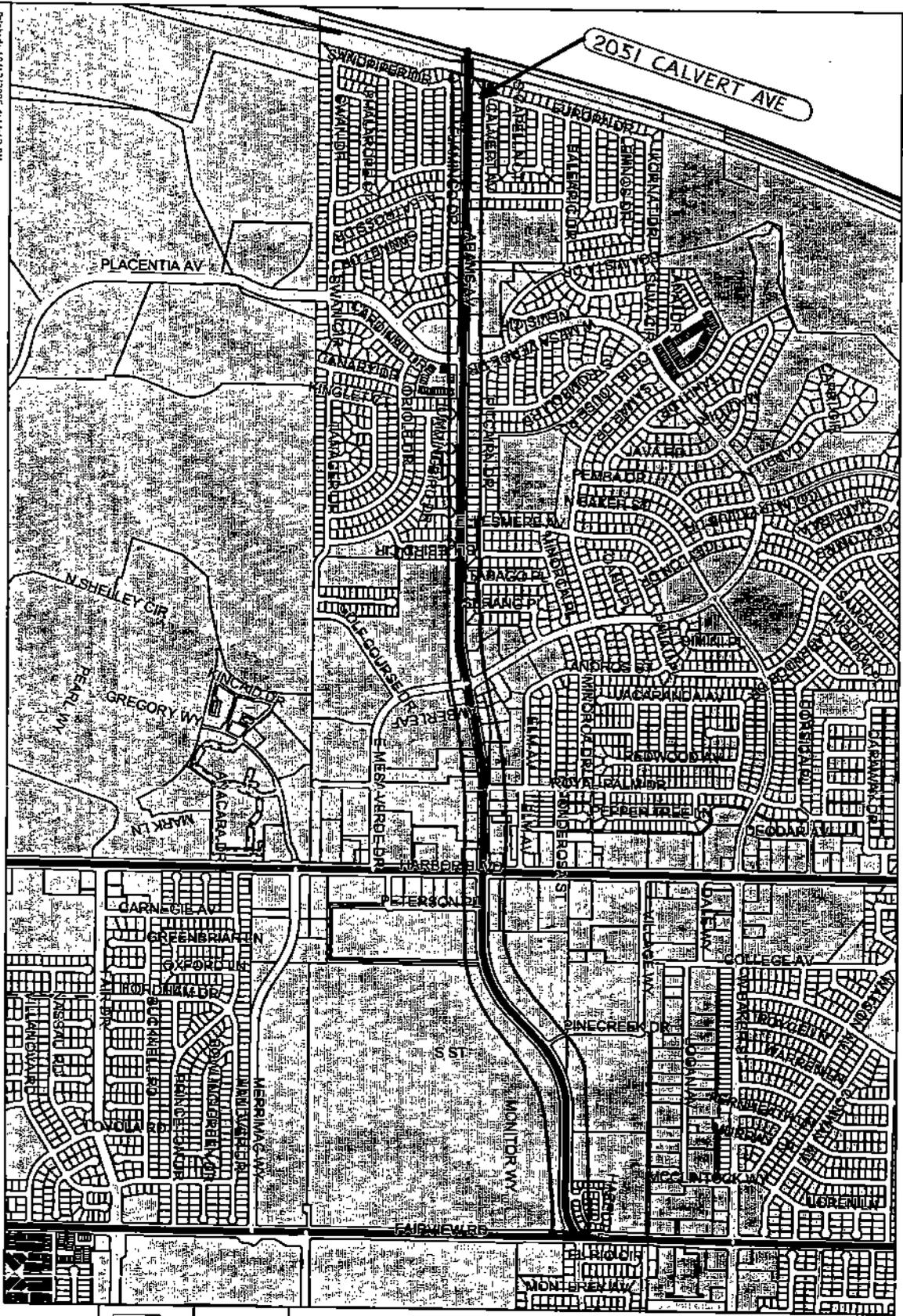
- Attachments: 1 - Location map
2- Photos of Hayne's residence
3- Excerpt from the City Council meeting minutes of July 19, 2005
4- Section 8 of the City's Streetscape and Median Development Standards
5- Quilite polycarbonate plastic wall bid, brochure, and photographs
6- FY 06-07 Capital Improvement Project Appropriation Request
7- Block wall bid obtained from public works contractor- prevailing wage criteria
8- Block wall bid obtained by property owner- non-prevailing wage criteria

Distribution: City Manager
City Attorney
City Clerk
Building Inspector
Staff

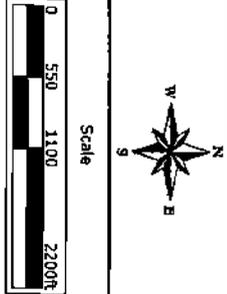
Adams Avenue

Wall Participation Program Limits

ATTACHMENT 1



- Legend**
- Highways
 - Collector
 - Arterial
 - Major
 - Minor
 - Residential
 - Secondary
 - Street Names
 - Parcel Lines
 - City Boundary
 - Parcels





North side home front of home on 10th Street
South of building



Adams bridge - north side



[Use current map view]

Where: Address, city, or other place

What: Business name or category



2051 CALVERT

LARRY & DONNA LYNN HAYNES

ATTACHMENT 3

REGULAR MEETING OF THE CITY COUNCIL CITY OF COSTA MESA

JULY 19, 2005

The City Council of the City of Costa Mesa, California, met in regular session Tuesday, July 19, 2005, at 5:00 p.m., in the Council Chambers of City Hall, 77 Fair Drive, Costa Mesa. The meeting was called to order by the Mayor.

ROLL CALL	<p>Council Members Present: Mayor Allan Mansoor Council Member Eric Bever Council Member Linda Dixon Council Member Katrina Foley</p> <p>Council Members Absent: Mayor Pro Tem Gary Monahan</p> <p>Officials Present: City Manager Allan Roeder City Attorney Kimberly Hall Barlow Administrative Services Director Steve Mandoki Human Resources Manager Terri Cassidy Deputy City Clerk Julie Folcik</p>
REQUEST FOR CLOSED SESSION	<p>The City Attorney presented the following requests for closed session:</p>
Anticipated Litigation	<p>Pursuant to Subdivision (b) of Section 54956.9 of the California Government Code, significant exposure to litigation, and/or pursuant to Subdivision (c) of California Government Code Section 54956.9, initiation of litigation, a closed session has been scheduled for the City Council to confer with legal counsel, Kimberly Hall Barlow, City Attorney, regarding anticipated litigation - one (1) case.</p>
Labor Negotiations	<p>Pursuant to Section 54957.6 of the California Government Code, a closed session has been scheduled for the City Council to confer with the designated agency representatives Steve Mandoki, Administrative Services Director, and Terri Cassidy, Human Resources Manager, regarding labor negotiations with the Costa Mesa City Employee Association (CMCEA), Costa Mesa Firefighters Association (CMFA), Costa Mesa Police Association (CMPA), and Costa Mesa Police Management Association (CMPMA).</p>
PUBLIC COMMENT	<p>There were no speakers under Public Comment.</p>
ADJOURNMENT TO CLOSED SESSION	<p>At 5:08 p.m., Mayor Mansoor adjourned the City Council meeting to a closed session in first floor Conference Room B to discuss the items previously announced by the City Attorney.</p>
MEETING RECONVENED	<p>Mayor Mansoor reconvened the Council meeting at 6:30 p.m., followed by the Pledge of Allegiance to the Flag led by the Mayor, and a moment of solemn expression led by Pastor Dave Manne, Calvary Chapel of Costa Mesa.</p>

number of user groups even with the addition of new fields, identify the reduction of problem areas, provide this information to the Newport-Mesa Unified School District, and to bring the information to Council by the meeting of September 6, 2005.

NEW BUSINESS
Streetscape and
Median Development
Standards

The Deputy City Clerk presented a resolution amending the Streetscape and Median Development Standards, to add Adams Avenue, from Placentia Avenue to Santa Ana River, to the list of aesthetically deficient arterial wall locations. The City Engineer reviewed the Agenda Report dated June 30, 2005, and responded to questions from Council.

Council Member Dixon thought that the type of material used for the walls should be consistent. The City Engineer responded that there is a policy which requires consistency City-wide for newly built walls, including walls built under this program. Council Member Bever commented that along Victoria Street there has been extensive use of creeping vines which minimizes graffiti problems as well as differences in wall material.

Larry Haynes, Costa Mesa, stated that he would like to work with staff to get the bid as low as possible, and funded during the 2005-06 fiscal year. He observed that there are safety and health issues with the current condition of the wall.

Donna Haynes, Costa Mesa, stated that the proposed wall is a cantilevered retaining wall which will cost approximately \$52,000.

Martin Millard, Costa Mesa, thought that a creeping vine might work on the wall on Baker Street which he had previously mentioned.

MOTION/Adopted
Resolution 05-52

On motion by Mayor Mansoor, seconded by Council Member Foley, and carried 5-0, Resolution 05-52 was adopted: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AMENDING THE STREETScape AND MEDIAN DEVELOPMENT STANDARDS, and staff was directed to work with the property owner on the bids for the wall, bringing funding options to Council.

Mayor Pro Tem Monahan supported the motion, but recognized that with the cost increase due to specific demands for materials, the City must share in the funding. Council Member Foley supported the motion, and suggested promoting the program in the future. She commented that the wall along Adams Avenue is a disgrace and requires re-construction with consistent, inexpensive material.

**COUNCIL
COMMENTS**
Sister City; Human
Relations Committee
Letter, 19th Street/
Pomona Avenue
Horse Trail

Council Member Foley asked that an ad hoc committee be formed to organize and prepare programs for visits from Sister City participants from Wyndham, Victoria, Australia. She asked that letters of appreciation be sent to each Human Relations Committee member, thanking them for their service. She asked that the 19th Street/Pomona Avenue traffic issue, as mentioned by Anne Hogan Shereshevsky under Public Comments, be reviewed. Council Member Foley asked that staff direct the Parks and Recreation Commission to review constructing a horse trail which connects Back Bay to the Santa Ana River Trail.

Council Member Dixon announced that the City is accepting

8.0 DEVELOPMENT OF ARTERIAL STREET WALLS, PARKWAYS AND NEIGHBORHOOD ENTRYWAYS

Developments and improvements along Costa Mesa's major arterials combine with landscaped parkways, neighborhood entryways, and medians to complete the City's streetscapes. In commercial areas, these edges are largely comprised of landscaped setbacks, parking lots, storefronts, and commercial signs. In residential areas, these edges are largely formed by a variety of walls and fences, which attempt to separate the adjacent neighborhoods from heavily traveled roadways. However, in spite of their importance as a visual edge and buffer, walls and fences in some of the City's residential neighborhoods are deficient in terms of their appearance and noise attenuation effectiveness and neighborhood entryway architectural improvements such as planters and monument signs are in poor condition or have not been constructed.

8.01 Summary of Existing Conditions

Arterial Street Walls:

Walls and fences along major arterials present wide variation in terms of design, materials and maintenance levels within different parts of the City and even within single blocks along the same arterial.

Existing wall conditions range from chain-link fences to slumpstone block walls with generous landscaped setbacks in newer residential development. These fence/wall material inconsistencies are also evident along portions of some arterials where block walls of different materials and heights coexist with similarly varied wood fences. In response to the desire for additional privacy and noise protection, some homeowners may have installed wood, fiberglass or block extensions to the top of their existing walls.

Maintenance levels also vary. However, in addition to the unsightliness of neglected walls and fences, poor maintenance can result in potentially dangerous situations where the structural integrity of the walls and fences adjacent to public sidewalks begin to fail and become hazards to pedestrians. Since all arterial street walls are constructed within private property, responsibility for their maintenance lies with the property owner or homeowner association.

The following list identifies arterial wall locations that qualify under this program as of July 2005:

- Adams Avenue from Fairview Road to the Santa Ana River
- Baker Street from Newport Freeway to Samar Drive
- Fair Drive from Harbor Boulevard to Fairview Road
- Fairview Road from Newport Boulevard to Sunflower Avenue

- Harbor Boulevard from Newport Boulevard to Sunflower Avenue
- Mesa Verde Drive from Adams Avenue to Placentia Avenue.
- South Coast Drive from San Leandro Lane to Fairview Road

Neighborhood Entryways:

It is City Council's desire to improve the appearance of all the neighborhoods in the City by creating incentives for the construction/reconstruction of entryway amenities. Entryway amenities are defined as a combination of architecturally designed landscape and hardscape improvements that enhance the theme of each neighborhood (Exhibit D list the recognized neighborhoods in the City). The entryway improvements would be constructed at the intersection of arterial streets bordering the neighborhoods and their primary entrances.

Existing neighborhood entryway improvements vary in construction and state of repair. Some have planters that are not properly irrigated or have walls that have been damaged by overgrown tree roots while others were constructed with architectural features that do not match the motif of the neighborhood.

Arterial Street Parkways:

Existing Parkways along arterial streets throughout the City vary from unimproved areas to beautifully landscaped buffer zones. All new developments are conditioned to beautify all parkway and buffer zones to comply with the latest requirements of Chapter VII. *Landscaping Standards* of the City's Municipal Code. But older developments and those areas bordered by residences (R1 Zone) would remain unimproved if nothing were done. As a result of this, City Council adopted Community Objective 03-B3 that, in summary, provides direction to staff to develop a program for the landscaping of street medians, parkways and neighborhood entryways.

8.02 Summary of Previous Policies

City policies regarding the arterial walls have evolved from the past experiences noted in the previous section and from an increased awareness of the importance of these design features in the overall image of the City's streetscapes and image. Generally, residential developments constructed along major arterials have been designed with six to eight foot high private block walls behind landscaped setbacks ranging from five to twenty-five feet. In the late 1970's and the early 1980's, the City Council approved two amendments to the residential fence standards relating to the height and location of walls or fences adjacent to public streets. The first of these prohibited solid, opaque walls or fences higher than 30 inches within the front 10 feet of residential lots. As many of the new subdivisions do not allow direct access of single-family lots to arterial highways, this limitation impacts relatively few major streets of the City. Another amendment was adopted in 1981 to allow eight (8) foot high block walls for noise

attenuation purposes along selected high-traffic arterials. A revised set of policies were adopted on September 7, 1999, that allowed for the City's participation in the financing of new arterial street block wall that met the program requirements. The last amendment occurred on August 4, 2003, and added the criteria for participating in the re-construction of existing arterial street walls. In addition, this amendment also incorporated the policies and criteria to participate in the Neighborhood Entryway Program.

The City does not have a previously-approved set of policies for the upgrading and maintenance of existing arterial street walls. The policies and criteria for the design and participation in this program are now included in the following sections. These standards have also been revised to include the priority list for landscape improvements for parkways and neighborhood entryways (Exhibit E).

8.03 Public/Private Wall and Neighborhood Entryway Construction Program

The City Council has approved a program, subject to City funding availability, whereby property owners and developers are provided the opportunity to participate financially with the City to construct, reconstruct, upgrade and/or maintain arterial street walls and/or neighborhood entryway improvements along existing residential developments. The program specifics follow.

8.04 Criteria for City Participation in the Design and Construction Costs for Arterial Street Walls and Neighborhood Entryways

In order for the City to evaluate requests from property owners and homeowner associations to participate in the cost of design and construction, reconstruction, upgrade and/or maintenance of arterial street walls and/or neighborhood entryway improvements, policy guidelines or criteria need to be in place to guide City staff. The program criteria is as follows:

- City Participation shall be limited to the design and construction, reconstruction, upgrade and/or maintenance of arterial street walls and/or neighborhood entryway improvements in existing residential neighborhoods only, as indicated in the list shown in Section 8.01 and Exhibit D. Exceptions and additions/deletions to this list may be approved by the Parks and Recreation Commission.
- City Participation shall be limited to the design and construction, reconstruction, upgrade and/or maintenance of masonry walls where existing homes share a rear or side yard with an arterial street and neighborhood entryway improvements that are located at the corners of the intersection of the arterial street that borders the neighborhood and the primary entrances to the neighborhoods. The proposed locations and exact limits of entryway improvements are to be approved by the Public Services Director.

- Priority for City Participation should be given to the design and construction/reconstruction of continuous wall segments and complete entryway improvements along arterial streets.
- City funding must be available for allocation in the fiscal year following the year the request for financial participation is made.
- Design and construction/reconstruction of block walls shall conform to City Standard PS.111.

8.05 Financing of Arterial Walls and Neighborhood Entryways

The City shall contribute fifty (50) percent of the costs to design and construct, reconstruct, upgrade and/or maintain qualifying block walls and neighborhood entryway improvements, contingent upon funding availability.

If the homeowner or homeowners association takes the lead in design and construction, reconstruction, upgrade and/or maintenance of the block wall and/or entryway improvement, he/it shall first obtain written approval from the City agreeing to the fifty percent (50%) financial participation and the final design. The City shall pay its share within 35 days of the completion and subsequent approval by the City of the work. If a group of homeowners requests to participate in this program, they must first form a homeowners association that can enter into a binding agreement with the City and, if applicable, must obtain agreements from each affected property owner where the proposed improvements will be constructed.

If the City takes the lead in the design and construction, reconstruction, upgrade and/or maintenance of the arterial wall and/or neighborhood entryway, the City shall first obtain written approval from the property owner/s or homeowners association to enter the property, and a written guarantee of payment of the property owner's or homeowners association's fifty percent (50%) share. The property owners/homeowner associations of adjacent residential lots shall pay fifty percent (50%) of the design and construction cost of eligible arterial street wall segments and/or entryway improvements within 35 days of completion of the work.

The City shall not participate in the cost of constructing walls and/or neighborhood entryway improvements which do not meet the criteria outlined in Section 8.04 and the design standards in Section 8.06.

8.06 Design Standards for Arterial Street Walls and Neighborhood Entryway Improvements

The following standards apply to all cases where arterial street walls and neighborhood entryway improvements are to be constructed along arterial streets adjacent to residential developments:

Arterial Street Walls

Arterial walls shall be a maximum of eight feet (8') in height, as measured from street grade level, and shall be constructed along the side or rear property line adjacent to arterial streets designated as Primary, Secondary or Major Highways by the City's Master Plan of Highways.

Block walls shall be constructed of slumpstone block at least 6 inches thick and shall be of consistent color and texture (Orco Block -La Paz) or match any existing masonry walls within the immediate street segment.

Brick trim caps are required on all block walls.

Walls adjacent to driveways or intersections shall not restrict visibility at these locations. The standards are mandatory in all cases and shall also comply with the specifications provided for noise attenuation walls under authority of Resolution 81-47 regardless of whether the individual homeowner or homeowners association chooses to request City financial participation or chooses not to construct/reconstruct the arterial street wall.

In areas where the wall will be less than 10' from face of curb, the 5' sidewalk will be placed immediately behind the curb with a planter area of street trees, shrubs and/or vines between the sidewalk and wall. Vines (Creeping Fig and Boston Ivy) will be grown onto the wall to discourage graffiti (see attached City Std. PS.111).

In areas where the wall will be '10' or greater from the face of curb, include a 3 ½' wide landscape parkway immediately adjacent to the curb. The sidewalk shall be 4' in width, with street trees, shrubs and/or vines between the sidewalk and wall.

The reconstruction, upgrade and/or maintenance of existing masonry walls must comply with the most recent edition of the Building Code adopted by the City of Costa Mesa. If an existing masonry wall being considered for financial participation does not meet the minimum requirements established by the building code in effect at the time of the proposed repairs, the proposed improvements must include the necessary work to bring the wall up to code.

The location and architectural features of existing masonry walls being considered for reconstruction, upgrade and/or repair must be approved by the Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.

Neighborhood Entryways

Design and construction/reconstruction of neighborhood entryway improvements must comply with the latest Public Services Department Standard Drawings and the design parameters, which in the opinion of the Public Services Director and Development Services Director are consistent with the neighborhood's general motif.

The location and architectural features of neighborhood entryway improvements must be approved by the Public Services Director and the Development Services Director prior to starting the design phase of the project. This step may require the submittal of preliminary layout plans and architectural renderings.

Once the concept plans and location layouts have been approved, final construction documents must be submitted for approval prior to the start of construction. The approval process may require environmental clearances, building code compliance details and calculations, ADA-compliant path of travel improvements, and landscape and irrigation improvements consistent with current City standards.

Building Division and Engineering Division permits are required for all work approved under this program.

QUILITE® International**ATTACHMENT 5****FACSIMILE TRANSMITTAL SHEET**Date: **January 12, 2006**To: **Bart Mejia — Khanh**
City of Costa Mesa
77 Fair Drive,
Costa Mesa, CA 92628-1200
Fax: **714-754-5028**From: Rod Kotter
Quilite International, LLC
Ph: 310.641.7701
Fax: 310.641.7768 URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLEPages including cover: **2****Subject: Budgetary price for Costa Mesa, Adams Avenue QUILITE wall.**

Dear Mr. Mejia;

Thank you for requesting a quotation from QUILITE International. Based on information from Mr. Richard Cooling, the subject QUILITE wall will be installed on top of an existing retaining wall described in the attached sketch prepared by Mr. Cooling.

Our understanding is that the existing retaining wall is approximately 25 years old. Therefore, the QUILITE wall incorporates relatively short panel spans between posts in order to reduce post base plate stress applied to this wall due to wind load forces on the QUILITE panels. The proposed post centerline-to-centerline spacing, therefore, is 73.4 inches. Accordingly, there will be 46 panels and 48 posts. One section of the wall will be 119 ft. 4 in. long and the other wall will be 162 ft. long. Between these sections, there is a four (4) ft. long open space for a lamp post.

Budgetary prices for the materials for this wall are as follows:

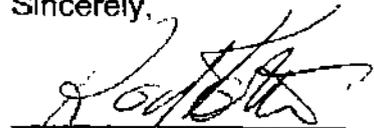
Height	Price
5 ft. 10 in.	\$57,000.00
7 ft. 7 in.	\$67,000.00
8 ft. 6 in.	\$77,000.00

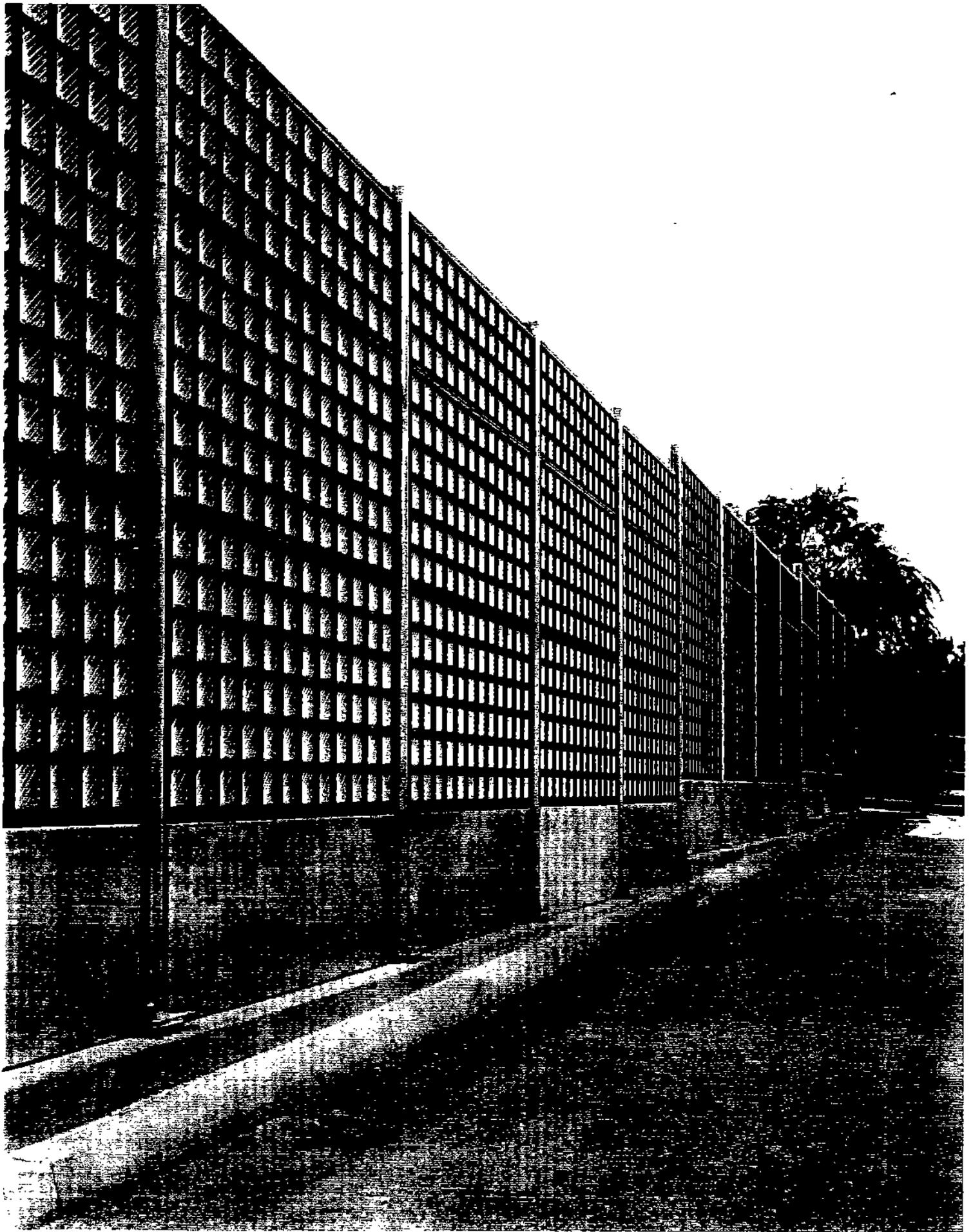
57,000
57,000 Installation
11,400 Engineering
\$125,400 Total / 7'4" overall height

Please contact us by phone Fax or email if you have any questions or request additional information.

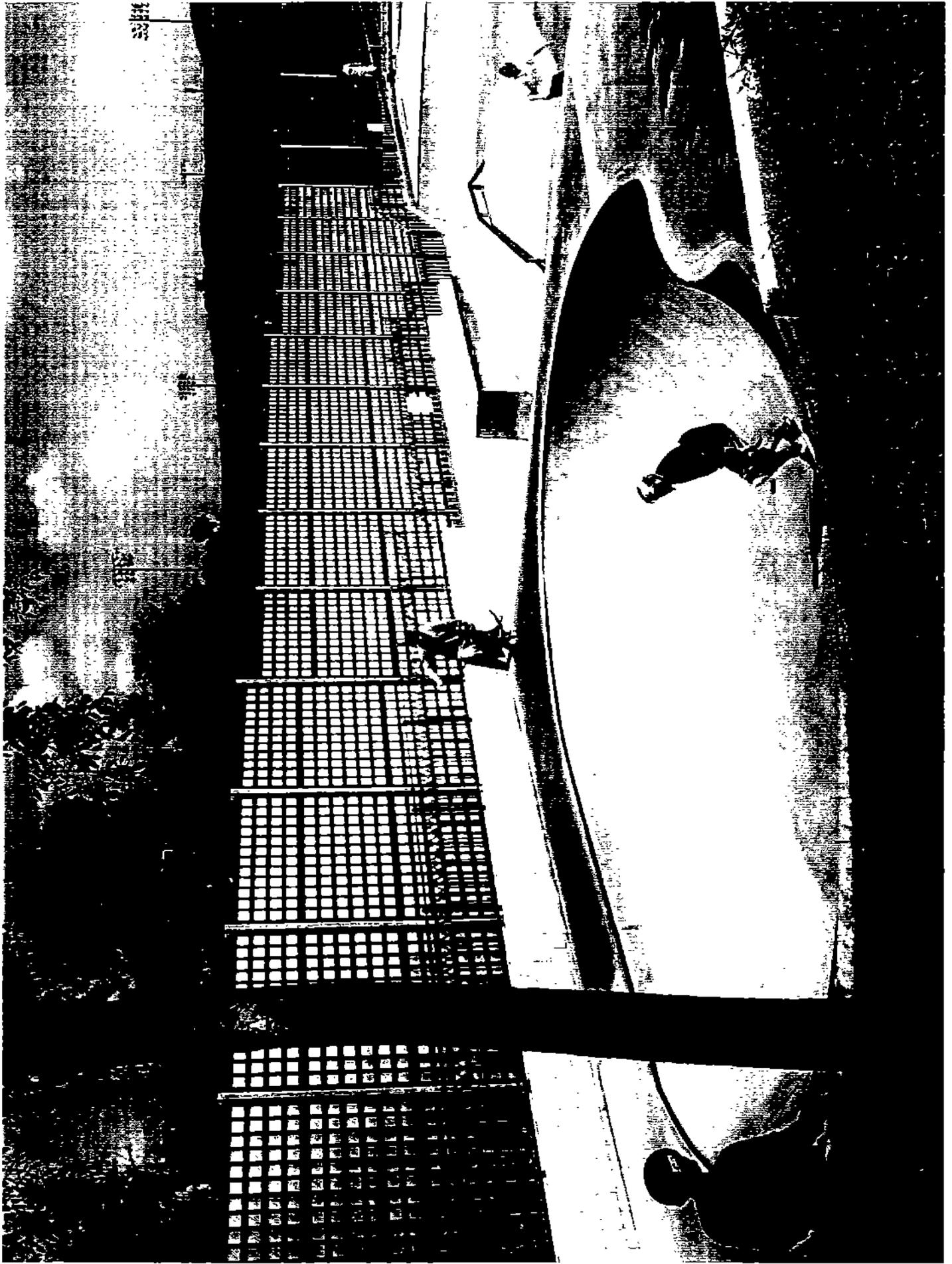
280 L.F. = \$448.00 Per lineal foot

Sincerely,

Rod Kotter, President
QUILITE International, LLC



QUILITE® at Arovista Skate Park, Brea, California



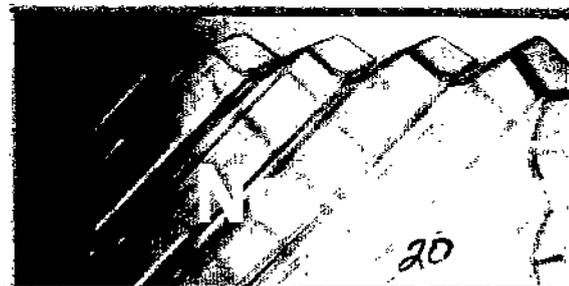
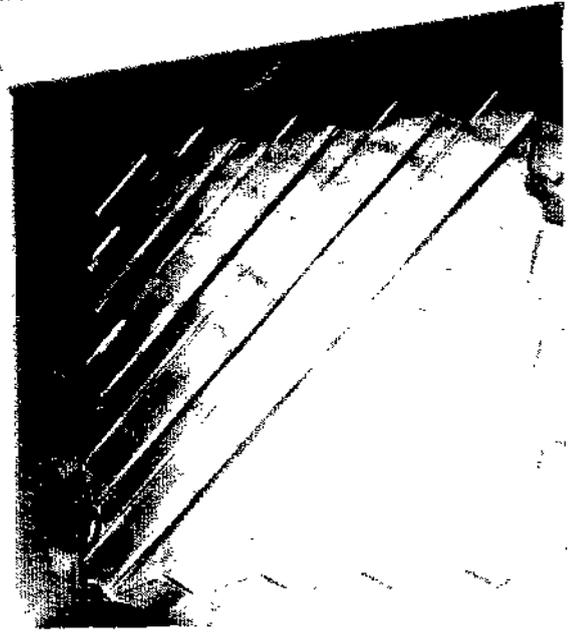
QUILITE Installation at Arovista Skate Park, Brea, CA

Richard Cooling

(949) 644-1294

AIA → Develop Project

translucent, powerpoint CD



CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2006 - 2007

ATTACHMENT 6

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Park Improvements, 40112		
PROJECT TITLE Adams Avenue Sound Wall				PROJECT MANAGER Don Lamm, x-5270 Khanh Nguyen, x-5277		ITEM 22	
PROJECT ACCOUNT STRING:		Account 500000	Fund 401	Org 19500	Program 40112	Project -	New Project ▼
Priority Classification:							
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input checked="" type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.							
Fiscal Year	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Description of Expenditures							
Architect Fees							
Construction	\$ 150,000						
Engineering Fees	15,000						
Equipment							
Inspection							
Land Acquisition							
Other Costs (please identify)							
Total	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources							
Capital Outlay	\$ 165,000						
Total	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact: \$ -	
<p>At the request of residents along the north side of Adams Avenue whose properties front the approaching ramp to the Santa Ana River Bridge, City Council members have agreed to consider their request to provide a privacy/sound wall. The proposed sound wall is to be installed on top of the existing hand rail barrier.</p> <p>The proposed sound wall is a post/panel system of polycarbonate plastic modules mounted in steel frames. The wall panels are translucent, similar to glass blocks. It is aesthetically more superior to a conventional sound wall with the following advantages:</p> <ul style="list-style-type: none"> · Noise reduction rate of 60-80% · Light transmission at 80% · Low maintenance (durable and graffiti resistant) · Quick installation (prefabricated panels) · Light weight (minimal structural impact on existing bridge) <p>In contrast, a conventional concrete sound wall will require a substantial redesign and cost prohibitive structural upgrade to the existing bridge.</p>							
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:	

ATTACHMENT 7

Pima Corporation

License No. 698859

2001 S. Barrington Ave. Suite 312
Los Angeles, CA 90025
Tel: 310-231-7060 Fax: 310-231-0234

Attn: Mr. Baltazar Mejia, P.E.
Senior Engineer,
City of Costa Mesa
77 Fairview Drive,
Costa Mesa, Ca 92626

09-22-05

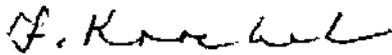
Re: Sound Walls, Project No. 050121

Proposal

Lump sum price for Sound Wall located at 2051 Calvert, Costa Mesa, California,
as per plan for project No. 050121 dated 01-31-05:

\$ 119,880.00

ONE HUNDRED NINETEEN THOUSAND EIGHT HUNDRED EIGHTY AND NO/100.



Farrokh Koochek

Sound Wall proposal 9-20.04

ACS ACS CONSTRUCTION
LIMITED PARTNERSHIP

1235 West Collins Ave.
Orange, CA 92867

Phone # 714-221-4580 Fax # 714-639-3588

License #729277

PROPOSAL

Date	Proposal #
------	------------

6/15/2005 10026

Terms

Name / Address

Project 4160

Due upon receipt

Donna Lynn & Larry Haynes
2051 Calvert Ave.
Costa Mesa, CA 92666

Donna Lynn & Larry Haynes
2051 Calvert Ave.
Costa Mesa, CA 92666
(Soundwall)

Description	Total
Scope: Remove existing block wall and wood fence and replace with block walls per Plump Engineering approved drawings dated 1/30/05. 1. Remove approx. 112 lf of block wall and wood fence and haul away. 2. Replace with 16' high x 9'9" LF block wall and 8' high x 20 LF block wall, using 8"x6"x16" La Paz slumpstone.	
Qualifications: Soil removal is included.	2,716.00
Demo Equipment	3,800.00
Excavation Equipment	11,175.00
Rebar - sub	8,852.00
Concrete - matl	8,607.64
Block - matl	980.00
Scaffold	15,836.00
Labor	
Total	\$51,746.84

TERMS & CONDITIONS

All work to be completed in a workmanlike manner according to industry standard practices. Work schedules are subject to confirmation at the time of acceptance of this Proposal. All materials will be per plan specifications or equal that are readily available from local sources. Any variations or deviations from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Any extra work performed on a firm and material basis (F&M) will be billed at the current ACS Time and Material prices. (available upon request).

Unless specifically included, any expenses for permits, licenses, fees, engineering, design, surveys, inspections, bonds, prevailing wages, hazardous materials, traffic control, parking, elevator or other access charges, security, temporary power, water, sanitation or disposal will be extra when provided by ACS and will be performed on a T&M basis. Repairs, remediation or correction of any hidden substandard condition or material not specifically addressed in this Proposal will be extra. Unless specifically included, work to be performed during regular business hours and does not include allowances for overtime, travel time, off hour work or work on weekends or holidays.

This Proposal is based on costs and conditions existing on date of Proposal and is subject to change by ACS before final acceptance. Typographical and stenographic errors are subject to correction. Payments will be due to ACS upon submission of invoices by ACS. Invoices that remain unpaid after 30 days will be subject to an interest charge of 1% per month plus any collection/legal expenses. All quotations and agreements are contingent upon the lack of strikes, accidents, fire, national emergencies, war, availability of equipment and supplies, and all other causes beyond our control. Owner to carry necessary insurance.

ACCEPTANCE OF PROPOSAL - The prices, specifications, and conditions outlined above are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature: _____

Date: _____

0000 0000 0000 0000

FC

749 597 1245

PAGE 01

Fischer Construction

Lic#CSC#742146

3210 Shadow Canyon Circle, Norco CA 92860
Skip Fischer (909) 201-2627

(909) 736-7855 (909) 736-8855/Fax

PROPOSAL/CONTRACT

Date: June 12, 2005

Submitted To:

Revised by ACS

Project: 2051 Costa Mesa, CA.

Architect: Plump Engineering Inc.
Date of Plans: 1/31/05
Sheet Numbers: S.1 thru S.3 Ref. SD.1

Masonry Work: \$53,552.00

Scope of Work: Demo and haul away existing block wall and footing approx 91' long x 4'8" high

Includes: Wood fence on top of blockwall and two tree trunks and roots that are in the new footing, haul away footing spoils, supply and install new blockwall 16' tall per plans with 8x6x16 La Paz slumpstone block grouted solid with 8x2x16 slab cap, includes footings.

Exclusions: Permits, fees, tests, inspections, embeds, embed layout, parge coats, misc. iron, waterproofing, sandblasting, bracing, shoring, drypacking or grouting of beam seats & pockets, flashing, weldable rebar, precast concrete, backer rod. Not responsible for sprinkler damage, lawn damage due to ogress of equipment. Does not include special inspection. Concrete figured as 2,500 psi pump mix for walls, 3,000 psi pea gravel mix for footings. Compaction tests and compaction not included for footing (additional charge will apply if footings are 3/4" rock).

Specify: Block were bid as 8x6x16 La Paz Slumpstone

Notes: Water and power supplied to job site by others.
Survey staking and layout of embeds by others.
Price based on one move on, extra move ons charged at \$500 each.
Prices are contingent upon review of final plans.
Scheduling per mutual agreement.
Any items not specifically called out are not included.
Price is good if this proposal in its entirety is part of the final contract.

We propose hereby to furnish material and labor - complete in accordance with above plans & specifications, for the sum of FIFTY THREE THOUSAND FIVE HUNDRED FIFTY-TWO DOLLARS
Payment to be made progress to completion.

Note: This proposal may be withdrawn by us if not accepted within fifteen (15) days.
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above plans & specifications involving extra costs will be excused only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Submitted by: Skip Fischer

Accepted: _____

25

FROM :

FAX NO. :

Jun. 09 2005 11:00AM P1/1

June 9, 2005

Page 1

PROPOSAL



We are pleased to submit the following bid:

Project Description:

2051 Calvert Ave.
Costa Mesa, CA 92626

To:

Phone:

Fax: 444 591245

Sound Wall

QTY	UNIT	DESCRIPTION	UNIT PRICE	SUBTOTAL
92	LF	18' Max height 8x8x16 La Paz slump block sound wall.	\$ 600.00	\$ 55,200.00
1	LS	Tree Removal	\$ 5,000.00	\$ 5,000.00
1	LS	Dirt Removal	\$ 10,000.00	\$ 10,000.00
				\$ 70,200.00

OPTIONS

- 1 Hand stacking of block due to restricted access. Included
- 2 Pumping of concrete footings due to unforeseen restricted access. Included
- 3 Bobcat & Operator will be provided where needed to move dirt. Included

NOTES

- 1 Proposal based on info from Joe Taylor 06/09/05.
- 2 Excludes engineering, permits, fees, staking, and backfill of slopes.
- 3 Permits and fees to be reimbursed at cost plus 10% and \$38.00 per hour staff time.
- 4 Prices include 2500 psi concrete footings, and 2000 psi grout.
- 5 Grades to be provided within 1/10 foot (2") of finish grade.
- 6 Any rock or material that cannot be removed using an 873 Bobcat backhoe will be billed at "Time & Material" for additional equipment required to excavate.
- 7 All work to be field measured for invoicing at unit prices.
- 8 Water & Power supply shall be provided on site by owner. (100' from work area).
- 9 Prices are based on using La Paz slump block.
- 10 Prices good for 30 days
- 11 Excludes Anti-Graffiti protection.

Respectfully Submitted,

Rachel Brennan
Project Manager

Merit Masonry, Inc.
P.O. Box 1536 - Wilton, CA 92095 - State License #744089 - B and C20
Phone (909) 244-6024 - Fax (914) 244-7777 - Cellular (909) 322-5408