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Ballona Creek and Trail Focused Special Study Appendix F

Preliminary Estimates of Probable Costs for Capital Maintenance and Operating Expenses

I. Introduction

This Appendix presents a Preliminary Estimate of Probable Costs associated with additional studies, capital improvements, and maintenance and operations expenses should the recommendations of Ballona Creek and Trail Focused Special Study be implemented. Included are individual estimates of probable costs for the Priority One through Priority Four improvements as listed in Chapter 10 of the Study document. Also outlined are the expected operations and maintenance costs once all improvements are completed to the 4.5-mile stretch of Ballona Creek that has been evaluated in this Study.

In reviewing this Appendix one needs to understand that these are preliminary cost estimates only at this very conceptual stage in the design process for creek improvements on Ballona Creek. There are also a number of significant assumptions that have been made and identified in developing these estimates. As such, these estimates should be viewed as more of an “order of magnitude” for budgeting purposes rather than a detailed, highly reliable cost estimate for a complex project that would be implemented over the next 10 to 20 years.

II. Cost Estimates for Design, Engineering, and Environmental Studies

The cost estimates provided on page F-5 correspond to the recommended design, engineering, and CEQA evaluation work set forth under Priority 1-B in Chapter 10 of the Ballona Creek and Trail Focused Special Study document. To recap the recommendations associated with Priority 1-B work, it is as follows:

1. To conduct an ALTA level of detail topographic and existing conditions survey, including extensive title research work, of the entire 4.5 mile length of Ballona Creek that is the focus of this study.
2. Complete the schematic design and preliminary engineering work for all improvements proposed throughout the 4.5 mile length of Ballona Creek.



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3. Conduct a Hec-Ras2 hydrologic study of the creek with the proposed improvements to verify that Ballona Creek can carry flood waters to an equal or greater degree than it does today.
4. Prepare and certify all CEQA and NEPA documents for all improvements to be made to Ballona Creek.

While, the costs presented assume that the design of improvements would be done to a design schematic level of detail, it is further assumed that construction documents would be prepared and that permits would be obtained at such time as each set of improvements is set forth in the list of Priorities is implemented.

III. Capital Cost Estimates

The Capital Cost Estimates presented on pages F-6 through F-9 are intended to reflect a general estimate of probable costs associated with implementing the Priority 1-A, 2, 3, and 4 improvements as outlined in Chapter 10 of the Ballona Creek and Trail Focused Special Study report. Because of the conceptual nature of the design of potential improvements to Ballona Creek, these cost estimates should be viewed as providing more of an order of magnitude of relative costs of various priority improvements rather than highly detailed and accurate cost estimate.

The Capital Cost Estimates are presented in the following sequence of information.

1. A note explaining the underlying assumptions that led to the particular cost estimate for that particular set of priority improvements.
2. An outline of the improvements associated with each set Priority improvements.
3. A detailed line item estimate of probable costs is provided for each particular improvement utilizing rough take-off quantities associated with each particular improvement and the itemized unit costs associated with those improvements (cost per unit x quantity).
4. "Total Direct Costs" represents the sum total of the itemized capital costs associated with all improvements to a particular priority of improvements, prior to addition of contingencies, profit and overhead, construction index adjustments, etc.



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5. A “Grand Total” cost is presented which includes adjustments for contingencies presented for each set of priority improvements.

With respect to the contingency items addressed in point #5 above, they include the following adjustments.

▪ Adjustment for overhead and profit	10%
▪ Adjustment for regional cost index for Los Angeles County	1.083%
▪ General conditions, bonds, and insurance	15%
▪ Escalation	4%
▪ Allowance for public art	1%
▪ Contingency	20%

In addition to the note regarding the limitations of the estimates of probable costs for priority improvements that follows each set of priority improvements, there are some significant underlying assumptions that must be taken into account when reading and reviewing these estimates. Those assumptions are as follows:

1. The cost estimates do not take into account any potential subsurface contamination that may exist beneath the existing improvements of Ballona Creek and its various bridge crossings. Should it be found that there is subsurface contamination that must be remedied, it may significantly escalate the costs associated with improvements.
2. The estimate of probable costs assumes that each set of priority improvements would be completed in their entirety within the same time frame. It does not take into account any phasing that may be associated with implementing a particular priority set of improvements. While breaking a priority set of improvement it into phases would be logical given the expense of improvements it is likely to increase the overall costs associated with that set of priority improvements.
3. The estimate of probable costs associated with the capital improvements for the entire stretch of Ballona Creek that overlaps the jurisdictions of the City of Culver City and the City of Los Angeles. As such, while portions of these expenses may need to be borne by different entities, the relative shared costs per jurisdiction are not presented in these cost estimates.

IV. Annual Operation and Maintenance Costs

Annual cost estimates for operations and maintenance expenses for the Ballona Creek have also been prepared and presented on page F-10. This cost estimate has



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been prepared in close coordination with Joe Susca, City of Culver City's Public Works Department, and Shelly Chagnon of the Parks and Recreation Department. In reviewing the operations and maintenance costs, the reader must keep in mind the following assumptions.

1. The estimate of annual cost for operations and maintenance is based on what those costs would be after full build out of the project. As such they do not take into account the ramping up of operations and maintenance costs between the level of improvements that exist today versus those that might be completed 15 to 20 years from now.
2. Although cost estimates take into account the manpower needed to cover the aspects of operations and maintenance it does not necessarily imply that the annual operations and maintenance expenses would all be new expenses. It is assumed that some of the maintenance items requiring manpower would be able to be done with existing staff resources knowing that the obligations for maintenance and operations on Ballona Creek may take that staff away from other responsibilities.