

The CGH Group
Landscape Architecture
Park & Recreation Planning

MEMORANDUM

Date: February 23, 1990

To: Mr. Reed Holderman, Program Manager
California Coastal Conservancy

From: C. Gary Hyden

Subject: Chiate - Wildman Coastal Access

Enclosed for your use is the Concept Level Estimate of Probable Construction Cost for the Chiate - Wildman Coastal Access in Malibu.

Using a parcel map, topographic map and other information supplied by the Conservancy, I conducted a site reconnaissance on February 15, 1990 to review the field conditions that would affect the construction costs for developing coastal access at this location.

For purposes of preparing this estimate it was assumed that a permanent path surface would be provided. It was also assumed that due to the limited space and steep topography, this would not be a whole access facility, meeting State of California Title 24 Handicap Access Requirements. In addition, we also made the assumption that the adjacent landowners would allow access to the easement from their property for construction purposes. If this is not the case, the cost of building the facility may increase from 20 to 30 percent.

The easement has not been surveyed or staked. However during a portion of my site reconnaissance I was accompanied by Mr. Jonathan S. Horne, an attorney representing Mr. Wildman. With input from Mr. Horne and my recollection from a previous site visit with Mr. Chris Kroll and Ms. Marsh Grim in October 1989, I got a fairly good idea of the easement alignment and its relationship to the existing structures and the topography.

The following is a brief description of the various site conditions along the easement and the related construction elements required to provide coastal access. For reference purposes I have labeled the distances along the easement with station points starting with station 0+00 at the Pacific Coast Highway (PCH). This station point system is also used in the cost estimate. See EXHIBIT ONE Parcel Map for additional information on the station point relationship to the easement.

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(916) 444-8867
Fax (916) 443-0843

C. Gary Hyden, ASLA, Principal
California Registration #1741

Page 2 of 3

STATION 0+00 - 0+54

Visitor parking will be developed in this section of the easement. See Exhibit one for the limits of the easement.

Existing topographic conditions will require a substantial retaining wall and backfill in order to provide parking off of PCH. The slope at the shoulder of the road falls at a 2:1 or greater and there are several trees, some of which may have to be removed. A 10 to 12 foot retaining wall will have to be constructed approximately 54 feet from the edge of PCH pavement. The retaining wall will be backfilled and paved to provide parking. A guard rail at the top of the wall will be required for safety. See Exhibit Two Photograph 1

how many spaces?

STATION 0+54 - 1+20

This portion of the easement is relative flat and very little grading will be required to install the path. See Exhibit Two Photograph 2

STATION 1+20 - 1+66

Approximately at this point the easement goes onto Mr. Chlate's property. a slope across the easement also begins at this point. In order to provide a useable path a small 2 foot high retaining wall will be required on the uphill side of the path along this section. For purposes of the estimate we assumed the wall will be wood construction. See Exhibit Two Photograph 3

STATION 1+66 - 2+30

The same cross slope condition exists along this segment of the easement except that the slope is steeper and requires a 3 foot high retaining wall.

STATION 2+30 - 2+66

Due to the grade along this segment and the driveway edge built within the easement, a set of steps will be required to negotiate the elevation change. See Exhibit Two Photograph 4.

STATION 2+66 - 5+00

Due to the fact that a concrete driveway has been constructed on this portion of the easement, additional path improvements are unnecessary. However, 2 coastal access signs are recommended along this segment, so the path user will not become disoriented and wander onto private property. See Exhibit Two Photograph 5.

Page 3 of 3

STATION 5+00 - 6+00

The existing concrete pavement ends at this point. Access development along this segment will require removal of several trees and the negotiation of a steep slope with a stairway. See Exhibit Two Photograph 6.

STATION 6+00 - 8+80

This segment of the easement travels along a steep ravine with slopes of 1:1 or greater in some locations. In order to develop a path here two sets of stairs and a bridge like structure approximately 200 feet in length will be required. My consulting structural engineer has suggested a single concrete caisson support with a 24" x 24" concrete cap (all poured in place), with 3 - 8" x 30" glulam stringers and decking from 2 x 6 treated lumber, with wooden handrails.

STATION 8+80

Approximately at this point the easement hits sandy beach and coastal access has been accomplished. See Exhibit Two Photograph 7

At this stage of project development there are many unknowns, such as geological and soils conditions. In order to compensate we have added a 20% design contingency to the estimate.

This concept level estimate and accompanying information should be used only for feasibility discussion purposes. If it is determined that the Conservancy wants to proceed with developing this easement a boundary and topographic survey should be made, some sample soils boring should be taken, and a preliminary plan and preliminary level estimate of probable construction cost should be developed using this additional information.

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**CONCEPT ESTIMATE OF PROBABLE
 CONSTRUCTION COSTS**

Project: Chiate-Wildman Coastal Access
 Project No: 90.05
 Date: 23-Feb-90
 By: CGH

Item #	Description	Quantity	Unit	Cost	Item Total	Subtotal
GENERAL REQUIREMENTS						
1	Performance & Materials Bonds	Allow	LS	\$3,500.00	\$3,500.00	
2	Mobilization	Allow	LS	\$14,000.00	\$14,000.00	
						\$17,500
STATION 0+00 - 0+54						
Demolition						
1	Clearing and grubbing	7411	SF	\$0.08	\$592.88	
2	Tree removal	3	EA	\$150.00	\$450.00	
						\$1,043
Earthwork						
1	Engineered fill	1048	CY	\$7.00	\$7,336.00	
2	Rough grading	7411	SF	\$0.10	\$741.10	
3	Backfill drain rock	89	CY	\$23.50	\$2,091.50	
						\$10,169
Paving and Walks						
1	Paving AC 2" over 4" base	7411	SF	\$2.15	\$15,933.65	
2	Concrete Curb	194	LF	\$15.00	\$2,910.00	
						\$18,844
Walls/Steps/Rails						
1	Footing, concrete	262	LF	\$57.00	\$14,934.00	
2	Retaining wall, concrete	2172	SSF	\$19.50	\$42,354.00	
3	Guardrail	248	LF	\$45.00	\$11,160.00	
						\$68,448
Soil Preparation						
1	Fine grading	1020	SF	\$0.10	\$102.00	
						\$102
Planting						
1	Seeding	1020	SF	\$0.20	\$204.00	
						\$204
STATION 0+54 - 1+20						
Demolition						
1	Clearing and grubbing	408	SF	\$0.08	\$32.64	
2	Tree removal	2	EA	\$150.00	\$300.00	
						\$333
Earthwork						
1	Cut & fill combination	5	CY	\$3.95	\$19.75	
2	Rough grading	408	SF	\$0.10	\$40.80	
						\$61
Paving and Walks						
1	Paving AC 2" over 4" base	180	SF	\$2.50	\$450.00	
						\$450
Soil Preparation						
1	Fine grading	244	SF	\$0.10	\$24.40	

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Item #	Description	Quantity	Unit	Cost	Item Total	Subtotal
	Planting					\$24
1	Seeding	240		\$0.20	\$48.00	
	STATION 1+20 - 1+66					\$48
	Demolition					
1	Clearing and grubbing	270	SF	\$0.08	\$21.60	
	Earthwork					\$22
1	Cut & fill combination	16	CY	\$3.95	\$63.20	
2	Rough grading	270	SF	\$0.09	\$24.30	
	Paving and Walks					\$88
1	Paving AC 2" over 4" base	180	SF	\$2.50	\$450.00	
	Walls/Steps/Rails					\$450
1	Wood retaining wall	90	SFF	\$22.50	\$2,025.00	
	STATION 1+66 - 2+30					\$2,025
	Demolition					
1	Clearing and grubbing	462	SF	\$0.08	\$36.96	
	Earthwork					\$37
1	Cut & fill combination	37	CY	\$3.95	\$146.15	
2	Rough grading	462	SF	\$0.09	\$41.58	
	Paving and Walks					\$188
2	Paving AC 2" over 4" base	264	SF	\$2.50	\$660.00	
	Walls/Steps/Rails					\$660
1	Wood retaining wall	198	SFF	\$22.50	\$4,455.00	
	STATION 2+30 - 2+66					\$4,455
	Demolition					
1	Clearing and grubbing	216	SF	\$0.08	\$17.28	
	Earthwork					\$17
1	Engineered Fill	20	CY	\$7.00	\$140.00	
2	Rough grading	216	SF	\$0.09	\$19.44	
	Paving and Walks					\$159
1	Paving AC 2" over 4" base	144	SF	\$2.50	\$360.00	
	Walls/Steps/Rails					\$360

THE CGH GROUP

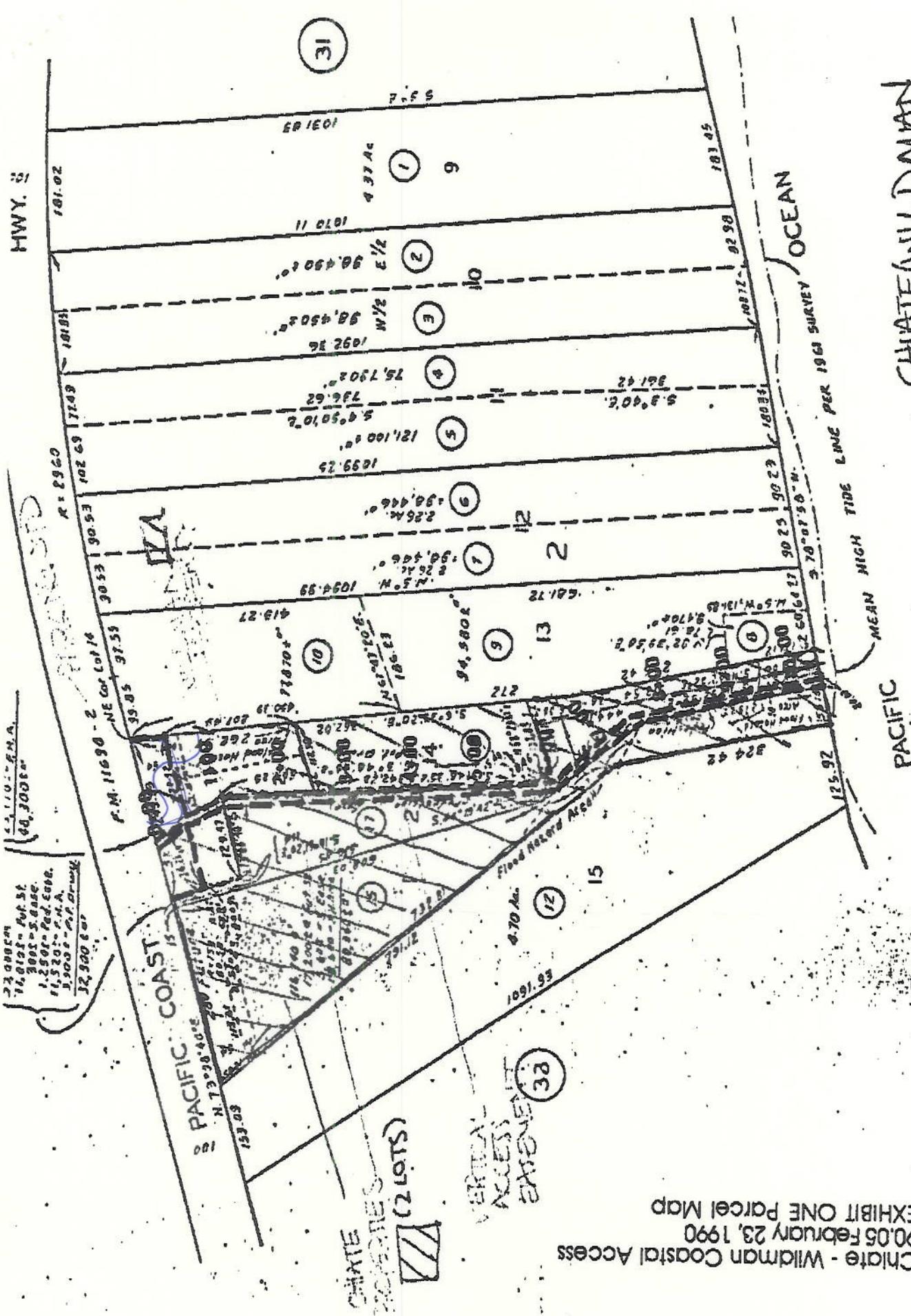
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1	Wood retaining wall	94	SFF	\$22.50	\$2,115.00	
2	Wood steps	3	LF	\$150.00	\$450.00	
						\$2,565
	STATION 2+66 - 5+00					
1	Signage	2	EA	\$250.00	\$500.00	
	STATION 5+00 - 6+00					
	Demolition					
						\$500
1	Clearing and grubbing	1000	SF	\$0.08	\$80.00	
2	Tree removal 10"-14" diameter	8	EA	\$150.00	\$1,200.00	
						\$1,280
	Earthwork					
1	Cut & fill combination	8	CY	\$3.95	\$31.60	
2	Rough grading	400	CY	\$0.09	\$36.00	
						\$68
	Paving and Walks					
1	Paving AC 2"	400	SF	\$2.50	\$1,000.00	
						\$1,000
	Walls/Steps/Rails					
1	Wood steps	20	LF	\$150.00	\$3,000.00	
						\$3,000
	STATION 6+00 - 8+80					
1	Stairways	125	LF	\$150.00	\$18,750.00	
2	Bridge walkway	200	LF	\$495.00	\$99,000.00	
						\$117,750
	SUB-TOTAL					
						\$251,848
	Contingency					
1	Concept Level Contingency, 20%					\$50,370
	TOTAL OF CONSTRUCTION					
						\$302,217
	Professional Services					
1	Easement & Topographic survey	Allow		\$7,000.00	\$7,000.00	
2	Design and Engineering	Allow		\$28,710.65	\$28,710.65	
						\$35,711
	TOTAL CONSTRUCTION ESTIMATE					
						\$337,928

The above items, amounts, quantities, and related information are based on CGH Group's judgment at this level of document preparation and is offered only as reference data. CGH Group has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.



22,000.00
 14,012.10 - Lot 51
 3,000.00 - S. Base
 1,250.00 - Pad. Equip.
 11,520.00 - P.M.A.
 3,000.00 - P.P. Driveway
 32,300.00

HWY. 5

CHIATE/WILDMAN
 27900-27910 PCH

Chate - Wildman Coastal Access
 90.05 February 23, 1990
 EXHIBIT ONE Parcel Map

PARCEL MAP - P. M. 135-58-59
 TRACT NO. 12935 M. B. 248-39-40

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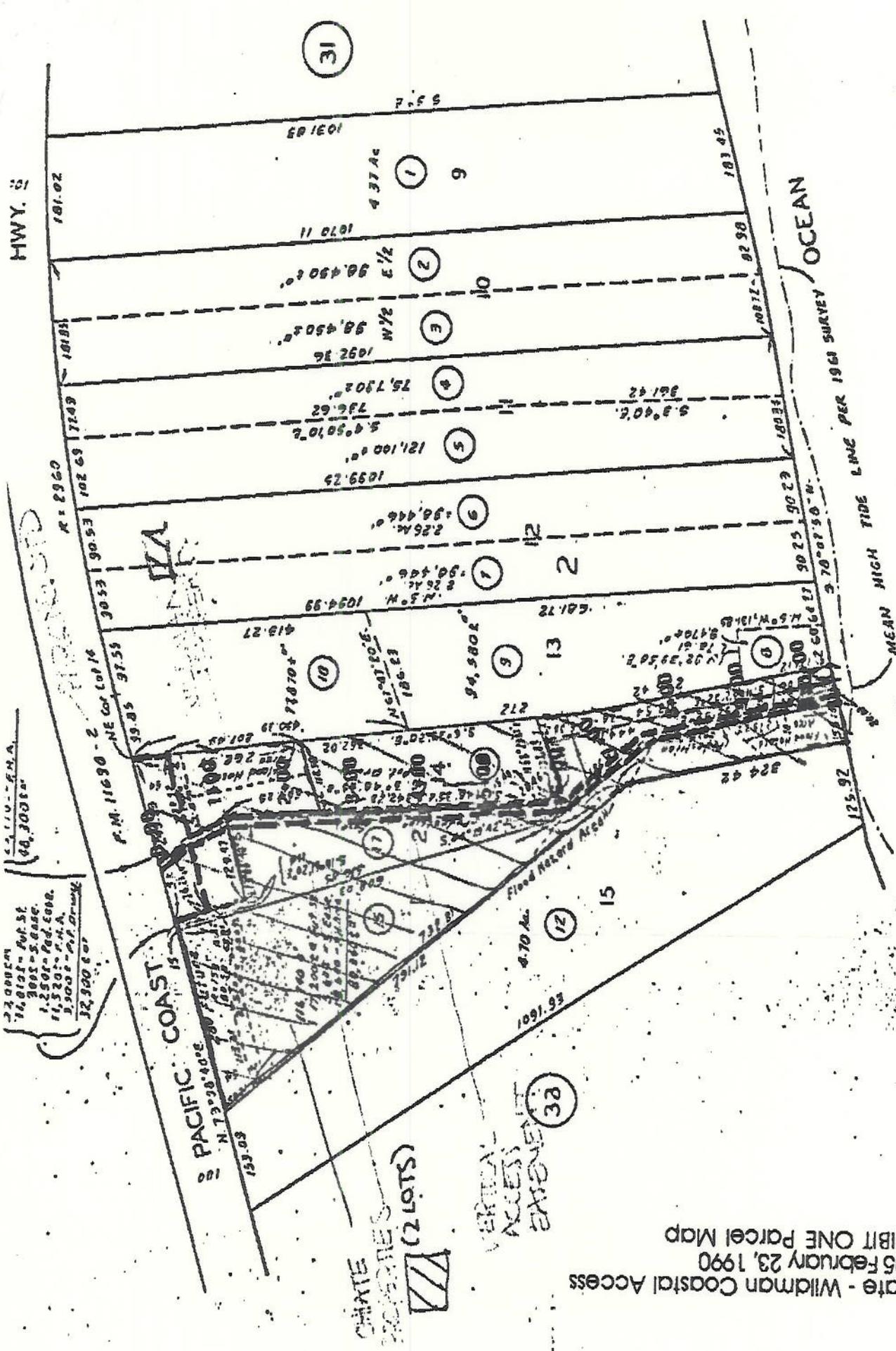
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1	Stairways	125	LF	\$150.00	\$18,750.00	\$117,750
2	Bridge walkway	200	LF	\$495.00	\$99,000.00	\$251,848
SUB-TOTAL						\$251,848
Contingency						\$50,370
1	Concept Level Contingency, 20%					\$302,217
TOTAL OF CONSTRUCTION						\$302,217
Professional Services						
1	Easement & Topographic survey	Allow		\$7,000.00	\$7,000.00	
2	Design and Engineering	Allow		\$28,710.65	\$28,710.65	\$35,711
TOTAL CONSTRUCTION ESTIMATE						\$337,928

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HWY. 51

22,000 sq ft
 14,015 sq ft - 1st flr
 3,000 sq ft - 2nd flr
 1,250 sq ft - 3rd flr
 11,520 sq ft - 4th flr
 3,500 sq ft - 5th flr
 32,300 sq ft

CHATE
 PROPERTIES
 (2 LOTS)

VERTICAL
 ACCESS
 EASEMENT

Chiate - Wildman Coastal Access
 90.05 February 23, 1990
 EXHIBIT ONE Parcel Map

CHATE/WILDMAN
 27900-27910 PCH

PARCEL MAP - P. M. 135-58-59
 TRACT NO. 12935 M. B. 248-39-40

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This portion of the easement is relative flat and very little grading will be required to install the path. See Exhibit Two Photograph 2

STATION 1+20 - 1+66

Approximately at this point the easement goes onto Mr. Chlate's property. a slope across the easement also begins at this point. In order to provide a useable path a small 2 foot high retaining wall will be required on the uphill side of the path along this section. For purposes of the estimate we assumed the wall will be wood construction. See Exhibit Two Photograph 3

STATION 1+66 - 2+30

The same cross slope condition exists along this segment of the easement except that the slope is steeper and requires a 3 foot high retaining wall.

STATION 2+30 - 2+66

Due to the grade along this segment and the driveway edge built within the easement, a set of steps will be required to negotiate the elevation change. See Exhibit Two Photograph 4.

STATION 2+66 - 5+00

Due to the fact that a concrete driveway has been constructed on this portion of the easement, additional path improvements are unnecessary. However, 2 coastal access signs are recommended along this segment, so the path user will not become disoriented and wander onto private property. See Exhibit Two Photograph 5.

STATION 5+00 - 6+00

The existing concrete pavement ends at this point. Access development along this segment will require removal of several trees and the negotiation of a steep slope with a stairway. See Exhibit Two Photograph 6.

STATION 6+00 - 8+80

This segment of the easement travels along a steep ravine with slopes of 1:1 or greater in some locations. In order to develop a path here two sets of stairs and a bridge like structure approximately 200 feet in length will be required. My consulting structural engineer has suggested a single concrete caisson support with a 24" x 24" concrete cap (all poured in place), with 3 - 8" x 30" glulam stringers and decking from 2 x 6 treated lumber, with wooden handrails.

STATION 8+80

Approximately at this point the easement hits sandy beach and coastal access has been accomplished. See Exhibit Two Photograph 7

At this stage of project development there are many unknowns, such as geological and soils conditions. In order to compensate we have added a 20% design contingency to the estimate.

This concept level estimate and accompanying information should be used only for feasibility discussion purposes. If it is determined that the Conservancy wants to proceed with developing this easement a boundary and topographic survey should be made, some sample soils boring should be taken, and a preliminary plan and preliminary level estimate of probable construction cost should be developed using this additional information.

THE CGH GROUP
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**CONCEPT ESTIMATE OF PROBABLE
 CONSTRUCTION COSTS**

Project: Chiate-Wildman Coastal Access
 Project No: 90.05
 Date: 23-Feb-90
 By: CGH

Item #	Description	Quantity	Unit	Cost	Item Total	Subtotal
GENERAL REQUIREMENTS						
1	Performance & Materials Bonds	Allow	LS	\$3,500.00	\$3,500.00	
2	Mobilization	Allow	LS	\$14,000.00	\$14,000.00	
						\$17,500
STATION 0+00 - 0+54						
Demolition						
1	Clearing and grubbing	7411	SF	\$0.08	\$592.88	
2	Tree removal	3	EA	\$150.00	\$450.00	
						\$1,043
Earthwork						
1	Engineered fill	1048	CY	\$7.00	\$7,336.00	
2	Rough grading	7411	SF	\$0.10	\$741.10	
3	Backfill drain rock	89	CY	\$23.50	\$2,091.50	
						\$10,169
Paving and Walks						
1	Paving AC 2" over 4" base	7411	SF	\$2.15	\$15,933.65	
2	Concrete Curb	194	LF	\$15.00	\$2,910.00	
						\$18,844
Walls/Steps/Rails						
1	Footing, concrete	262	LF	\$57.00	\$14,934.00	
2	Retaining wall, concrete	2172	SSF	\$19.50	\$42,354.00	
3	Guardrail	248	LF	\$45.00	\$11,160.00	
						\$68,448
Soil Preparation						
1	Fine grading	1020	SF	\$0.10	\$102.00	
						\$102
Planting						
1	Seeding	1020	SF	\$0.20	\$204.00	
						\$204
STATION 0+54 - 1+20						
Demolition						
1	Clearing and grubbing	408	SF	\$0.08	\$32.64	
2	Tree removal	2	EA	\$150.00	\$300.00	
						\$333
Earthwork						
1	Cut & fill combination	5	CY	\$3.95	\$19.75	
2	Rough grading	408	SF	\$0.10	\$40.80	
						\$61
Paving and Walks						
1	Paving AC 2" over 4" base	180	SF	\$2.50	\$450.00	
						\$450
Soil Preparation						
1	Fine grading	244	SF	\$0.10	\$24.40	

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**CONCEPT ESTIMATE OF PROBABLE
CONSTRUCTION COSTS**

Project: Chiate-Wildman Coastal Access
 Project No: 90.05
 Date: 23-Feb-90
 By: CGH

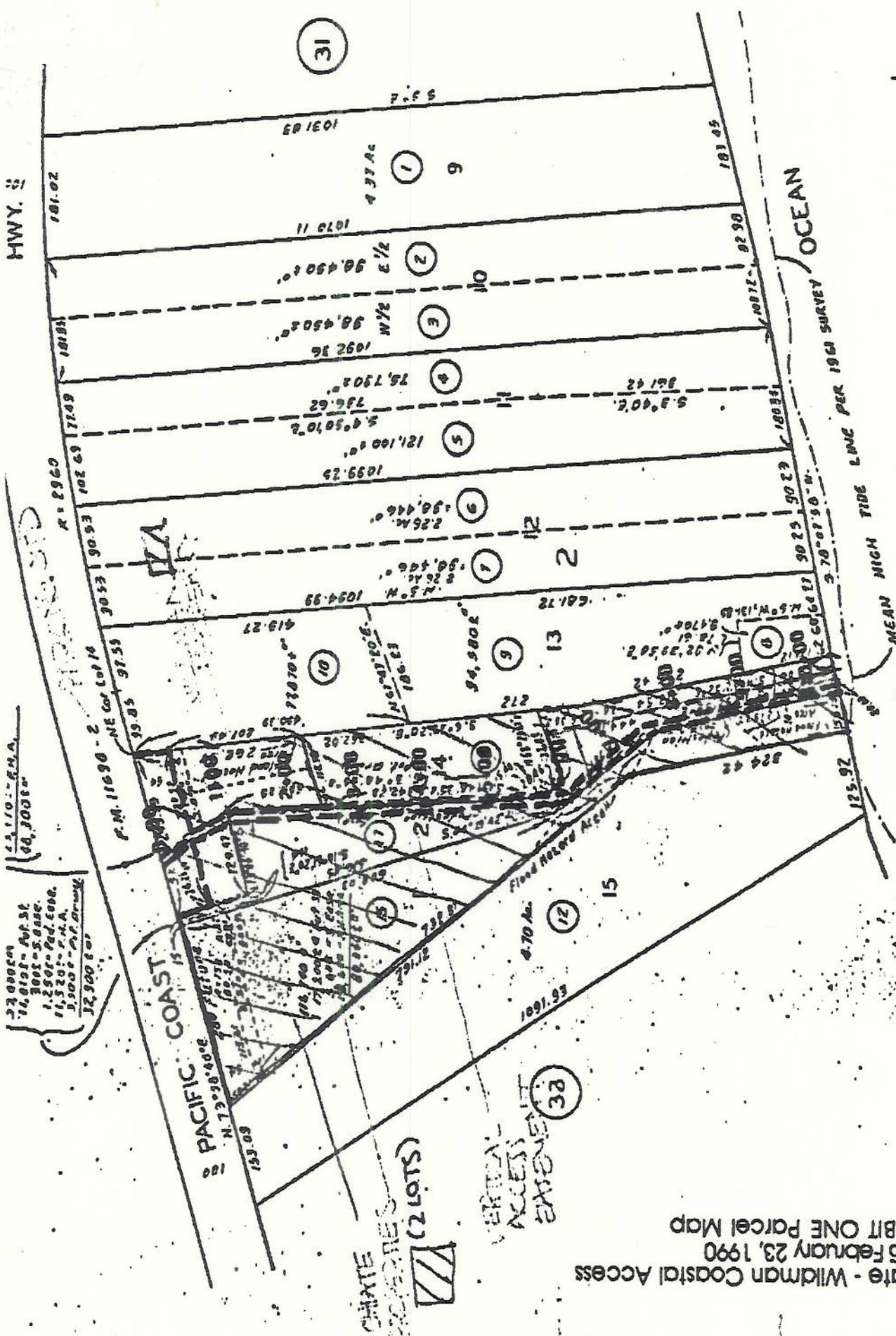
Item #	Description	Quantity	Unit	Cost	Item Total	Subtotal
	Planting					\$24
1	Seeding	240		\$0.20	\$48.00	\$48
	STATION 1+20 - 1+66					
	Demolition					
1	Clearing and grubbing	270	SF	\$0.08	\$21.60	\$22
	Earthwork					
1	Cut & fill combination	16	CY	\$3.95	\$63.20	
2	Rough grading	270	SF	\$0.09	\$24.30	\$88
	Paving and Walks					
1	Paving AC 2" over 4" base	180	SF	\$2.50	\$450.00	\$450
	Walls/Steps/Rails					
1	Wood retaining wall	90	SFF	\$22.50	\$2,025.00	\$2,025
	STATION 1+66 - 2+30					
	Demolition					
1	Clearing and grubbing	462	SF	\$0.08	\$36.96	\$37
	Earthwork					
1	Cut & fill combination	37	CY	\$3.95	\$146.15	
2	Rough grading	462	SF	\$0.09	\$41.58	\$188
	Paving and Walks					
2	Paving AC 2" over 4" base	264	SF	\$2.50	\$660.00	\$660
	Walls/Steps/Rails					
1	Wood retaining wall	198	SFF	\$22.50	\$4,455.00	\$4,455
	STATION 2+30 - 2+66					
	Demolition					
1	Clearing and grubbing	216	SF	\$0.08	\$17.28	\$17
	Earthwork					
1	Engineered Fill	20	CY	\$7.00	\$140.00	
2	Rough grading	216	SF	\$0.09	\$19.44	\$159
	Paving and Walks					
1	Paving AC 2" over 4" base	144	SF	\$2.50	\$360.00	\$360
	Walls/Steps/Rails					

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**CONCEPT ESTIMATE OF PROBABLE
 CONSTRUCTION COSTS**
 Project: Chiate-Wildman Coastal Access
 Project No: 90.05
 Date: 23-Feb-90
 By: CGH

Item #	Description	Quantity	Unit	Cost	Item Total	Subtotal	
1	Wood retaining wall	94	SFF	\$22.50	\$2,115.00		
2	Wood steps	3	LF	\$150.00	\$450.00	\$2,565	
STATION 2+66 - 5+00							
1	Signage	2	EA	\$250.00	\$500.00		
STATION 5+00 - 6+00							
Demolition							
1	Clearing and grubbing	1000	SF	\$0.08	\$80.00	\$500	
2	Tree removal 10"-14" diameter	8	EA	\$150.00	\$1,200.00	\$1,280	
Earthwork							
1	Cut & fill combination	8	CY	\$3.95	\$31.60		
2	Rough grading	400	CY	\$0.09	\$36.00	\$68	
Paving and Walks							
1	Paving AC 2"	400	SF	\$2.50	\$1,000.00	\$1,000	
Walls/Steps/Rails							
1	Wood steps	20	LF	\$150.00	\$3,000.00	\$3,000	
STATION 6+00 - 8+80							
1	Stairways	125	LF	\$150.00	\$18,750.00	\$117,750	
2	Bridge walkway	200	LF	\$495.00	\$99,000.00	\$117,750	
SUB-TOTAL						\$251,848	
Contingency						\$50,370	
1	Concept Level Contingency, 20%						\$50,370
TOTAL OF CONSTRUCTION						\$302,217	
Professional Services							
1	Easement & Topographic survey	Allow		\$7,000.00	\$7,000.00		
2	Design and Engineering	Allow		\$28,710.65	\$28,710.65	\$35,711	
TOTAL CONSTRUCTION ESTIMATE						\$337,928	

The above items, amounts, quantities, and related information are based on CGH Group's judgment at this level of document preparation and is offered only as reference data. CGH Group has no control over construction quantities, costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.



23,000.00
 14,000.00 - 1st 51
 10,000.00 - 2nd 52
 1,250.00 - 3rd 53
 14,500.00 - 4th 54
 11,000.00 - 5th 55
 12,500.00 - 6th 56

HWY. 101

OCEAN

PACIFIC

CHATE WILDMAN
 27900-27910 PCH

Chate - Wildman Coastal Access
 EXHIBIT ONE Parcel Map
 90.05 February 23, 1990

PARCEL MAP P. M. 135-58-59

TRACT NO. 12935 M. B. 248-39-40

CHATE
 PROPERTIES
 (2 LOTS)

VERTICAL
 ACCESS
 EXTENSION