



Joshua Sweeney
Mayor

Don Caskey
Mayor Pro Tempore

Jared Mathis
Council Member

Erica Pezold
Council Member

Dave Wheeler
Council Member

City of Laguna Hills City Council

Special Meeting Agenda
Tuesday, August 26, 2025 - 4:00 PM

City Council Chamber
24035 El Toro Road
Laguna Hills, CA 92653

In Person Public Comments: Any person wishing to address the City Council on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber and submit the form to the City Clerk. The Request to Speak form assists the Mayor in ensuring that all persons wishing to address the City Council are recognized and ensures accurate identification of meeting participants in the City Council Minutes. Completion of the form is voluntary. It is City policy to limit public testimony to up to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes for Public Comments.

Submission of Electronic Public Comments: Those wishing to make electronic public comments may submit their comments by [email to the City Clerk](#) no later than 2 hours prior to the meeting on Tuesday, August 26, 2025. In the subject line of the email, please state your name and the item number you are commenting on. All comments received by the deadline on the date of the meeting will be provided to the City Council and will be provided for public inspection at the meeting. During the applicable agenda item, the City Clerk will announce the name of the sender and subject matter of all electronic comments received by the deadline on Tuesday, August 26, 2025. Email comments will NOT be read by the City Clerk during the meeting. Electronic public comments may only be submitted via email and comments via text and social media (Facebook, X (formerly Twitter), etc.) will not be accepted.

For questions or assistance, please contact the City Clerk's Office at (949) 707-2635 or via [email](#).

Call to Order

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

Roll Call of City Council Members

Public Comments

Members of the public may address the City Council only items listed on this Agenda. Public Comments are limited to three minutes per person, as determined by the Mayor, and a total time limit of thirty minutes.

City Council Workshop Item(s)

1 Review and Selection of Proposed Park Designs for Cabot Park, El Conejo Park, MacKenzie Park, San Remo Park, and Veeh Ranch Park, CIP 241

Recommendation: That the City Council approve City staff's recommended list of proposed renovations for Cabot Park, El Conejo Park, MacKenzie Park, San Remo Park, and Veeh Ranch Park, and authorize City staff to proceed with developing final design plans and specifications.

Adjournment

The next Regular Meeting of the City Council/Planning Agency will be September 9, 2025, at 6:00p.m., in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, JENNIFER LEE, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and the Courtyard at La Paz Center by August 25, 2025, at 4:00p.m.



Jennifer Lee, CMC, City Clerk

It is the intention of the City of Laguna Hills to comply with the Americans with Disabilities Act in all respects. If as an attendee or a participant at this meeting you will need special assistance beyond what is normally provided, the City of Laguna Hills will attempt to accommodate you in every reasonable manner. Please contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours. In addition, such writings or documents will be made available for public review on the City's website at: <https://www.lagunahillsca.gov/supplementalagenda> and at the respective public meeting.



City of Laguna Hills City Council / Planning Agency Staff Report

Date: August 26, 2025
To: Mayor and Council Members
From: Joe Ames, Interim City Manager
Issue: Review and Selection of Proposed Park Designs for Cabot Park, El Conejo Park, MacKenzie Park, San Remo Park, and Veeh Ranch Park, CIP 241

Recommendation: That the City Council approve City staff's recommended list of proposed renovations for Cabot Park, El Conejo Park, MacKenzie Park, San Remo Park, and Veeh Ranch Park, and authorize City staff to proceed with developing final design plans and specifications.

Background:

At the November 21, 2023, City Council meeting, City Council transferred all available Quimby Act Park In-Lieu funds to Capital Improvement Project No. 241, General Park Improvements. The Quimby Act Park In-Lieu funds, which are funds local developers pay as “in lieu” park fees, must be spent by the City on developing new parks, or rehabilitating or enhancing existing parks or recreational facilities/recreational amenities, and must be committed within five years of receiving the funding. The first \$2 million allocation was received in July 2022, and the second \$2 million allocation is expected to be received in April 2026. As such, it is imperative that the first round of funding gets committed and allocated towards construction contracts by July 2027.

As part of the November 21, 2023, City Council meeting report, City staff wrote that they evaluated all 14 of the City’s parks and prioritized proposed park rehabilitation and/or enhancement improvements, primarily focusing on the condition of existing playgrounds as the metric for prioritizing park improvements. Of the 14 parks, City staff chose eight (8) parks as the ones with the highest need for improvements based upon the age and condition of the existing playgrounds, and provided estimated budgets and recommended minimum scope of work at each park. Five of the eight parks were

determined to need playground structure replacements: Cabot Park, El Conejo Park, MacKenzie Park, San Remo Park, and Veeh Ranch Park. Three more parks were identified as needing rubberized play surfacing replacements: Community Center/Dinosaur Park, Mandeville Park, and Mendocino Park.

On May 14, 2024, the City Council awarded Professional Services Agreements to RJM Design Group (RJM) for landscape architectural design services for Cabot Park, San Remo Park, and Veeh Ranch Park, and to David Volz Design Landscape Architects, Inc. (DVD) for landscape architectural design services for El Conejo Park and MacKenzie Park.

In August 2024, both RJM and DVD held two in-person public workshops at each park to elicit public input for potential park improvements. Additionally, during August 2024, both RJM and DVD conducted surveys for residents to provide comments and suggestions on park improvements that were then presented to the Parks and Recreation Commission at Special Meetings held on September 16 and September 18, 2024, and to the City Council at a Special Meeting on February 4, 2025. The public participated in and provided feedback at all meetings.

Based upon feedback from both the Parks and Recreation Commission and City Council, the consultants developed three (3) proposed conceptual park improvement designs that are "low," "medium," and "high" cost designs for each park. The "low" cost designs were expected to align with the available budget in CIP 241.

As part of the feedback received, City staff also understood that Cabot Park may benefit from additional value engineering to determine if the existing age 5-12 playground "super structure" (the upright posts) could be reused in order to potentially provide funding for the renovation of the existing adjoining restroom building, which City staff determined needs renovation. In October and November 2024, City staff worked with RJM to develop a scope and budget for this work but ultimately concluded that this additional scope of work would not be entirely offset by reusing the age 5-12 playground super structure. (However, as noted in the proposed recommended improvements, this additional work is recommended.)

With this additional information in mind, on May 28, 2025, the consultants presented at a Parks and Recreation Commission Special Meeting the proposed "low," "medium," and "high" cost conceptual designs for each park. City staff indicated that based upon the funding available, the "low" cost designs are within the available budget in CIP 241, if the April 2026 Quimby Act Park In-Lieu fees are included. The Parks and Recreation Commission provided feedback on the alternatives, recommending the "low" cost

conceptual designs, but also recommending that City bid out some elements from the "medium" cost conceptual designs as alternative or additive bid items.

Since May, City staff reviewed the cost estimates provided by the consultants and further refined the scope of work for each park, identifying potential cost savings and additional improvements that could be bid out as alternative or additive bid items. City staff, RJM, and DVD are now bringing the conceptual park improvement designs before the City Council. City staff recommends that the City Council approve the recommended list of renovations for each park as the basis for final design efforts for each park. If approved, RJM and DVD will develop final design plans and specifications. It is City staff's intention that items listed as "proposed additive bid items" also be included in the final design efforts and bid out. Dependent on the bid results, City Council may choose to include some of these additive bid items in the construction contracts. City staff will return to City Council with the final design plans and specifications for review and approval prior to authorization to advertise for bids.

Fiscal Impact:

CIP No. 241 (General Park Renovations) was active in fiscal year 2024/2025 with an appropriated budget of \$2,248,209.68, which included \$2,004,696.68 in Quimby Act Park In-Lieu fees and \$243,513.00 in Park Equipment Reserve funding. The project is still active in fiscal year 2025/2026, and the City anticipates to receive \$2 million of additional Quimby Act Park In-Lieu fees in April 2026. During the biennial budget process, the City Council allocated these funds towards CIP No. 241. This brings the total budget allocation to \$4,248,209.68.

After factoring in the payments for design services to the consulting firms totaling \$580,000 and reserving a portion of the budget for rubberized play surfacing replacements at the Community Center/Dinosaur Park, Mandeville Park, and Mendocino Park totaling \$546,500, there is a projected unencumbered balance of \$3,121,709 remaining for construction purposes.

While the "base bid" recommended list of park renovations totals \$3,294,455 and exceeds the projected unencumbered balance for construction, it is City staff's and the consultant's opinion that there will be additional cost savings realized when bidding out all five parks at the same time. Alternatively, depending on the results of the bidding process, City Council may choose to fund rubberized play surfacing replacements at the Community Center/Dinosaur Park, Mandeville Park, and Mendocino Park using General Fund reserves thereby increasing the unencumbered balance for construction purposes for renovation of the five parks.

Attachments:

1. City Staff Recommended List of Park Renovations
2. Parks and Recreation Commission Meeting Review of Budget and Requested Items - May 28 2025
3. Cabot Park: Low, Medium, and High Cost Conceptual Plans and Cost Estimates
4. El Conejo Park: Low, Medium, and High Cost Conceptual Designs and Cost Estimates
5. MacKenzie Park: Low, Medium, and High Cost Conceptual Designs and Cost Estimates
6. San Remo Park: Low, Medium, and High Cost Conceptual Plans and Cost Estimates
7. Veeh Ranch Park: Low, Medium, and High Cost Conceptual Plans and Cost Estimates

City Staff Recommendations for Improvements

These recommendations are, in part, based on input from Parks & Recreation Commission Meeting of May 28, 2025 plus additional value engineering analysis performed by City staff.

Cabot Park

Estimated Cost of Renovation \$696,323

<u>"What We Get": Proposed Items for Inclusion in a Base Bid</u>	<u>Proposed Additive Bid Items</u>	<u>EST.</u>	<u>"What We Don't Get": Proposed Items Not Bid Out</u>	<u>Est.</u>
1. Baseball themed playground with new rubber surfacing	1. Handrail Renovation	\$60k	1. Irrigation upgrade	\$53.3K
2. Park Monument Sign	2. Drinking Fountain	\$8k	2. Planting	\$19.8K
3. (2) Concrete Tables	3. Upgraded Park Security Lighting	\$47.5k		
4. (7) Benches				
5. (15) Waste Receptacles				
6. Restroom Renovation				

Veeh Ranch Park

Estimated Cost of Renovation \$640,275

<u>"What We Get": Proposed Items for Inclusion in a Base Bid</u>	<u>Proposed Additive Bid Items</u>	<u>EST.</u>	<u>"What We Don't Get": Proposed Items Not Bid Out</u>	<u>Est.</u>
1. Low Cost Alternative Playground (all levels offer the same equip.) w/ new rubber surfacing	1. Shade canopy for playground equipment not swing bay	\$67.5k	1. Fitness equipment	\$30k
2. Park Security Lighting			2. (1 extra) Concrete Table	\$2.5K
3. Park Monument sign			3. (6 extra) Concrete Benches	\$21K
4. (2) Concrete Tables			4. (1 extra) Waste Receptacle	\$1.2K
5. (3) Benches			5. Drinking Fountain	\$8K
6. (3) Waste Receptacles			6. Expanded hardscape by play area	\$102.5K

San Remo Park

Estimated Cost of Renovation \$569,333

<u>"What We Get": Proposed Items for Inclusion in a Base Bid</u>	<u>Proposed Additive Bid Items</u>	<u>EST.</u>	<u>"What We Don't Get": Proposed Items Not Bid Out</u>	<u>EST.</u>
1. Low Cost Alternative Playground w/ new rubber surfacing	1. Expanded play w/swing and shade	\$112K	1. Tennis Court and Tennis Lighting Reno	\$77.2K
2. Park Monument Sign	2. (2) Concrete Benches (play area)	\$7K	2. Additional 306 sq ft of picnic area	\$5.8K
3. Medium Level Picnic Seating Level	3. New Drinking Fountain with Service line	\$12.4K	3. (1) Concrete table (picnic area)	\$3.5K
	4. Exercise Equipment	\$12K	4. Additional landscaping at Picnic Area	\$2.7K
	5. (2) Concrete Benches (play area)	\$7K		
	6. Additional Park benches (in the trees)	\$8.2K		

City Staff Recommendations for Improvements

Mackenzie Park

Estimated Cost of Renovation \$637,385

<u>"What We Get": Proposed Items for Inclusion in a Base Bid</u>	<u>Proposed Additive Bid Items</u>	<u>EST.</u>	<u>"What We Don't Get": Proposed Items Not Bid Out</u>	<u>EST.</u>
1. Low Cost Alternative Playground w/new rubber surfacing (previously was Medium level playground)	1. (2) Picnic Tables	\$13.5K	1. Expanded Playground w/ new lighting	\$415.1K
2. Park Mounment Sign	2. (4) Concrete Benches	\$13K	2. Expanded picnic area	\$26.9K
3. Drinking Fountain	3. Reconstruction of some perimeter walkways	\$35.5K	3. Dog Park	\$377.1K
4. ADA Compliant Tennis Court Entry + new planting			4. Reconstruction of perimeter walkways	\$87.8K

El Conejo Park

Estimated Cost of Renovation \$751,139

<u>"What We Get": Proposed Items for Inclusion in a Base Bid</u>	<u>Proposed Additive Bid Items</u>	<u>EST.</u>	<u>"What We Don't Get": Proposed Items Not Bid Out</u>	<u>EST.</u>
1. Low Level Playground. w/ new rubber surface	1. Picnic Tables and BBQ Replacement	\$36,800	1. Fitness Stations	\$103.1K
2. Drinking Fountain	2. Med level play equipment and seating	\$234K	2. High Level Playground	\$286K
3. Park Mounment Sign	3. Hillside Erosion Control drain	\$11.7K	3. Rebuild "creek" with boulders	\$101.7K
4. ADA compliant park and playground entry pathway	4. (3) new playground benches			
5. "Creek" removal and new underground pipe				

Total Estimated Cost of 5 Park Renovations - Base Bid ("What We Get" Items) as described above: \$3,294,455

Project Cost Spreadsheet Presented at the May 28, 2025 Parks & Recreation Commission Special Meeting

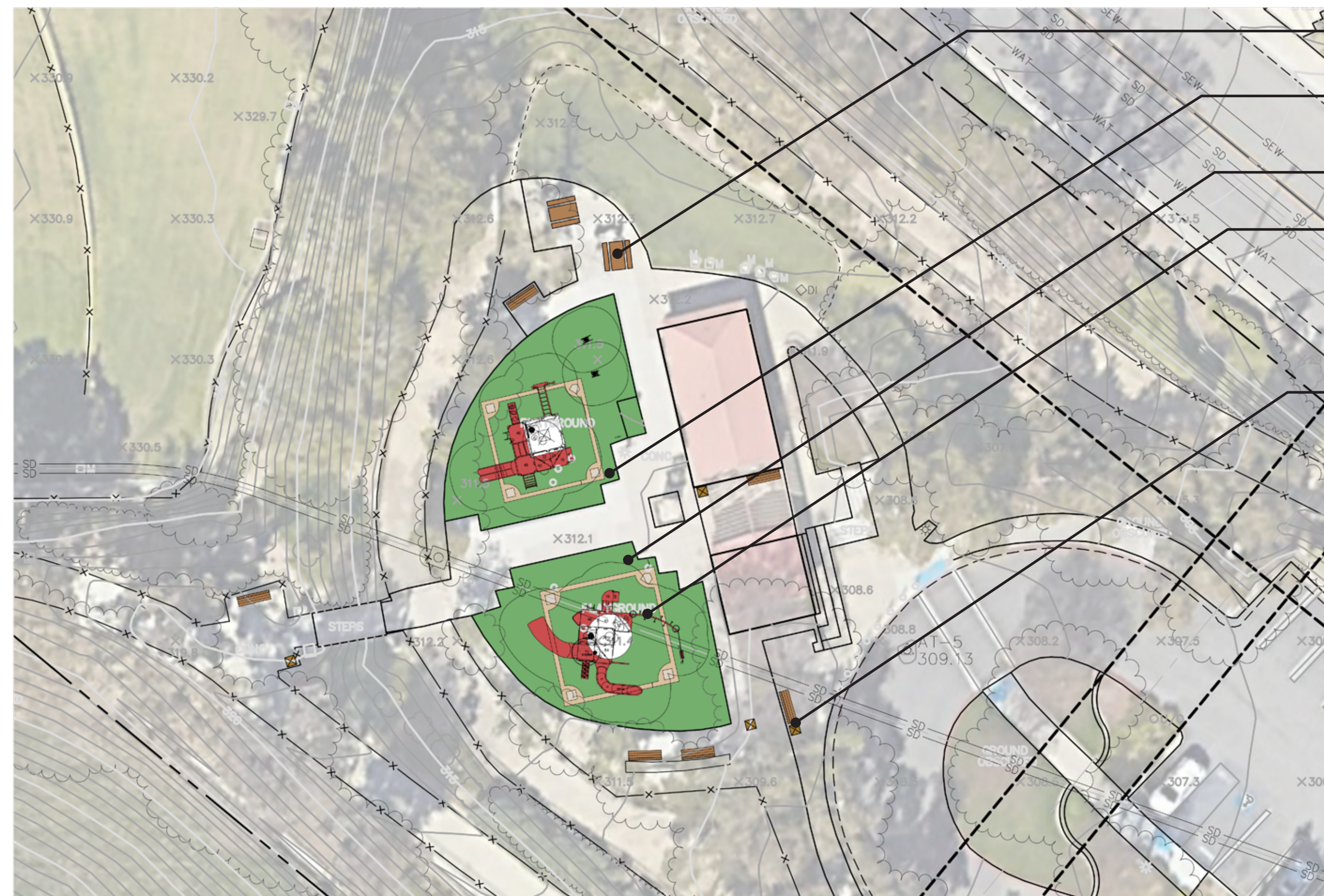
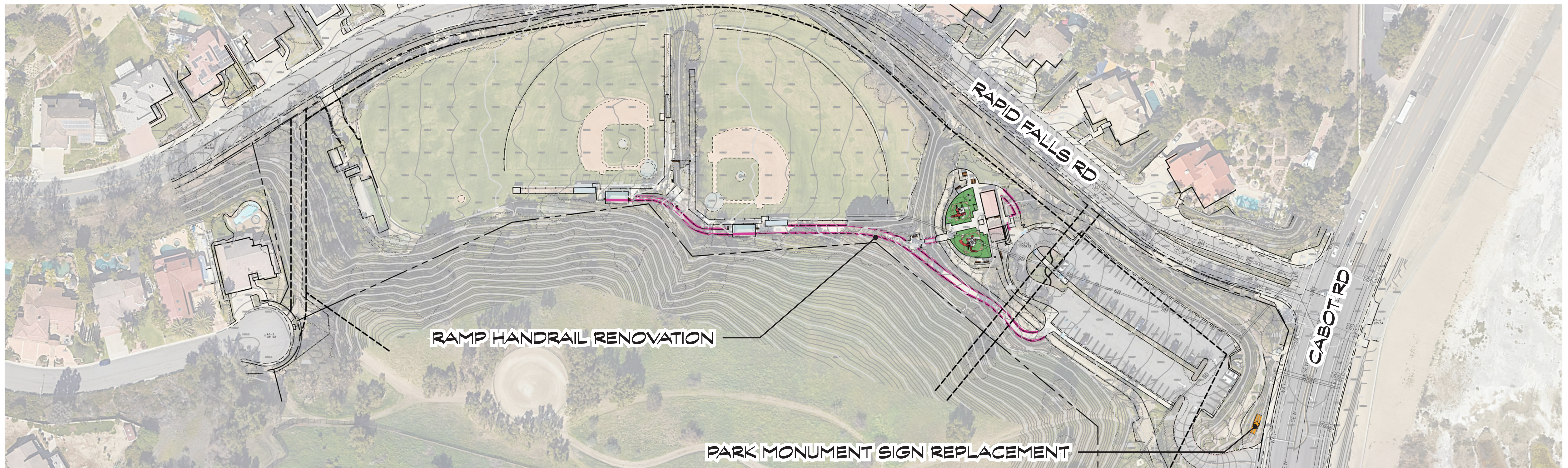
Total Budget	\$ 4,300,000.00	(if April 2026 Quimby Act funds are included)
Design, Specifications, Construction Support	\$ (580,000.00)	(encumbrances for RJM and DVD design work)
Budget Available for Improvements	\$ 3,720,000.00	

Community Center Work	\$ 198,000.00	(for rubberized surfacing replacements only)
Mandeville Park Work	\$ 133,500.00	(for rubberized surfacing replacements only)
Mendocino Park Work	\$ 215,000.00	(for rubberized surfacing replacements only)
Subtotal	\$ 546,500.00	

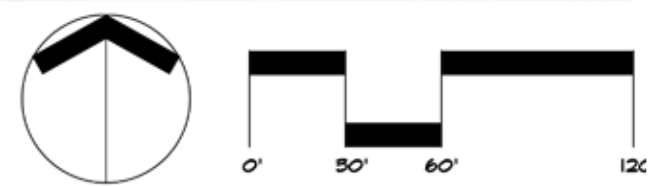
Requested Additional Improvements Above "Low" Cost Conceptual Plan

Cabot Park	\$ 571,323.00	plus Restroom Building/Medium Alternative, evaluate single color rubber
El Conejo Park	\$ 751,139.00	plus Basketball Court drainage and backboard
San Remo Park	\$ 528,423.00	plus Sand Volleyball area
MacKenzie Park	\$ 614,153.00	plus Medium Level playground equipment
Veeh Ranch Park	\$ 640,275.00	plus Different materials for light poles (e.g. Veeh Ranch)
Subtotal	\$ 3,105,313.00	

Total Work	\$ 3,651,813.00	
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- REPLACED BENCHES / PICNIC TABLES
- RENOVATED 2-5 PLAYGROUND STRUCTURE
- REPLACED PLAYGROUND SURFACING
- PROPOSED NEW 5-12 PLAYGROUND STRUCTURE
- REPLACED TRASH / RECYCLING RECEPTACLES



PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED NEW 5-12 PLAYGROUND STRUCTURE
- RENOVATED 2-5 PLAY STRUCTURE
- REPLACED PLAYGROUND RESILIENT SURFACING
- RAMP HANDRAIL RENOVATION
- REPLACED BENCHES / PICNIC TABLES
- REPLACED TRASH / RECYCLING RECEPTACLES

CABOT PARK - LOW
CITY OF LAGUNA HILLS, CALIFORNIA



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/20/2025

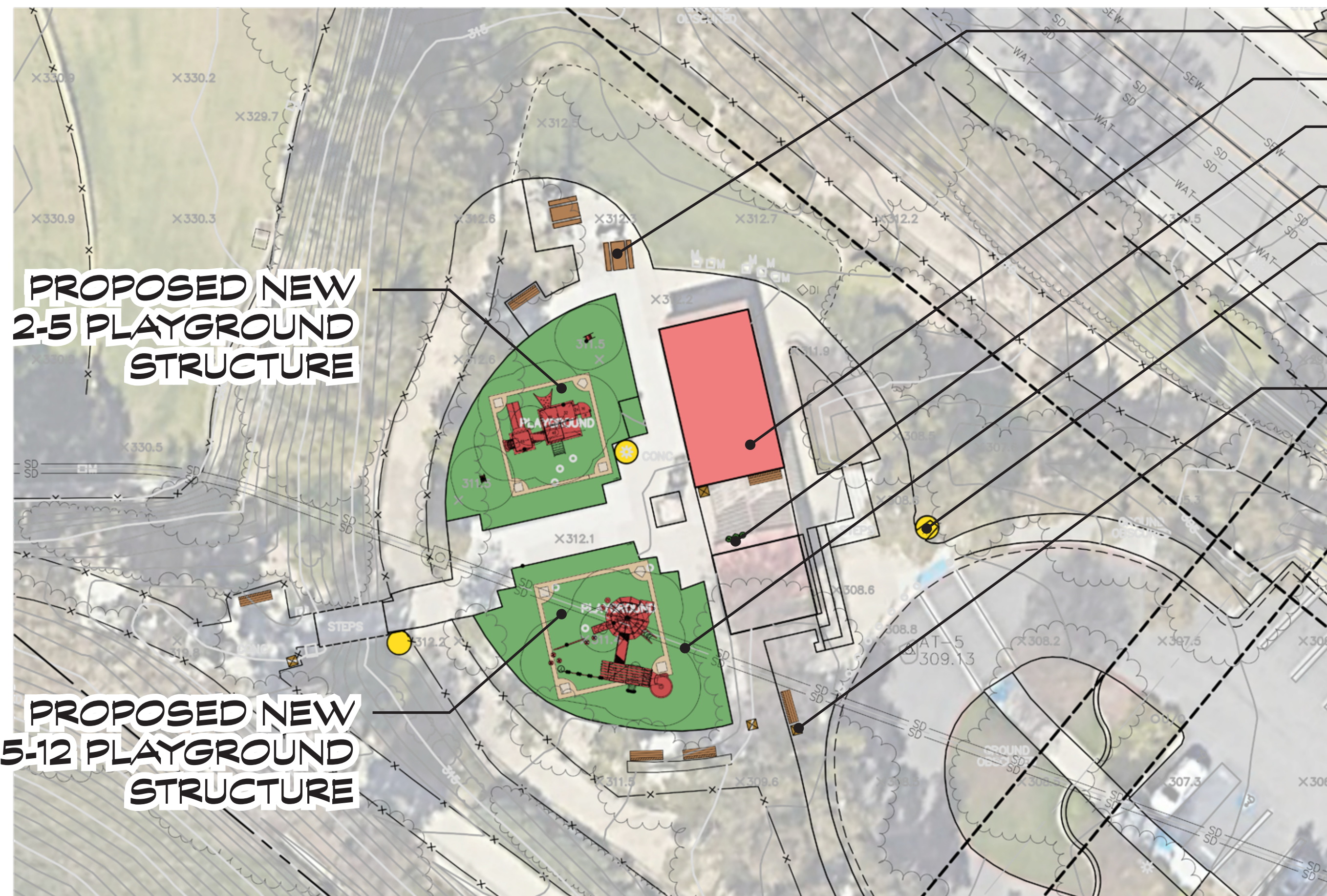
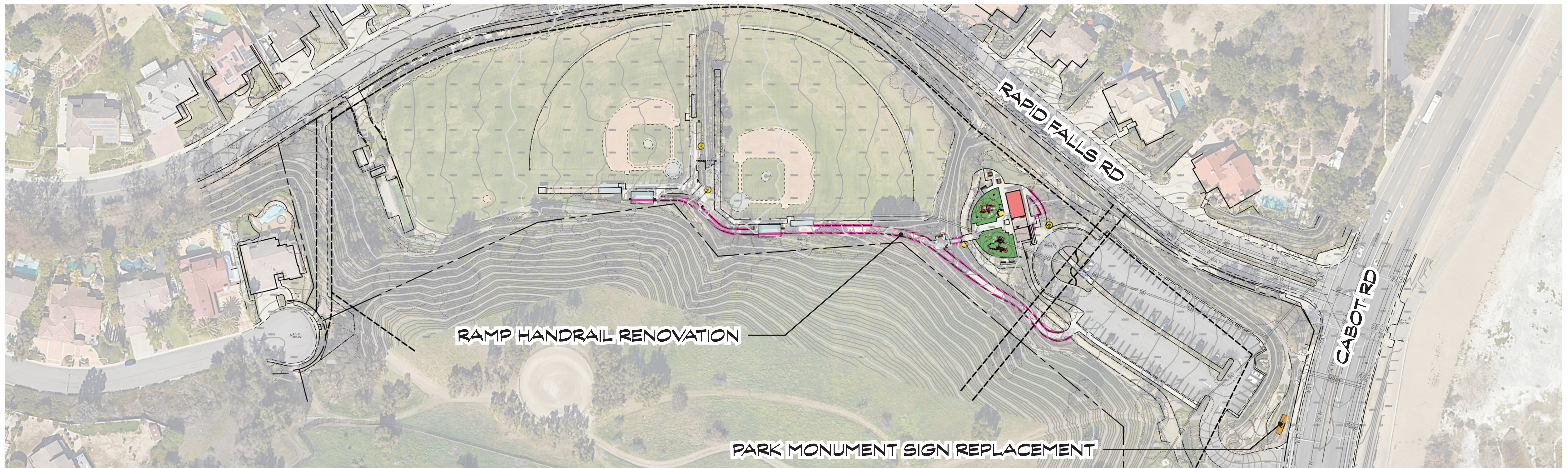
1. This opinion of probable construction cost is based upon the Prelim Documents dated 4/22/2025 provided to the City by RJM Design Group. This estimate is based upon our understanding of the project's scope of work and design goals as outlined in the project's RFP and subsequent discussions with City staff. The costs associated with this estimate are considered "order of magnitude" and are not based on final approved designs. Upon clarification by the City, a refined construction plan shall be prepared and updated cost estimate.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 8,617.24
2	Temporary Construction Chainlink Fence	1,658	LF	\$ 10.00	\$ 16,580.00
TOTAL FOR PROJECT START-UP					\$ 25,197.00
B DEMOLITION/REMOVAL					
3	Demolition and Removal of Sand (Playground)	61	SF	\$ 4.00	\$ 244.00
4	Demolition and Removal of Resilient Surfacing	2,818	SF	\$ 4.00	\$ 11,272.00
5	Demolition and Removal of Existing Concrete Paving	33	SF	\$ 8.00	\$ 264.00
6	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
7	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
8	Demolition and Removal of Existing Benches	7	EA	\$ 200.00	\$ 1,400.00
9	Demolition and Removal of Existing Waste Receptacles	15	EA	\$ 250.00	\$ 3,750.00
TOTAL FOR DEMOLITION/REMOVAL					\$ 18,930.00
C HARDSCAPE					
10	Resilient Rubberized Surfacing at Play Area	2,879	SF	\$ 28.00	\$ 80,612.00
11	Surfacing Flush With Concrete	54	CY	\$ 60.00	\$ 3,240.00
TOTAL FOR HARDSCAPE					\$ 83,852.00
D SITE FURNISHINGS					
12	Playground Equipment	1	LS	Allow	\$ 128,000.00
13	Playground Equipment Installation	1	LS	Allow	\$ 64,000.00
14	Park Monument Signage	1	LS	Allow	\$ 12,000.00
15	Concrete Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00
16	Benches	7	EA	\$ 3,500.00	\$ 24,500.00
17	Waste Receptacles	15	EA	\$ 1,200.00	\$ 18,000.00
18	Handrail Renovation	1	LS	Allow	\$ 60,000.00
TOTAL FOR SITE FURNISHINGS					\$ 311,500.00
BASE BID SUBTOTAL =					\$ 439,479.00
30% CONSTRUCTION CONTINGENCY =					\$ 131,844.00
GRAND TOTAL =					\$ 571,323.00
5% ESCALATION FEE PER ANNUM =					\$ 21,974.00

Note: The Preceding cost estimate does not include the following:

1. Relocation and or undergrounding of existing utilities/infrastructure.
2. Utility meters and connection fees. All On-Site Utility Infrastructure (Sewer, Water, Reclaimed, Electrical, Telephone, etc.) to be Existing at Site.
3. Environmental monitoring or mitigation.
4. Hazardous material cleanup and/or removal.
5. Construction management fees.
6. Plan check fees, building permit fees, professional inspection, or testing fees.
7. Soft costs, i.e., Consultant design fees or City staff project management fees.
8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

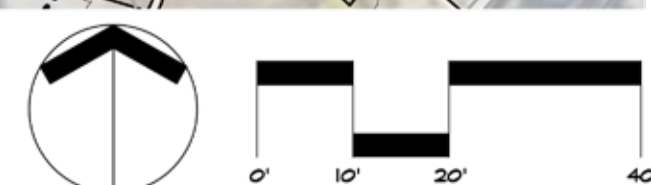
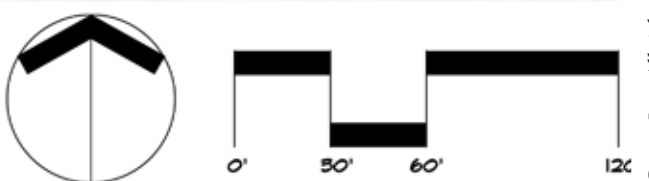
RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL.



- REPLACED BENCHES / PICNIC TABLES
- RESTROOM RENOVATIONS
- REPLACED DRINKING FOUNTAIN WITH DOG BOWL / BOTTLE FILLER
- REPLACED PLAYGROUND SURFACING
- REPLACED PARK LIGHTING
- REPLACED TRASH / RECYCLING RECEPTACLES

PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED NEW 5-12 PLAYGROUND STRUCTURE
- PROPOSED NEW 2-5 PLAY STRUCTURE
- REPLACED PLAYGROUND RESILIENT SURFACING
- RAMP HANDRAIL RENOVATION
- REPLACED BENCHES / PICNIC TABLES
- REPLACED TRASH / RECYCLING RECEPTACLES
- RESTROOM RENOVATIONS
- REPLACED PARK LIGHTING
- DRINKING FOUNTAIN WITH DOG BOWL / BOTTLE FILLER



**CABOT PARK - MEDIUM
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/20/2025

1. This opinion of probable construction cost is based upon the Prelim Documents dated 4/22/2025 provided to the City by RJM Design Group. This estimate is based upon our understanding of the project's scope of work and design goals as outlined in the project's RFP and subsequent discussions with City staff. The costs associated with this estimate are considered "order of magnitude" and are not based on final approved designs. Upon clarification by the City, a refined construction plan shall be prepared and updated cost estimate.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A	PROJECT START UP				
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 12,082.16
2	Temporary Construction Chainlink Fence	1,539	LF	\$ 10.00	\$ 15,390.00
	TOTAL FOR PROJECT START-UP				\$ 27,472.00
B	DEMOLITION/REMOVAL				
3	Demolition and Removal of Sand (Playground)	61	SF	\$ 4.00	\$ 244.00
4	Demolition and Removal of Resilient Surfacing	2,818	SF	\$ 4.00	\$ 11,272.00
5	Demolition and Removal of Existing Park Lighting	4	EA	\$ 250.00	\$ 1,000.00
6	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
7	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
8	Demolition and Removal of Existing Benches	7	EA	\$ 200.00	\$ 1,400.00
9	Demolition and Removal of Existing Waste Receptacles	15	EA	\$ 250.00	\$ 3,750.00
	TOTAL FOR DEMOLITION/REMOVAL				\$ 19,666.00
C	ARCHITECTURAL				
10	Restroom Building Renovation	1	LS	Allow	\$ 125,000.00
	TOTAL FOR ELECTRICAL/LIGHTING				\$ 125,000.00
C	ELECTRICAL/LIGHTING				
11	Park Security Lighting	5	EA	\$ 7,500.00	\$ 37,500.00
12	Misc. Electrical (Conduit, Wiring, Pull Boxes, Etc.)	1	LS	\$ 10,000.00	\$ 10,000.00
	TOTAL FOR ELECTRICAL/LIGHTING				\$ 47,500.00
D	HARDSCAPE				
13	Resilient Rubberized Surfacing at Play Area	2,879	SF	\$ 28.00	\$ 80,612.00
14	Surfacing Flush With Concrete	54	SF	\$ 60.00	\$ 3,240.00
	TOTAL FOR HARDSCAPE				\$ 83,852.00
E	SITE FURNISHINGS				
15	Playground Equipment	1	LS	Allow	\$ 128,000.00
16	Playground Equipment Installation	1	LS	Allow	\$ 64,000.00
17	Park Monument Signage	1	LS	Allow	\$ 12,000.00
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19	Concrete Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00
20	Benches	7	EA	\$ 3,500.00	\$ 24,500.00
21	Waste Receptacles	15	EA	\$ 1,200.00	\$ 18,000.00
22	Handrail Renovation	1	LS	Allow	\$ 60,000.00
	TOTAL FOR SITE FURNISHINGS				\$ 312,700.00
	BASE BID SUBTOTAL =				\$ 616,190.00
	30% CONSTRUCTION CONTINGENCY =				\$ 184,857.00
	GRAND TOTAL =				\$ 801,047.00
	5% ESCALATION FEE PER ANNUM =				\$ 30,810.00

**CABOT PARK - MEDIUM
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

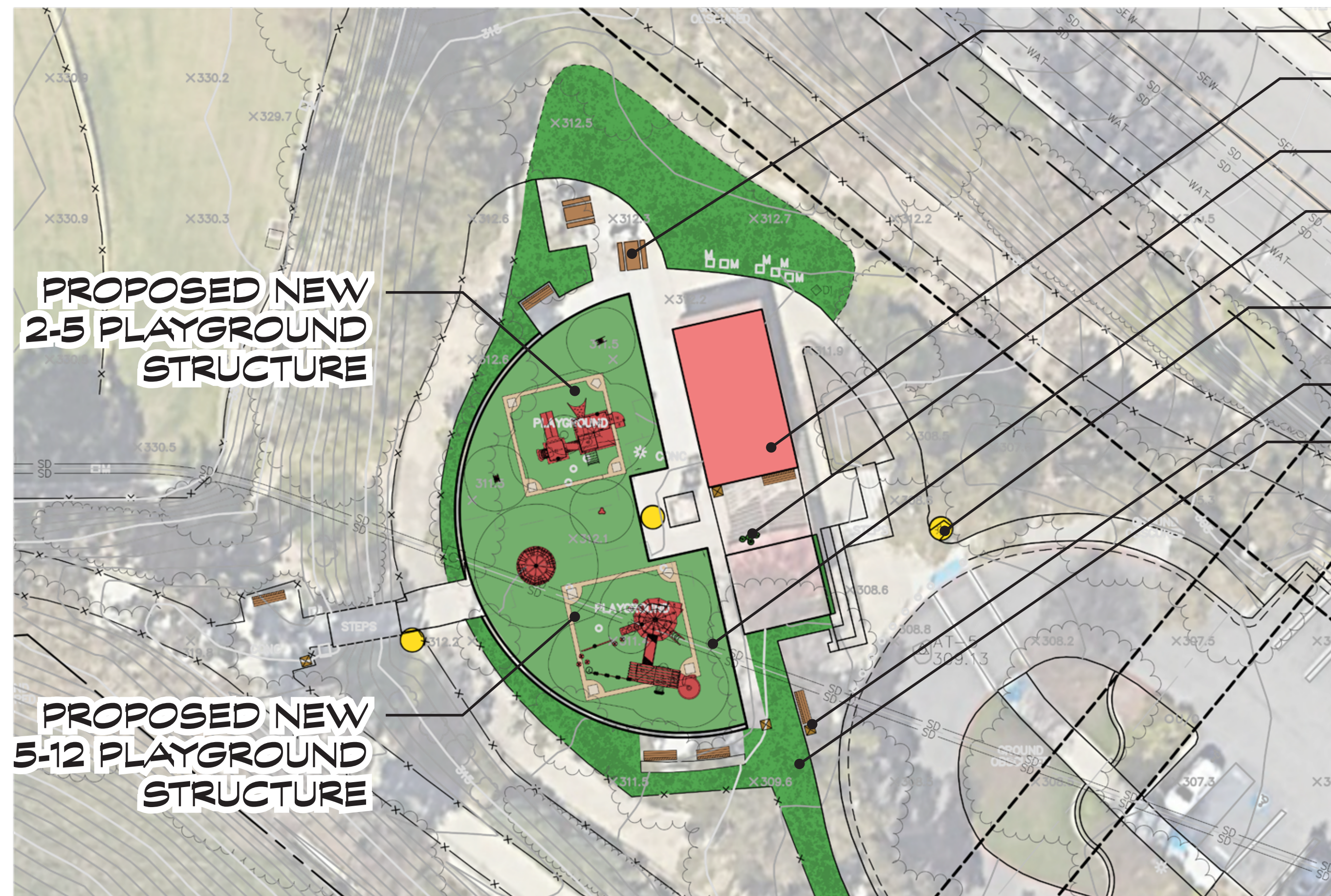
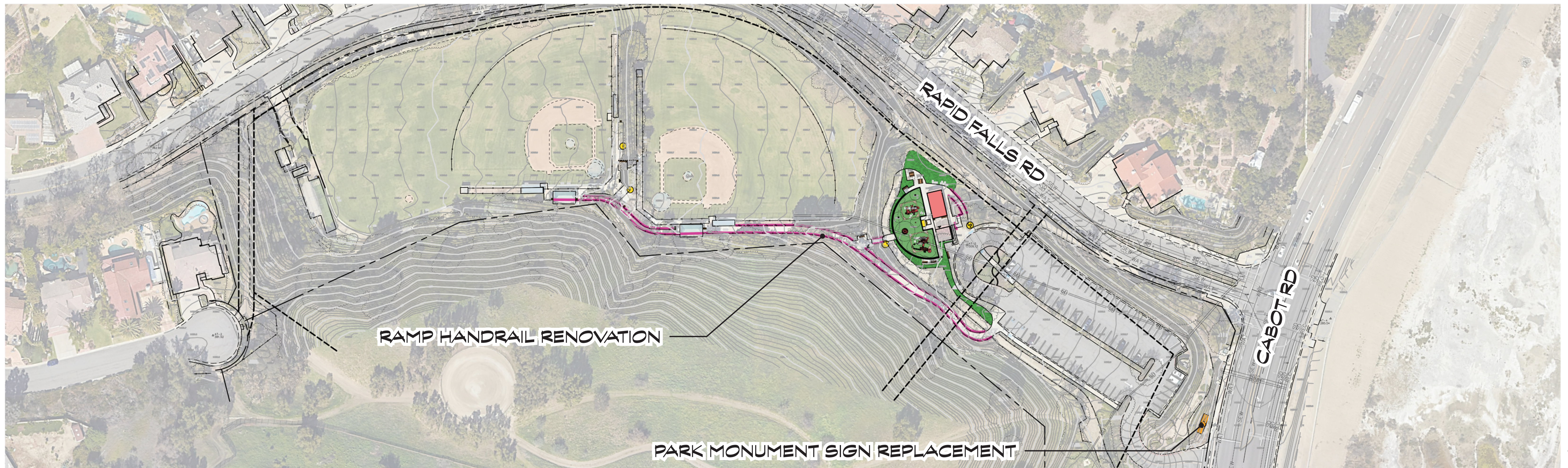
Based on Prelim Documents dated 4/22/2025

5/20/2025

Note: The Preceding cost estimate does not include the following:

1. Relocation and or undergrounding of existing utilities/infrastructure.
2. Utility meters and connection fees. All On-Site Utility Infrastructure (Sewer, Water, Reclaimed, Electrical, Telephone, etc.) to be Existing at Site.
3. Environmental monitoring or mitigation.
4. Hazardous material cleanup and/or removal.
5. Construction management fees.
6. Plan check fees, building permit fees, professional inspection, or testing fees.
7. Soft costs, i.e., Consultant design fees or City staff project management fees.
8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

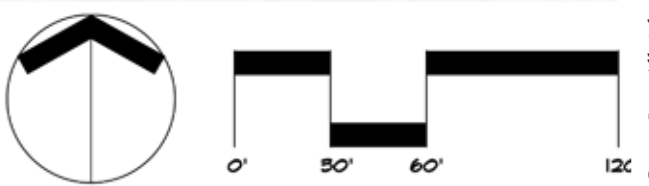
RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL.



- REPLACED BENCHES / PICNIC TABLES
- RESTROOM RENOVATIONS
- REPLACED DRINKING FOUNTAIN WITH DOG BOWL / BOTTLE FILLER
- REPLACED PLAYGROUND SURFACING WITH EXPANDED PLAY AREA
- RENOVATED PARK LIGHTING
- REPLACED TRASH / RECYCLING RECEPTACLES
- NATIVE PLANTING

PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED NEW 5-12 PLAYGROUND STRUCTURE
- PROPOSED NEW 2-5 PLAY STRUCTURE
- REPLACED PLAYGROUND RESILIENT SURFACING WITH EXPANDED PLAY AREA
- RAMP HANDRAIL RENOVATION
- REPLACED BENCHES / PICNIC TABLES
- REPLACED TRASH / RECYCLING RECEPTACLES
- RENOVATED PARK LIGHTING
- DRINKING FOUNTAIN WITH DOG BOWL / BOTTLE FILLER
- RESTROOM RENOVATIONS
- NATIVE PLANTING



CABOT PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/20/2025

1. This opinion of probable construction cost is based upon the Prelim Documents dated 4/22/2025 provided to the City by RJM Design Group. This estimate is based upon our understanding of the project's scope of work and design goals as outlined in the project's RFP and subsequent discussions with City staff. The costs associated with this estimate are considered "order of magnitude" and are not based on final approved designs. Upon clarification by the City, a refined construction plan shall be prepared and updated cost estimate.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A	PROJECT START UP				
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 14,363.80
2	Temporary Construction Chainlink Fence	2,068	LF	\$ 10.00	\$ 20,680.00
	TOTAL FOR PROJECT START-UP				\$ 35,044.00
B	DEMOLITION/REMOVAL				
3	Clear and Grub of Landscape Areas	2,373	SF	\$ 1.00	\$ 2,373.00
4	Remove Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline	2,373	SF	\$ 1.00	\$ 2,373.00
5	Demolition and Removal of Sand (Playground)	61	SF	\$ 4.00	\$ 244.00
6	Demolition and Removal of Resilient Surfacing	2,818	SF	\$ 4.00	\$ 11,272.00
7	Demolition and Removal of Existing Concrete Header	323	LF	\$ 8.00	\$ 2,584.00
8	Demolition and Removal of Existing Concrete Paving	33	SF	\$ 8.00	\$ 264.00
9	Demolition and Removal of Existing Park Lighting	4	EA	\$ 250.00	\$ 1,000.00
10	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
11	Demolition and Removal of Existing Benches	7	EA	\$ 200.00	\$ 1,400.00
12	Demolition and Removal of Existing Waste Receptacles	15	EA	\$ 250.00	\$ 3,750.00
13	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
	TOTAL FOR DEMOLITION/REMOVAL				\$ 27,260.00
C	ARCHITECTURAL				
14	Restroom Building Renovation	1	LS	Allow	\$ 125,000.00
	TOTAL FOR ELECTRICAL/LIGHTING				\$ 125,000.00
D	ELECTRICAL/LIGHTING				
15	Park Security Lighting	5	EA	\$ 7,500.00	\$ 37,500.00
16	Misc. Electrical (Conduit, Wiring, Pull Boxes, Etc.)	1	LS	\$ 10,000.00	\$ 10,000.00
	TOTAL FOR ELECTRICAL/LIGHTING				\$ 47,500.00
E	HARDSCAPE				
17	Resilient Rubberized Surfacing at Play Area	3,455	SF	\$ 28.00	\$ 96,740.00
18	Play Curb Header for Resilient Surfacing	267	LF	\$ 60.00	\$ 16,020.00
19	Surfacing Flush With Concrete	64	SF	\$ 60.00	\$ 3,838.89
	TOTAL FOR HARDSCAPE				\$ 116,599.00
F	SITE FURNISHINGS				
20	Playground Equipment	1	LS	Allow	\$ 205,000.00
21	Playground Equipment Installation	1	LS	Allow	\$ 102,500.00
22	Park Monument Signage	1	LS	Allow	\$ 10,000.00
23	Drinking Fountain	1	EA	\$ 8,000.00	\$ 8,000.00
24	Concrete Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00
25	Benches	7	EA	\$ 3,500.00	\$ 24,500.00
26	Waste Receptacles	15	EA	\$ 1,200.00	\$ 18,000.00
27	Handrail Renovation	1	LS	Allow	\$ 60,000.00
	TOTAL FOR SITE FURNISHINGS				\$ 433,000.00
G	IRRIGATION				
28	Shrub Irrigation (Bubbler/Rotary)	2,373	SF	\$ 3.50	\$ 8,306.00
29	Point of Connection and Controller Upgrade	1	LS	Allow	\$ 45,000.00
	TOTAL FOR IRRIGATION				\$ 53,306.00

**CABOT PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/20/2025

H	LANDSCAPE					
30	Soil Preparation	2,373	SF	\$ 0.50	\$	1,187.00
31	1 Gal. Container Planting (60% at 18" spacing)	731	EA	\$ 12.00	\$	8,772.00
32	5 Gal. Container Planting (30% at 30" spacing)	132	EA	\$ 35.00	\$	4,620.00
33	15 Gal. Container Planting (10% at 36" spacing)	31	EA	\$ 100.00	\$	3,100.00
34	3" Mulch Layer in Landscape Areas	22	CY	\$ 50.00	\$	1,100.00
35	90-Day Maintenance	2,373	SF	\$ 0.45	\$	1,068.00
TOTAL FOR LANDSCAPE						\$ 19,845.00
BASE BID SUBTOTAL =						\$ 857,554.00
30% CONSTRUCTION CONTINGENCY =						\$ 257,266.00
GRAND TOTAL =						\$ 1,114,820.00
5% ESCALATION FEE PER ANNUM =						\$ 42,878.00

Note: The Preceding cost estimate does not include the following:

1. Relocation and or undergrounding of existing utilities/infrastructure.
2. Utility meters and connection fees. All On-Site Utility Infrastructure (Sewer, Water, Reclaimed, Electrical, Telephone, etc.) to be Existing at Site.
3. Environmental monitoring or mitigation.
4. Hazardous material cleanup and/or removal.
5. Construction management fees.
6. Plan check fees, building permit fees, professional inspection, or testing fees.
7. Soft costs, i.e., Consultant design fees or City staff project management fees.
8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL.







LEGEND

- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
- ② NEW PARK SIGN
- ③ ENTRY CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT
- ④ ACCESS TO PLAYGROUND RELOCATED DUE TO ADA COMPLIANCE
- ⑤ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT
- ⑥ REMOVE EXISTING CREEK AND FILL AREA WITH DIRT. INSTALL UNDERGROUND DRAIN LINE FROM CREEK SOURCE TO EXISTING STORM DRAIN LOCATION
- ⑦ REMOVE AND REPLACE BROKEN CONCRETE PAVING

OVERALL CONCEPT PLAN - LOW OPTION

COST ESTIMATE - LOW OPTION

- \$682,854 DEMO AND CONSTRUCTION
 - \$68,285 10% CONTINGENCY
-
- \$751,139 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY



PLAYGROUND ENLARGEMENT - LOW OPTION

LEGEND

- ① 5-12 TREE HOUSE STRUCTURE
- ② 2-5 SMALL TREE HOUSE STRUCTURE
- ③ 3 BAY SWINGS
- ④ 2-5 BOUNCER
- ⑤ 5-12 SPINNER
- ⑥ RETAINING CURB WITH PLAYGROUND RAILING ALONG STREET EDGE

LEGEND

- ⑦ NEW PLANTING AREAS
- ⑧ REMOVE TURF AND ADD SHRUBS, MODIFY IRRIGATION AS NEEDED
- ⑨ NEW PARK SIGN, DESIGN OPTIONS SHOWN ON RIGHT OF PAGE
- ⑩ 3,740 SF OF RUBBERIZED SURFACING
- ⑪ DRINKING FOUNTAIN WITH PET BOWL



⑨



⑨



⑨



STONE CLAD BASE WITH EARTH TONE METAL PANELING FOR LETTERS



LIGHT SANDBLAST CONCRETE BASE WITH BOLD/VIBRANT METAL PANELING FOR LETTERS



BOARDFORM CONCRETE BASE WITH CITY LOGO BRANDED COLOR METAL PANELING FOR LETTERS

CITY OF LAGUNA HILLS - EL CONEJO PARK

Landscape Concept - Low Option

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - Low Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORNMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 75,017
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 32,516.85
2	Clear and Grub	1,500	SF	\$ 1	\$ 1,500
3	Earthwork and Grading	1	LS	\$ 15,000	\$ 15,000
4	Erosion Control	1	LS	\$ 10,000	\$ 10,000
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 6,000	\$ 6,000
7	Trees	7	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 5,000	\$ 5,000
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 71,375
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,415	SF	\$ 22	\$ 31,130
19	Retaining Curb at Playground Entry	70	LF	\$ 40	\$ 2,800
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	65	LF	\$ 150	\$ 9,750
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 460,980
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	110	LF	\$ 28.00	\$ 3,080.00
29	Retaining Curb at Playground	140	LF	\$ 40.00	\$ 5,600.00
30	Playground Railing along Street Edge	140	LF	\$ 125.00	\$ 17,500.00
31	Concrete Paving at Pathway (Standard, Gray)	385	SF	\$ 22	\$ 8,470
32	Rubber Play Surface with Base	3,740	SF	\$ 33	\$ 123,420
33	5-12 Treehouse Structure, Installed	1	EA	\$ 163,300.00	\$ 163,300.00
34	5-12 Spinners, Installed	1	EA	\$ 4,650.00	\$ 4,650.00
35	2-5 Tree House Structure, Installed	1	EA	\$ 43,000.00	\$ 43,000.00
36	2-5 Rider, Installed	1	EA	\$ 4,650.00	\$ 4,650.00
37	2 Bay Swing with ADA 3rd Bay, Installed	1	EA	\$ 5,750.00	\$ 5,750.00
38	New Planting at Playground	2,280	SF	\$ 7	\$ 15,960
6.0 CREEK REMOVAL AND UNDERGROUND PIPE				6.0 SUBTOTAL	\$ 42,250

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo and Infill with Dirt	1,710	SF	\$ 20.00	\$ 34,200.00
40	New Underground Drainage Pipe	175	LF	\$ 40.00	\$ 7,000.00
41	Patch Trenching In Turf	525	SF	\$ 2.00	\$ 1,050.00
	Total Construction Items				\$682,853.85
	Contingency & Escalation Estimate (10% of construction estimate)				\$68,285.39
	Construction Budget Estimate				\$751,139.24



OVERALL CONCEPT PLAN - MEDIUM OPTION

LEGEND

- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
- ② NEW PARK SIGN
- ③ ENTRY CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT
- ④ ACCESS TO PLAYGROUND RELOCATED DUE TO ADA COMPLIANCE
- ⑤ NEW CONCRETE PICNIC TABLES, BBQS AND TRASH AND COAL CONTAINERS
- ⑥ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT
- ⑦ SMALL CURB WITH NEW DRAIN INLET AT SLOPE EROSION LOCATION, REPLANT SLOPE TO HELP STABILIZE
- ⑧ REMOVE AND INSTALL OPEN BOTTOM CREEK WITH SUPPLEMENTAL BURIED DRAIN PIPE
- ⑨ REMOVE AND REPLACE BROKEN CONCRETE PAVING
- ⑩ HYDRO-SEED OPEN DIRT AREA

COST ESTIMATE - MEDIUM OPTION

- \$1,057,299 - DEMO AND CONSTRUCTION
- \$105,730 - 10% CONTINGENCY
- \$1,163,029 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY



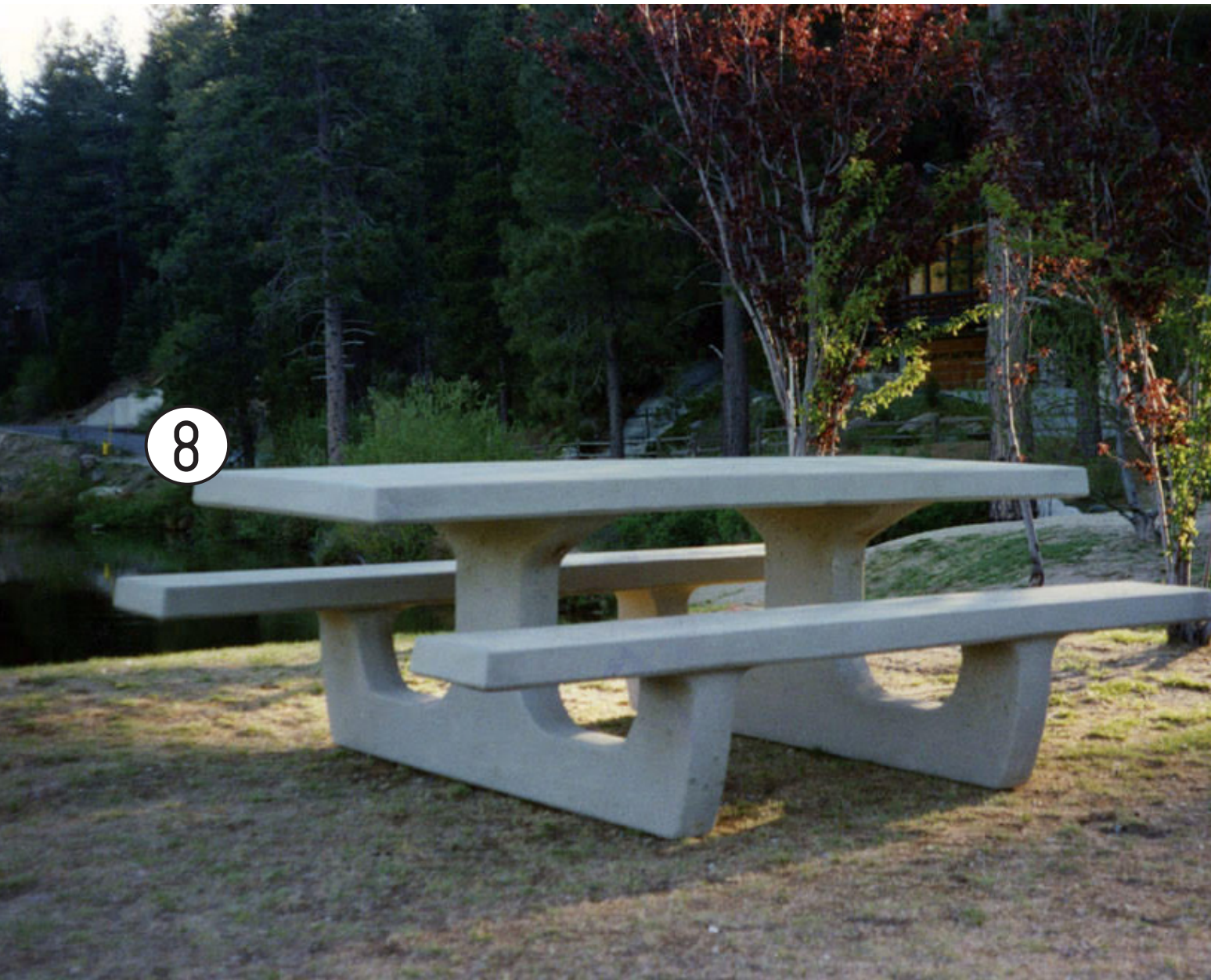
LEGEND

- ① 5-12 TREE HOUSE STRUCTURE
- ② 2-5 SMALL TREE HOUSE AND FORT STRUCTURES
- ③ 2-5 BOUNCERS
- ④ RETAINING CURB WITH PLAYGROUND RAILING ALONG STREET EDGE
- ⑤ BENCH AND INDIVIDUAL SEATING AREAS
- ⑥ NEW PLANTING AREAS

LEGEND

- ⑦ REMOVE TURF AND ADD SHRUBS, MODIFY IRRIGATION AS NEEDED
- ⑧ NEW TABLES, BBQS AND TRASH/COAL
- ⑨ NEW PARK SIGN, SEE LOW OPTION
- ⑩ 3,990 SF OF RUBBERIZED SURFACING
- ⑪ DRINKING FOUNTAIN WITH PET BOWL

CITY OF LAGUNA HILLS - EL CONEJO PARK
Landscape Concept - Medium Option



ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - Medium Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORNMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 103,848
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 50,347.60
2	Clear and Grub	3,500	SF	\$ 1	\$ 3,500
3	Earthwork and Grading	1	LS	\$ 17,000	\$ 17,000
4	Erosion Control	1	LS	\$ 12,500	\$ 12,500
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 9,000	\$ 9,000
7	Trees	13	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 6,500	\$ 6,500
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 75,015
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,460	SF	\$ 22	\$ 32,120
19	Retaining Curb at Playground Entry	80	LF	\$ 40	\$ 3,200
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	80	LF	\$ 150	\$ 12,000
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 694,915
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	70	LF	\$ 28.00	\$ 1,960.00
29	Retaining Curb at Playground	100	LF	\$ 40.00	\$ 4,000.00
30	Playground Railing along Street Edge	100	LF	\$ 125.00	\$ 12,500.00
31	Concrete Paving at Playground (Standard, Gray)	580	SF	\$ 22	\$ 12,760
32	Rubber Play Surface with Base	3,990	SF	\$ 33	\$ 131,670
33	5-12 Treehouse Structure, Installed	1	EA	\$ 325,000.00	\$ 325,000.00
34	2-5 Tree House Structure, Installed	1	EA	\$ 70,000.00	\$ 70,000.00
35	2-5 Play House, Installed	1	EA	\$ 30,000.00	\$ 30,000.00
36	2-5 Rider, Installed	2	EA	\$ 9,500.00	\$ 19,000.00
37	New Bench Seating at Playground	4	EA	\$ 2,500	\$ 10,000
38	New Planting at Playground	1,775	SF	\$ 7	\$ 12,425
6.0 CREEK DRAINAGE UPDATE				6.0 SUBTOTAL	\$ 101,740

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo	1,710	SF	\$ 16.00	\$ 27,360.00
40	New Underground Drainage Pipe	208	LF	\$ 30.00	\$ 6,240.00
41	Boulders - 18"	103	EA	\$ 110.00	\$ 11,330.00
42	Boulders - 3'	34	EA	\$ 500.00	\$ 17,000.00
43	Gravel at Creek	1,710	SF	\$ 16.00	\$ 27,360.00
44	Hydroseed Planting Area	8,300	SF	\$ 1.50	\$ 12,450.00
7.0 TABLE AND BBQ REPLACEMENT				7.0 SUBTOTAL	\$ 36,800
45	Table Demo	4	EA	\$ 800.00	\$ 3,200.00
46	BBQ Demo	1	EA	\$ 600.00	\$ 600.00
47	New Tables	4	EA	\$ 6,000.00	\$ 24,000.00
48	New BBQs	2	EA	\$ 2,500.00	\$ 5,000.00
49	New Trash Cans	4	EA	\$ 1,000.00	\$ 4,000.00
8.0 HILLSIDE EROSION CONTROL DRAIN				8.0 SUBTOTAL	\$ 11,750
50	Demo and Replace Concrete for Utility Line Connection	50	LF	\$ 30.00	\$ 1,500.00
51	New Area Drain and connection to utility line	1	EA	\$ 4,500.00	\$ 4,500.00
52	Retaining Curb at Back of Sidewalk	25	LF	\$ 40.00	\$ 1,000.00
53	New Planting at Hillside	950	SF	\$ 5	\$ 4,750
Total Construction Items					\$1,057,299.60
Contingency & Escalation Estimate (10% of construction estimate)					\$105,729.96
Construction Budget Estimate					\$1,163,029.56



OVERALL CONCEPT PLAN - HIGH OPTION

- LEGEND**
- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
 - ② NEW PARK SIGN
 - ③ ENTRY CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT
 - ④ ACCESS TO PLAYGROUND RELOCATED DUE TO ADA COMPLIANCE
 - ⑤ NEW CONCRETE PICNIC TABLES WITH FIXED SHADE UMBRELLAS AND BBQS
 - ⑥ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT
 - ⑦ SMALL CURB WITH NEW DRAIN INLET AT SLOPE EROSION LOCATION, REPLANT SLOPE TO HELP STABILIZE
 - ⑧ REMOVE AND INSTALL OPEN BOTTOM CREEK WITH SUPPLEMENTAL BURIED DRAIN PIPE
 - ⑨ HYDRO-SEED OPEN DIRT AREA
 - ⑩ NEW FITNESS STATIONS IN DG PAVING
 - ⑪ ADDITIONAL LIGHT POLES ALONG PATHWAY, 15 NEW POLES
 - ⑫ UPGRADE BACKBOARD AND RIM AT BASKETBALL COURT
 - ⑬ REMOVE AND REPLACE BROKEN CONCRETE PAVING

COST ESTIMATE - HIGH OPTION

- \$1,209,933 - DEMO AND CONSTRUCTION
 - \$120,993 - 10% CONTINGENCY
- \$1,330,926 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY

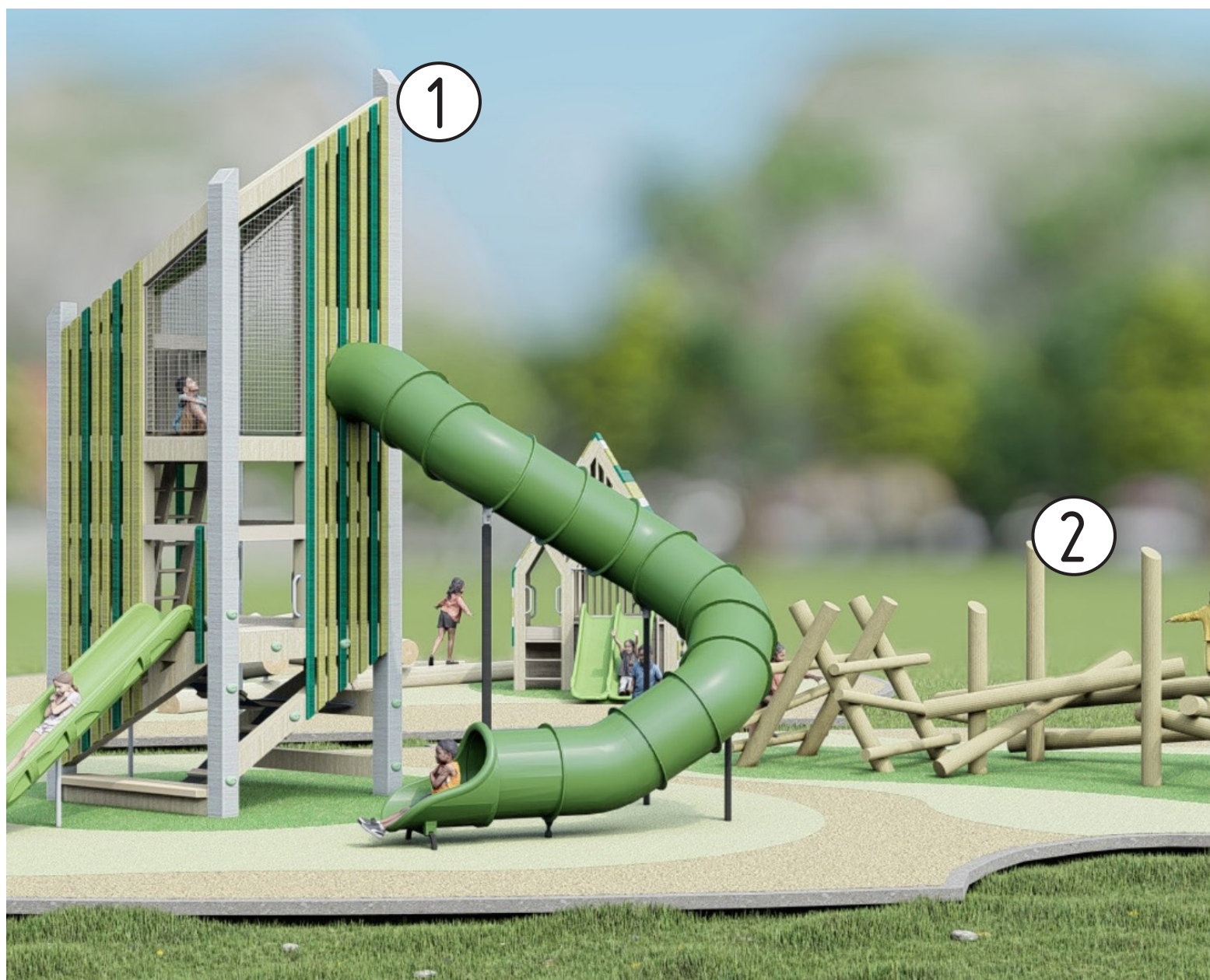


LEGEND

- ① 5-12 TREE HOUSE TOWER
- ② 5-12 LOG CLIMBER
- ③ 2-5 TREE HOUSE STRUCTURE
- ④ 2-5 LOG AND LEAF CLIMBERS
- ⑤ RETAINING CURB WITH PLAYGROUND
- ⑥ RAILING ALONG STREET EDGE
- ⑦ BENCH AND INDIVIDUAL SEATING AREAS
- ⑧ NEW PLANTING AREAS
- ⑨ REMOVE TURF AND ADD SHRUBS, MODIFY IRRIGATION AS NEEDED
- ⑩ NEW TABLES, BBQS AND TRASH/COAL
- ⑪ NEW PARK SIGN, SEE LOW OPTION
- ⑫ 3,660 SF OF RUBBERIZED SURFACING
- ⑬ DRINKING FOUNTAIN WITH PET BOWL
- ⑭ NEW LIGHT POLES
- ⑮ UPGRADED BASKETBALL HOOP

CITY OF LAGUNA HILLS - EL CONEJO PARK

Landscape Concept - High Option



FITNESS EQUIPMENT STATIONS

FITNESS EQUIPMENT STATIONS

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - High Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 104,116
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 57,615.85
2	Clear and Grub	3,500	SF	\$ 1	\$ 3,500
3	Earthwork and Grading	1	LS	\$ 19,000	\$ 19,000
4	Erosion Control	1	LS	\$ 1,500	\$ 1,500
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 10,000	\$ 10,000
7	Trees	15	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 7,500	\$ 7,500
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 73,765
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,460	SF	\$ 22	\$ 32,120
19	Retaining Curb at Playground Entry	75	LF	\$ 40	\$ 3,000
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	73	LF	\$ 150	\$ 10,950
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 747,020
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	75	LF	\$ 28.00	\$ 2,100.00
29	Retaining Curb at Playground	85	LF	\$ 40.00	\$ 3,400.00
30	Playground Railing along Street Edge	85	LF	\$ 125.00	\$ 10,625.00
31	Concrete Paving at Playground (Standard, Gray)	465	SF	\$ 22	\$ 10,230
32	Rubber Play Surface with Base	3,660	SF	\$ 33	\$ 120,780
33	5-12 Treehouse Structure, Installed	1	EA	\$ 325,000.00	\$ 325,000.00
34	5-12 Timber Stack, Installed	1	EA	\$ 68,000.00	\$ 68,000.00
35	2-5 Tree House Structure, Installed	1	EA	\$ 80,000.00	\$ 80,000.00
36	2-5 Timber Stack, Installed	1	EA	\$ 38,000.00	\$ 38,000.00
37	New Bench Seating at Playground	3	EA	\$ 2,500	\$ 7,500
38	New Planting at Playground	2,255	SF	\$ 7	\$ 15,785
6.0 CREEK DRAINAGE UPDATE				6.0 SUBTOTAL	\$ 101,740

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo	1,710	SF	\$ 16.00	\$ 27,360.00
40	New Underground Drainage Pipe	208	LF	\$ 30.00	\$ 6,240.00
41	Boulders - 18"	103	EA	\$ 110.00	\$ 11,330.00
42	Boulders - 3'	34	EA	\$ 500.00	\$ 17,000.00
43	Gravel at Creek	1,710	SF	\$ 16.00	\$ 27,360.00
44	Hydroseed Planting Area	8,300	SF	\$ 1.50	\$ 12,450.00
7.0 TABLE AND BBQ REPLACEMENT				7.0 SUBTOTAL	\$ 36,600
45	Table Demo	4	EA	\$ 750.00	\$ 3,000.00
46	BBQ Demo	1	EA	\$ 600.00	\$ 600.00
47	New Tables	4	EA	\$ 6,000.00	\$ 24,000.00
48	New BBQs	2	EA	\$ 2,500.00	\$ 5,000.00
49	New Trash Cans	4	EA	\$ 1,000.00	\$ 4,000.00
8.0 HILLSIDE EROSION CONTROL DRAIN				8.0 SUBTOTAL	\$ 10,300
50	Demo and Replace Concrete for Utility Line Connection	50	LF	\$ 60.00	\$ 3,000.00
51	New Area Drain and connection to utility line	1	EA	\$ 2,500.00	\$ 2,500.00
52	Retaining Curb at Back of Sidewalk	25	LF	\$ 40.00	\$ 1,000.00
53	New Planting at Hillside	950	SF	\$ 4	\$ 3,800
9.0 FITNESS STATIONS				8.0 SUBTOTAL	\$ 103,160
54	Decomposed Granite Paving	1,300	SF	\$ 4.00	\$ 5,200.00
55	Flush Concrete Heads - 6" Wide	116	LF	\$ 35.00	\$ 4,060.00
56	Fitness Equipment - 6 pieces total, installed	1	LS	\$ 90,000.00	\$ 90,000.00
57	Replace Basketball hoop and backboard	1	LS	\$ 2,500.00	\$ 2,500.00
58	Modify Lawn and Irrigation	350	SF	\$ 4	\$ 1,400
	Total Construction Items				\$1,209,932.85
	Contingency & Escalation Estimate (10% of construction estimate)				\$120,993.29
	Construction Budget Estimate				\$1,330,926.14



OVERALL CONCEPT PLAN - LOW OPTION

LEGEND

- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
- ② NEW PARK SIGN
- ③ TENNIS COURT CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT, DRINKING FOUNTAIN REPLACED AT ENTRY
- ④ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT

COST ESTIMATE - LOW OPTION

- \$579,350 DEMO AND CONSTRUCTION
 - \$57,935 10% CONTINGENCY
-
- \$637,285 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY



PLAYGROUND ENLARGEMENT – LOW OPTION

LEGEND

- ① 5-12 FARM BARN STRUCTURE
- ② 2-5 SILO STRUCTURE
- ③ CORN STALK CLIMBERS
- ④ NEW PLANTING AREA WITH TREE
- ⑤ 2,312 SF OF RUBBERIZED SURFACING
- ⑥ EXISTING BANDING PROTECT IN PLACE

LEGEND

- ⑦ EXISTING SEATING AREAS PROTECT IN PLACE



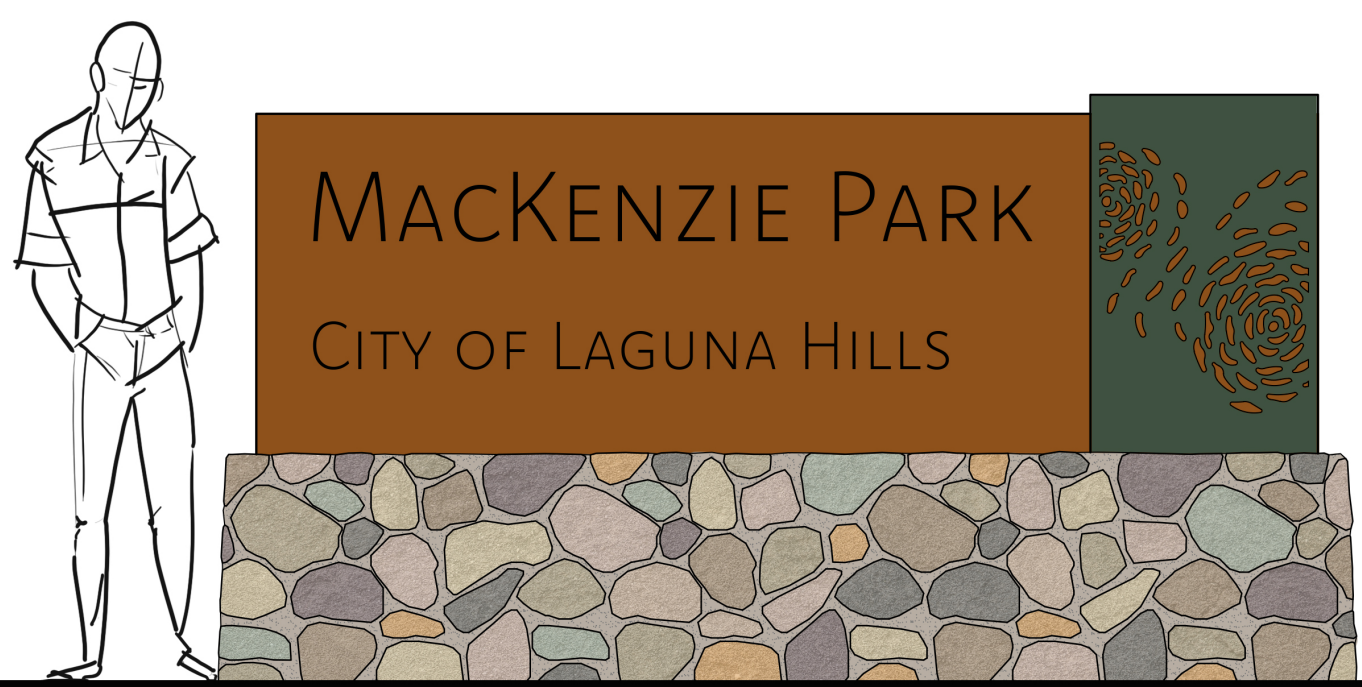
Mackenzie Park

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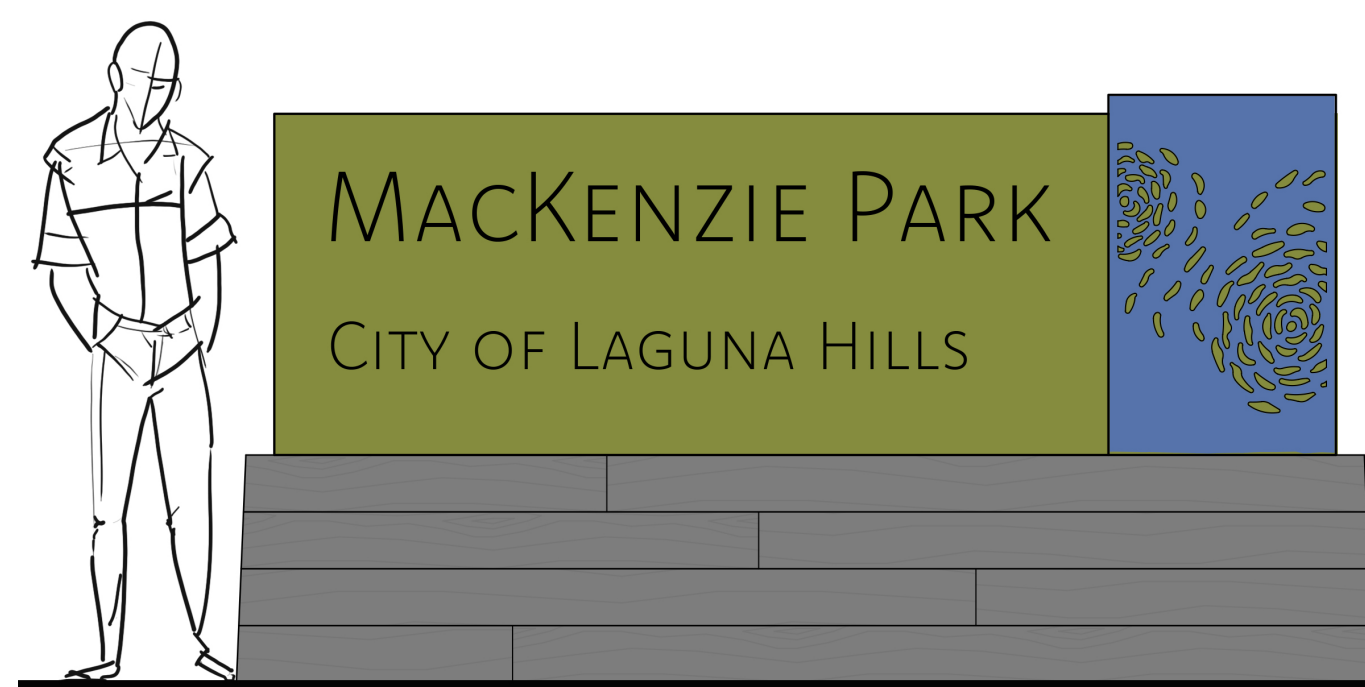
DRINKING FOUNTAIN WITH DOG BOWL



STONE CLAD BASE WITH EARTH TONE METAL PANELING FOR LETTERS



LIGHT SANDBLAST CONCRETE BASE WITH BOLD/VIBRANT METAL PANELING FOR LETTERS



BOARDFORM CONCRETE BASE WITH CITY LOGO BRANDED COLOR METAL PANELING FOR LETTERS

CITY OF LAGUNA HILLS – MACKENZIE PARK

Landscape Concept – Low Option

ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - Low Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORNMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 75,017
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 32,516.85
2	Clear and Grub	1,500	SF	\$ 1	\$ 1,500
3	Earthwork and Grading	1	LS	\$ 15,000	\$ 15,000
4	Erosion Control	1	LS	\$ 10,000	\$ 10,000
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 6,000	\$ 6,000
7	Trees	7	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 5,000	\$ 5,000
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 71,375
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,415	SF	\$ 22	\$ 31,130
19	Retaining Curb at Playground Entry	70	LF	\$ 40	\$ 2,800
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	65	LF	\$ 150	\$ 9,750
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 460,980
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	110	LF	\$ 28.00	\$ 3,080.00
29	Retaining Curb at Playground	140	LF	\$ 40.00	\$ 5,600.00
30	Playground Railing along Street Edge	140	LF	\$ 125.00	\$ 17,500.00
31	Concrete Paving at Pathway (Standard, Gray)	385	SF	\$ 22	\$ 8,470
32	Rubber Play Surface with Base	3,740	SF	\$ 33	\$ 123,420
33	5-12 Treehouse Structure, Installed	1	EA	\$ 163,300.00	\$ 163,300.00
34	5-12 Spinners, Installed	1	EA	\$ 4,650.00	\$ 4,650.00
35	2-5 Tree House Structure, Installed	1	EA	\$ 43,000.00	\$ 43,000.00
36	2-5 Rider, Installed	1	EA	\$ 4,650.00	\$ 4,650.00
37	2 Bay Swing with ADA 3rd Bay, Installed	1	EA	\$ 5,750.00	\$ 5,750.00
38	New Planting at Playground	2,280	SF	\$ 7	\$ 15,960
6.0 CREEK REMOVAL AND UNDERGROUND PIPE				6.0 SUBTOTAL	\$ 42,250

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo and Infill with Dirt	1,710	SF	\$ 20.00	\$ 34,200.00
40	New Underground Drainage Pipe	175	LF	\$ 40.00	\$ 7,000.00
41	Patch Trenching In Turf	525	SF	\$ 2.00	\$ 1,050.00
	Total Construction Items				\$682,853.85
	Contingency & Escalation Estimate (10% of construction estimate)				\$68,285.39
	Construction Budget Estimate				\$751,139.24



LEGEND

- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
- ② NEW PARK SIGN
- ③ TENNIS COURT CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT, DRINKING FOUNTAIN REPLACED AT ENTRY
- ④ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT
- ⑤ CONCRETE PATHS REMOVED AND REPLACED TO BE ADA COMPLIANT
- ⑥ NEW PICNIC TABLES AND BENCHES

OVERALL CONCEPT PLAN – MEDIUM OPTION

COST ESTIMATE – MEDIUM OPTION

- \$659,750 DEMO AND CONSTRUCTION
 - \$65,975 10% CONTINGENCY
-
- \$725,725 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY



PLAYGROUND ENLARGEMENT – MEDIUM OPTION

LEGEND

- ① 5-12 FARM BARN STRUCTURE
- ② 2-5 SILO STRUCTURE
- ③ CORN STALK CLIMBERS
- ④ NEW PLANTING AREA WITH TREE
- ⑤ 2,312 SF OF RUBBERIZED SURFACING
- ⑥ NEW PLAYGROUND BENCH SEATING
- ⑦ NEW PICNIC TABLES

LEGEND

- ⑧ CONCRETE PATHS REMOVED AND REPLACED TO BE ADA COMPLIANT



Mackenzie Park

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Mackenzie Park

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ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - Medium Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 103,848
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 50,347.60
2	Clear and Grub	3,500	SF	\$ 1	\$ 3,500
3	Earthwork and Grading	1	LS	\$ 17,000	\$ 17,000
4	Erosion Control	1	LS	\$ 12,500	\$ 12,500
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 9,000	\$ 9,000
7	Trees	13	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 6,500	\$ 6,500
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 75,015
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,460	SF	\$ 22	\$ 32,120
19	Retaining Curb at Playground Entry	80	LF	\$ 40	\$ 3,200
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	80	LF	\$ 150	\$ 12,000
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 694,915
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	70	LF	\$ 28.00	\$ 1,960.00
29	Retaining Curb at Playground	100	LF	\$ 40.00	\$ 4,000.00
30	Playground Railing along Street Edge	100	LF	\$ 125.00	\$ 12,500.00
31	Concrete Paving at Playground (Standard, Gray)	580	SF	\$ 22	\$ 12,760
32	Rubber Play Surface with Base	3,990	SF	\$ 33	\$ 131,670
33	5-12 Treehouse Structure, Installed	1	EA	\$ 325,000.00	\$ 325,000.00
34	2-5 Tree House Structure, Installed	1	EA	\$ 70,000.00	\$ 70,000.00
35	2-5 Play House, Installed	1	EA	\$ 30,000.00	\$ 30,000.00
36	2-5 Rider, Installed	2	EA	\$ 9,500.00	\$ 19,000.00
37	New Bench Seating at Playground	4	EA	\$ 2,500	\$ 10,000
38	New Planting at Playground	1,775	SF	\$ 7	\$ 12,425
6.0 CREEK DRAINAGE UPDATE				6.0 SUBTOTAL	\$ 101,740

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo	1,710	SF	\$ 16.00	\$ 27,360.00
40	New Underground Drainage Pipe	208	LF	\$ 30.00	\$ 6,240.00
41	Boulders - 18"	103	EA	\$ 110.00	\$ 11,330.00
42	Boulders - 3'	34	EA	\$ 500.00	\$ 17,000.00
43	Gravel at Creek	1,710	SF	\$ 16.00	\$ 27,360.00
44	Hydroseed Planting Area	8,300	SF	\$ 1.50	\$ 12,450.00
7.0 TABLE AND BBQ REPLACEMENT				7.0 SUBTOTAL	\$ 36,800
45	Table Demo	4	EA	\$ 800.00	\$ 3,200.00
46	BBQ Demo	1	EA	\$ 600.00	\$ 600.00
47	New Tables	4	EA	\$ 6,000.00	\$ 24,000.00
48	New BBQs	2	EA	\$ 2,500.00	\$ 5,000.00
49	New Trash Cans	4	EA	\$ 1,000.00	\$ 4,000.00
8.0 HILLSIDE EROSION CONTROL DRAIN				8.0 SUBTOTAL	\$ 11,750
50	Demo and Replace Concrete for Utility Line Connection	50	LF	\$ 30.00	\$ 1,500.00
51	New Area Drain and connection to utility line	1	EA	\$ 4,500.00	\$ 4,500.00
52	Retaining Curb at Back of Sidewalk	25	LF	\$ 40.00	\$ 1,000.00
53	New Planting at Hillside	950	SF	\$ 5	\$ 4,750
Total Construction Items					\$1,057,299.60
Contingency & Escalation Estimate (10% of construction estimate)					\$105,729.96
Construction Budget Estimate					\$1,163,029.56



LEGEND

- ① UPDATE PLAYGROUND ZONE, SEE ENLARGEMENT
- ② NEW PARK SIGN
- ③ TENNIS COURT CONCRETE PATH REMOVED AND REPLACED TO BE ADA COMPLIANT, DRINKING FOUNTAIN REPLACED AT ENTRY
- ④ NEW DRINKING FOUNTAIN WITH DOG BOWL AND PAVING REPLACEMENT TO BE ADA COMPLIANT
- ⑤ CONCRETE PATHS REMOVED AND REPLACED TO BE ADA COMPLIANT
- ⑥ PICNIC TABLE AREA
- ⑦ NEW ENCLOSED DOG PARK. SEPARATE SMALL AND LARGE DOG FENCED SPACES. SEATING WITH SHADE. . APPROXIMATE 9,600 SF
- ⑧ NEW PLANTING AREAS REPLACING TURF AROUND DOG SPACE
- ⑨ ADDITIONAL LIGHT POLES ALONG PATHWAY

OVERALL CONCEPT PLAN - HIGH OPTION

COST ESTIMATE - HIGH OPTION

- \$1,645,224 DEMO AND CONSTRUCTION
- \$164,522 10% CONTINGENCY
- \$1,809,746 TOTAL**

*FULL COST BREAKDOWN PROVIDED SEPARATELY



LEGEND

- ① 2-5 FARM STRUCTURE
- ② 2-5 ANIMAL PEN AREA
- ③ 5-12 FARM BARN STRUCTURE WITH SILO STRUCTURE ATTACHED
- ④ SHADE SAIL OVER PLAYGROUND
- ⑤ NEW PLANTING AREAS WITH TREES
- ⑥ 3,073 SF OF RUBBERIZED SURFACING
- ⑦ RAILING ALONG STREET EDGE
- ⑧ REMOVE TURF AND ADD SHRUBS, MODIFY IRRIGATION AS NEEDED
- ⑨ DRINKING FOUNTAIN WITH PET BOWL
- ⑩ NEW PICNIC TABLE AREA WITH 3 TABLES
- ⑪ NEW PLAYGROUND BENCH SEATING

LEGEND

- ⑫ CONCRETE PATHS REMOVED AND REPLACED TO BE ADA COMPLIANT
- ⑬ NEW LIGHT POLES ALONG PARK PATH AND AT PLAYGROUND
- ⑭ 'TRACTOR' (TRIKE) TRAIL, AROUND EDGE OF PLAYGROUND



CITY OF LAGUNA HILLS – MACKENZIE PARK

Landscape Concept – High Option

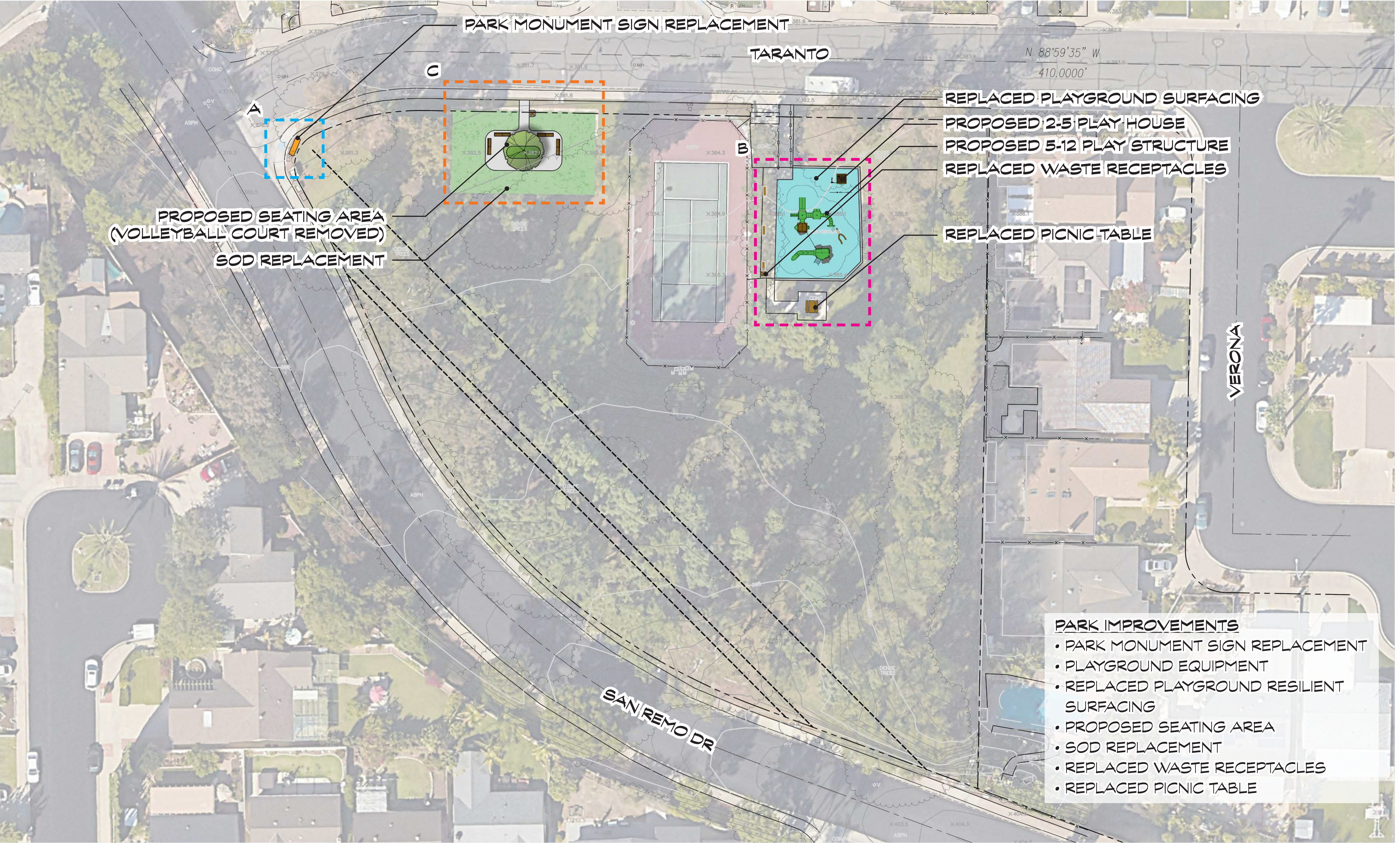
ESTIMATE OF PROBABLE CONSTRUCTION COSTS

Date: June 30, 2025

Project: El Conejo Park, City of Laguna Hills - High Option

Item No.	Item Description	Quantity	Unit	Unit Price	Total
1.0 GENERAL SITE WORK, GRADING, ENVIORMENTAL, TREES AND MAINTENANCE				1.0 SUBTOTAL	\$ 104,116
1	Mobilization and Demobilization (5%)	1	LS	\$ -	\$ 57,615.85
2	Clear and Grub	3,500	SF	\$ 1	\$ 3,500
3	Earthwork and Grading	1	LS	\$ 19,000	\$ 19,000
4	Erosion Control	1	LS	\$ 1,500	\$ 1,500
5	Traffic Control	1	LS	\$ 5,000	\$ 5,000
6	Temporary Construction Fencing	1	LS	\$ 10,000	\$ 10,000
7	Trees	15	EA	City Scope	City Scope
8	90-Day Maintenance	1	LS	\$ 7,500	\$ 7,500
2.0 DRINKING FOUNTAIN				2.0 SUBTOTAL	\$ 19,632
9	Drinking Fountain Demo	1	LS	\$ 500.00	\$ 500.00
10	Drinking Fountain Paving Demo	210	SF	\$ 13.00	\$ 2,730.00
11	Drinking Fountain	1	LS	\$ 10,000.00	\$ 10,000.00
12	Concrete Paving at Drinking Fountain (Standard, Gray)	215	SF	\$ 22.00	\$ 4,730.00
13	Modify Lawn and Irrigation	215	SF	\$ 4	\$ 860
14	New Planting and Irrigation	116	SF	\$ 7	\$ 812
3.0 PARK SIGN				3.0 SUBTOTAL	\$ 13,600
15	Existing Monument Sign Demo	1	LS	\$ 600.00	\$ 600.00
16	Monument Sign	1	LS	\$ 13,000.00	\$ 13,000.00
4.0 ADA COMPLIANCE PARK AND PLAYGROUND ENTRY PATHWAY				4.0 SUBTOTAL	\$ 73,765
17	Paving Demo	1,135	SF	\$ 13	\$ 14,755
18	Concrete Paving at Pathway (Standard, Gray)	1,460	SF	\$ 22	\$ 32,120
19	Retaining Curb at Playground Entry	75	LF	\$ 40	\$ 3,000
20	Concrete Steps and Handrail at Drinking Fountain	8	SF	\$ 275.00	\$ 2,200.00
21	Metal Guardrail on Retaining Curb	73	LF	\$ 150	\$ 10,950
22	Modify Lawn and Irrigation	305	SF	\$ 4	\$ 1,220
23	New Planting and Irrigation	1,360	SF	\$ 7	\$ 9,520
5.0 PLAY GROUND AND EQUIPMENT				5.0 SUBTOTAL	\$ 747,020
24	Playground Demo	1	EA	\$ 15,000.00	\$ 15,000.00
25	Raised Planter Wall Demo	124	SF	\$ 15.00	\$ 1,860.00
26	Paving Demo	660	SF	\$ 13.00	\$ 8,580.00
27	Playground Paving Demo	5,020	SF	\$ 8.00	\$ 40,160.00
28	Flush Concrete Heads - 6" Wide	75	LF	\$ 28.00	\$ 2,100.00
29	Retaining Curb at Playground	85	LF	\$ 40.00	\$ 3,400.00
30	Playground Railing along Street Edge	85	LF	\$ 125.00	\$ 10,625.00
31	Concrete Paving at Playground (Standard, Gray)	465	SF	\$ 22	\$ 10,230
32	Rubber Play Surface with Base	3,660	SF	\$ 33	\$ 120,780
33	5-12 Treehouse Structure, Installed	1	EA	\$ 325,000.00	\$ 325,000.00
34	5-12 Timber Stack, Installed	1	EA	\$ 68,000.00	\$ 68,000.00
35	2-5 Tree House Structure, Installed	1	EA	\$ 80,000.00	\$ 80,000.00
36	2-5 Timber Stack, Installed	1	EA	\$ 38,000.00	\$ 38,000.00
37	New Bench Seating at Playground	3	EA	\$ 2,500	\$ 7,500
38	New Planting at Playground	2,255	SF	\$ 7	\$ 15,785
6.0 CREEK DRAINAGE UPDATE				6.0 SUBTOTAL	\$ 101,740

Item No.	Item Description	Quantity	Unit	Unit Price	Total
39	Creek Demo	1,710	SF	\$ 16.00	\$ 27,360.00
40	New Underground Drainage Pipe	208	LF	\$ 30.00	\$ 6,240.00
41	Boulders - 18"	103	EA	\$ 110.00	\$ 11,330.00
42	Boulders - 3'	34	EA	\$ 500.00	\$ 17,000.00
43	Gravel at Creek	1,710	SF	\$ 16.00	\$ 27,360.00
44	Hydroseed Planting Area	8,300	SF	\$ 1.50	\$ 12,450.00
7.0 TABLE AND BBQ REPLACEMENT				7.0 SUBTOTAL	\$ 36,600
45	Table Demo	4	EA	\$ 750.00	\$ 3,000.00
46	BBQ Demo	1	EA	\$ 600.00	\$ 600.00
47	New Tables	4	EA	\$ 6,000.00	\$ 24,000.00
48	New BBQs	2	EA	\$ 2,500.00	\$ 5,000.00
49	New Trash Cans	4	EA	\$ 1,000.00	\$ 4,000.00
8.0 HILLSIDE EROSION CONTROL DRAIN				8.0 SUBTOTAL	\$ 10,300
50	Demo and Replace Concrete for Utility Line Connection	50	LF	\$ 60.00	\$ 3,000.00
51	New Area Drain and connection to utility line	1	EA	\$ 2,500.00	\$ 2,500.00
52	Retaining Curb at Back of Sidewalk	25	LF	\$ 40.00	\$ 1,000.00
53	New Planting at Hillside	950	SF	\$ 4	\$ 3,800
9.0 FITNESS STATIONS				8.0 SUBTOTAL	\$ 103,160
54	Decomposed Granite Paving	1,300	SF	\$ 4.00	\$ 5,200.00
55	Flush Concrete Heads - 6" Wide	116	LF	\$ 35.00	\$ 4,060.00
56	Fitness Equipment - 6 pieces total, installed	1	LS	\$ 90,000.00	\$ 90,000.00
57	Replace Basketball hoop and backboard	1	LS	\$ 2,500.00	\$ 2,500.00
58	Modify Lawn and Irrigation	350	SF	\$ 4	\$ 1,400
	Total Construction Items				\$1,209,932.85
	Contingency & Escalation Estimate (10% of construction estimate)				\$120,993.29
	Construction Budget Estimate				\$1,330,926.14



SAN REMO PARK - LOW
CITY OF LAGUNA HILLS, CALIFORNIA



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/19/2025

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 7,970.18
2	Temporary Construction Chainlink Fence	829	LF	\$ 10.00	\$ 8,290.00
TOTAL FOR PROJECT START-UP					\$ 16,260.00
A MONUMENT SIGN REPLACEMENT					
3	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
4	Park Monument Signage	1	LS	Allow	\$ 12,000.00
TOTAL FOR MONUMENT SIGN REPLACEMENT					\$ 12,800.00
B PLAYGROUND AREA					
5	Demolition and Removal of Sand	488	SF	\$ 4.00	\$ 1,952.00
6	Demolition and Removal of Resilient Surfacing	1,654	SF	\$ 4.00	\$ 6,616.00
7	Demolition and Removal of Existing Concrete Header	127	LF	\$ 8.00	\$ 1,016.00
8	Demolition and Removal of Existing Picnic Tables	1	EA	\$ 600.00	\$ 600.00
9	Demolition and Removal of Existing Waste Receptacles	4	EA	\$ 250.00	\$ 1,000.00
10	Resilient Rubberized Surfacing at Play Area	2,142	SF	\$ 28.00	\$ 59,976.00
11	Play Curb Header for Resilient Surfacing	127	LF	\$ 60.00	\$ 7,620.00
12	Playground Equipment	1	LS	Allow	\$ 150,000.00
13	Playground Equipment Installation	1	LS	Allow	\$ 75,000.00
14	Concrete Picnic Tables	1	EA	\$ 2,500.00	\$ 2,500.00
15	Waste Receptacles	1	EA	\$ 1,200.00	\$ 1,200.00
TOTAL FOR PLAYGROUND AREA					\$ 307,480.00
C PICNIC / SEATING AREA					
16	Demolition and Removal of Sand	3,001	SF	\$ 4.00	\$ 12,004.00
17	Demolition and Removal of Existing Concrete Header	227	LF	\$ 8.00	\$ 1,816.00
18	Demolition and Removal of Existing Volleyball Court Net	1	LS	Allow	\$ 400.00
19	Natural Gray Concrete Paving	712	SF	\$ 16.00	\$ 11,392.00
20	Benches	4	EA	\$ 3,500.00	\$ 14,000.00
21	Waste Receptacles	1	EA	\$ 1,200.00	\$ 1,200.00
22	Shrub Irrigation (Bubbler/Rotary)	92	SF	\$ 3.50	\$ 322.00
23	Tree Irrigation (Bubbler)	1	EA	\$ 350.00	\$ 350.00
24	Irrigation System Adjustments	1	LS	Allow	\$ 10,000.00
25	Soil Preparation	2,313	SF	\$ 5.00	\$ 11,565.00
26	24" Box Trees	1	EA	\$ 650.00	\$ 650.00
27	1 Gal. Container Planting (75% at 18" spacing)	36	EA	\$ 12.00	\$ 432.00
28	5 Gal. Container Planting (25% at 30" spacing)	5	EA	\$ 35.00	\$ 175.00
29	Install Turf Sod	2,221	SF	\$ 2.00	\$ 4,442.00
30	3" Mulch Layer in Landscape Areas	3	CY	\$ 50.00	\$ 150.00
31	90-Day Maintenance	2,313	SF	\$ 0.45	\$ 1,040.85
TOTAL FOR PICNIC / SEATING AREA					\$ 69,939.00
BASE BID SUBTOTAL =					\$ 406,479.00
30% CONSTRUCTION CONTINGENCY =					\$ 121,944.00
GRAND TOTAL =					\$ 528,423.00
5% ESCALATION FEE PER ANNUM =					\$ 20,324.00

**SAN REMO PARK - LOW
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

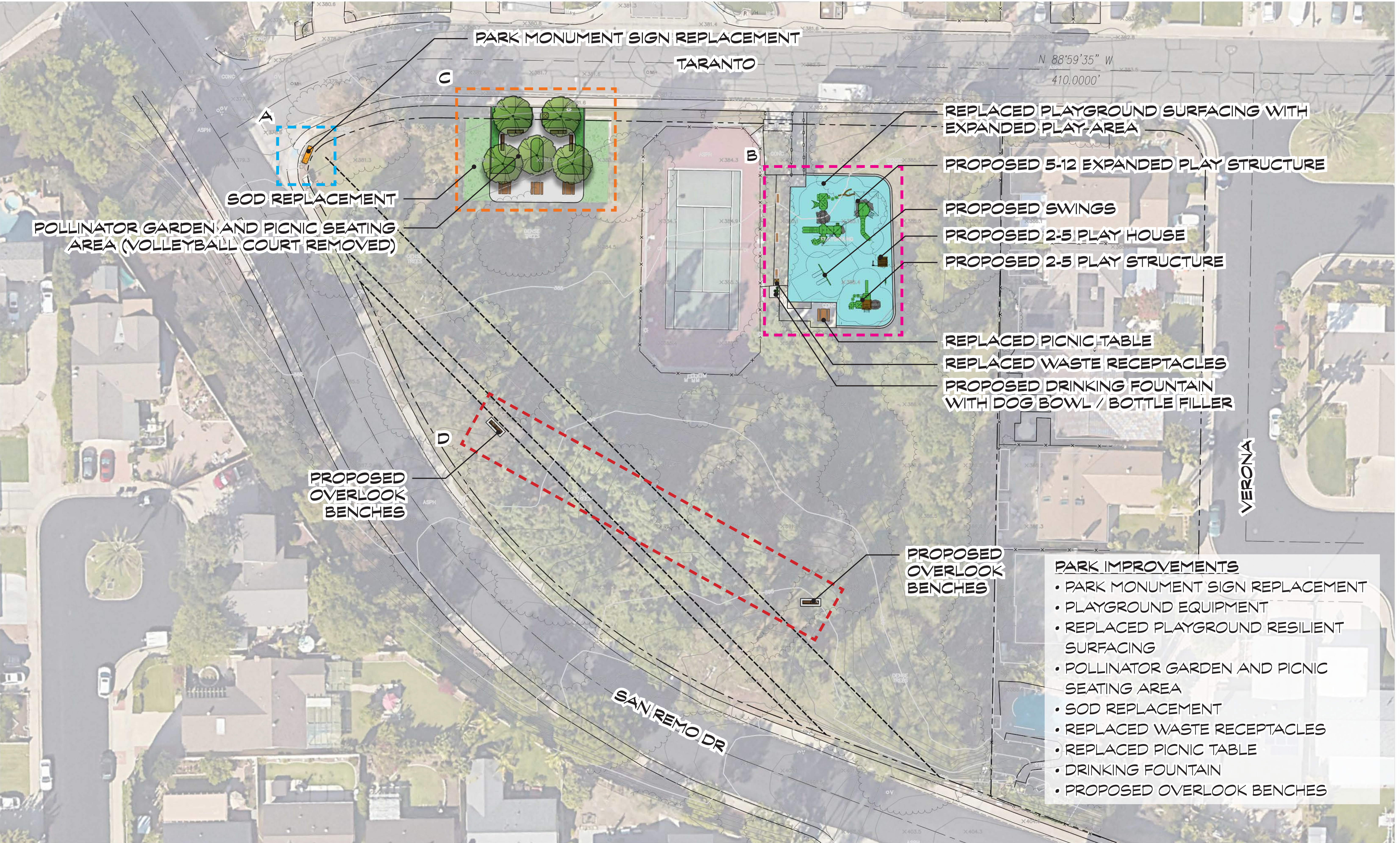
Based on Prelim Documents dated 4/22/2025

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8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL.



**SAN REMO PARK - MEDIUM
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/19/2025

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 11,926.52
2	Temporary Construction Chainlink Fence	829	LF	\$ 10.00	\$ 8,290.00
TOTAL FOR PROJECT START-UP					\$ 20,217.00
A MONUMENT SIGN REPLACEMENT					
3	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
4	Park Monument Signage	1	LS	Allow	\$ 12,000.00
TOTAL FOR MONUMENT SIGN REPLACEMENT					\$ 12,800.00
B PLAYGROUND AREA					
5	Clear and Grub of Turf Areas, Pulverize Turf	1,214	SF	\$ 1.00	\$ 1,214.00
6	Remove Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline	1,214	SF	\$ 1.00	\$ 1,214.00
7	Demolition and Removal of Sand	488	SF	\$ 4.00	\$ 1,952.00
8	Demolition and Removal of Resilient Surfacing	1,654	SF	\$ 4.00	\$ 6,616.00
9	Demolition and Removal of Existing Concrete Header	127	SF	\$ 8.00	\$ 1,016.00
10	Demolition and Removal of Existing Picnic Tables	1	EA	\$ 600.00	\$ 600.00
11	Demolition and Removal of Existing Waste Receptacles	4	EA	\$ 250.00	\$ 1,000.00
12	Resilient Rubberized Surfacing at Play Area	3,386	SF	\$ 28.00	\$ 94,808.00
13	Play Curb Header for Resilient Surfacing	140	LF	\$ 60.00	\$ 8,400.00
14	Playground Equipment	1	LS	Allow	\$ 225,000.00
15	Playground Equipment Installation	1	LS	Allow	\$ 112,500.00
16	Concrete Picnic Tables	1	EA	\$ 2,500.00	\$ 2,500.00
17	Waste Receptacles	1	EA	\$ 1,200.00	\$ 1,200.00
18	Drinking Fountain	1	EA	\$ 8,000.00	\$ 8,000.00
19	Water Line (1" PVC Sch. 80)	111	LF	\$ 40.00	\$ 4,440.00
20	Sump	1	LS	Allow	\$ 600.00
TOTAL FOR PLAY AREA					\$ 471,060.00
C PICNIC / SEATING AREA					
21	Clear and Grub of Turf Areas, Pulverize Turf	220	SF	\$ 1.00	\$ 220.00
22	Remove Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline	220	SF	\$ 1.00	\$ 220.00
23	Demolition and Removal of Sand	3,001	SF	\$ 4.00	\$ 12,004.00
24	Demolition and Removal of Existing Concrete Header	227	SF	\$ 8.00	\$ 1,816.00
25	Demolition and Removal of Existing Volleyball Court Net	1	LS	Allow	\$ 400.00
26	Natural Gray Concrete Paving	1,306	SF	\$ 16.00	\$ 20,896.00
27	6" Concrete Mow Curb	66	LF	\$ 30.00	\$ 1,980.00
28	Concrete Picnic Tables	3	EA	\$ 2,500.00	\$ 7,500.00
29	Benches	4	EA	\$ 3,500.00	\$ 14,000.00
30	Waste Receptacles	1	EA	\$ 1,200.00	\$ 1,200.00
31	Shrub Irrigation (Bubbler/Rotary)	809	SF	\$ 3.50	\$ 2,832.00
32	Tree Irrigation (Bubbler)	5	EA	\$ 350.00	\$ 1,750.00
33	Irrigation System Adjustments	1	LS	Allow	\$ 10,000.00
34	Soil Preparation	1,884	SF	\$ 5.00	\$ 9,420.00
35	24" Box Trees	5	EA	\$ 650.00	\$ 3,250.00
36	1 Gal. Container Planting (75% at 18" spacing)	312	EA	\$ 12.00	\$ 3,744.00
37	5 Gal. Container Planting (25% at 30" spacing)	38	EA	\$ 35.00	\$ 1,330.00
38	Install Turf Sod	1,075	SF	\$ 2.00	\$ 2,150.00
39	3" Mulch Layer in Landscape Areas	8	CY	\$ 50.00	\$ 400.00
40	90-Day Maintenance	1,884	SF	\$ 0.45	\$ 848.00
TOTAL FOR PICNIC / SEATING AREA					\$ 95,960.00

**SAN REMO PARK - MEDIUM
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

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D ADDITIONAL BENCHES					
41	Natural Gray Concrete Paving	76	SF	\$ 16.00	\$ 1,216.00
42	Benches	2	EA	\$ 3,500.00	\$ 7,000.00
TOTAL FOR ADDITIONAL BENCHES					\$ 8,216.00
BASE BID SUBTOTAL =					\$ 608,253.00
30% CONSTRUCTION CONTINGENCY =					\$ 182,476.00
GRAND TOTAL =					\$ 790,729.00
5% ESCALATION FEE PER ANNUM =					\$ 30,413.00

Note: The Preceding cost estimate does not include the following:

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4. Hazardous material cleanup and/or removal.
5. Construction management fees.
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7. Soft costs, i.e., Consultant design fees or City staff project management fees.
8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

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SAN REMO PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA



Opinion of Probable Construction Cost

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5/19/2025

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 14,306.40
2	Temporary Construction Chainlink Fence	829	LF	\$ 10.00	\$ 8,290.00
TOTAL FOR PROJECT START-UP					\$ 22,596.00
A MONUMENT SIGN REPLACEMENT					
3	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
4	Park Monument Signage	1	LS	Allow	\$ 12,000.00
TOTAL FOR MONUMENT SIGN REPLACEMENT					\$ 12,800.00
B PLAYGROUND AREA					
5	Clear and Grub of Turf Areas, Pulverize Turf	2,109	SF	\$ 1.00	\$ 2,109.00
6	Remove Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline	2,109	SF	\$ 1.00	\$ 2,109.00
7	Demolition and Removal of Sand	488	SF	\$ 4.00	\$ 1,952.00
8	Demolition and Removal of Resilient Surfacing	1,654	SF	\$ 4.00	\$ 6,616.00
9	Demolition and Removal of Existing Concrete Header	127	SF	\$ 8.00	\$ 1,016.00
10	Demolition and Removal of Existing Concrete	39	SF	\$ 8.00	\$ 312.00
11	Demolition and Removal of Existing Picnic Tables	1	EA	\$ 600.00	\$ 600.00
12	Demolition and Removal of Existing Waste Receptacles	4	EA	\$ 250.00	\$ 1,000.00
13	Drinking Fountain	1	EA	\$ 8,000.00	\$ 8,000.00
14	Water Line (1" PVC Sch. 80)	111	LF	\$ 40.00	\$ 4,440.00
15	Sump	1	LS	Allow	\$ 600.00
16	Natural Gray Concrete Paving	553	SF	\$ 16.00	\$ 8,848.00
17	Resilient Rubberized Surfacing at Play Area	3,386	SF	\$ 28.00	\$ 94,808.00
18	Play Curb Header for Resilient Surfacing	140	LF	\$ 60.00	\$ 8,400.00
19	6" Concrete Mow Curb	12	LF	\$ 30.00	\$ 360.00
20	Playground Equipment	1	LS	Allow	\$ 225,000.00
21	Playground Equipment Installation	1	LS	Allow	\$ 112,500.00
22	Exercise Equipment	1	LS	Allow	\$ 12,000.00
23	Concrete Picnic Tables	1	EA	\$ 2,500.00	\$ 2,500.00
24	Benches	2	EA	\$ 3,500.00	\$ 7,000.00
25	Waste Receptacles	1	EA	\$ 1,200.00	\$ 1,200.00
TOTAL FOR PLAYGROUND AREA					\$ 501,370.00

**SAN REMO PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

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5/19/2025

C	PICNIC / SEATING AREA				
26	Demolition and Removal of Sand	3,001	SF	\$ 4.00	\$ 12,004.00
27	Demolition and Removal of Existing Concrete Header	227	SF	\$ 8.00	\$ 1,816.00
28	Demolition and Removal of Existing Volleyball Court Net	1	LS	Allow	\$ 400.00
29	Natural Gray Concrete Paving	1,667	SF	\$ 16.00	\$ 26,672.00
30	Concrete Picnic Tables	4	EA	\$ 2,500.00	\$ 10,000.00
31	Benches	4	EA	\$ 3,500.00	\$ 14,000.00
32	Waste Receptacles	2	EA	\$ 1,200.00	\$ 2,400.00
33	6" Concrete Mow Curb	87	LF	\$ 30.00	\$ 2,610.00
34	Shrub Irrigation (Bubbler/Rotary)	1,525	SF	\$ 3.50	\$ 5,337.50
35	Tree Irrigation (Bubbler)	9	EA	\$ 350.00	\$ 3,150.00
36	Irrigation System Adjustments	1	LS	Allow	\$ 10,000.00
37	Soil Preparation	1,653	SF	\$ 0.50	\$ 827.00
38	24" Box Trees	9	EA	\$ 650.00	\$ 5,850.00
39	1 Gal. Container Planting (60% at 18" spacing)	470	EA	\$ 12.00	\$ 5,640.00
40	5 Gal. Container Planting (30% at 30" spacing)	85	EA	\$ 35.00	\$ 2,975.00
41	15 Gal. Container Planting (10% at 36" spacing)	20	EA	\$ 100.00	\$ 2,000.00
42	Install Turf Sod	128	SF	\$ 2.00	\$ 256.00
43	3" Mulch Layer in Landscape Areas	15	CY	\$ 50.00	\$ 750.00
44	90-Day Maintenance	1,653	SF	\$ 0.45	\$ 744.00
TOTAL FOR PICNIC / SEATING AREA					\$ 107,432.00
D	ADDITIONAL BENCHES				
45	Natural Gray Concrete Paving	76	SF	\$ 16.00	\$ 1,216.00
46	Benches	2	EA	\$ 3,500.00	\$ 7,000.00
TOTAL FOR ADDITIONAL BENCHES					\$ 8,216.00
E	TENNIS COURT RENOVATION				
47	Tennis Court Plexipave Court Coloring and Striping	6,856	SF	\$ 2.00	\$ 13,712.00
48	Court Lighting	6	EA	\$ 8,500.00	\$ 51,000.00
49	Misc. Electrical (Conduit and Wiring, Pull Boxes, Distribution, Etc.)	1	LS	Allow	\$ 10,000.00
50	Basketball Hoop and Backboard (Attached to Fence)	1	EA	\$ 2,500.00	\$ 2,500.00
TOTAL FOR TENNIS COURT RENOVATION					\$ 77,212.00
	BASE BID SUBTOTAL =				\$ 729,626.00
	30% CONSTRUCTION CONTINGENCY =				\$ 218,888.00
	GRAND TOTAL =				\$ 948,514.00
	5% ESCALATION FEE PER ANNUM =				\$ 36,481.00

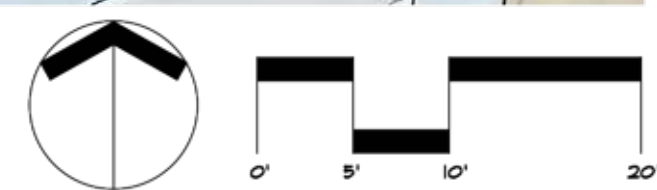
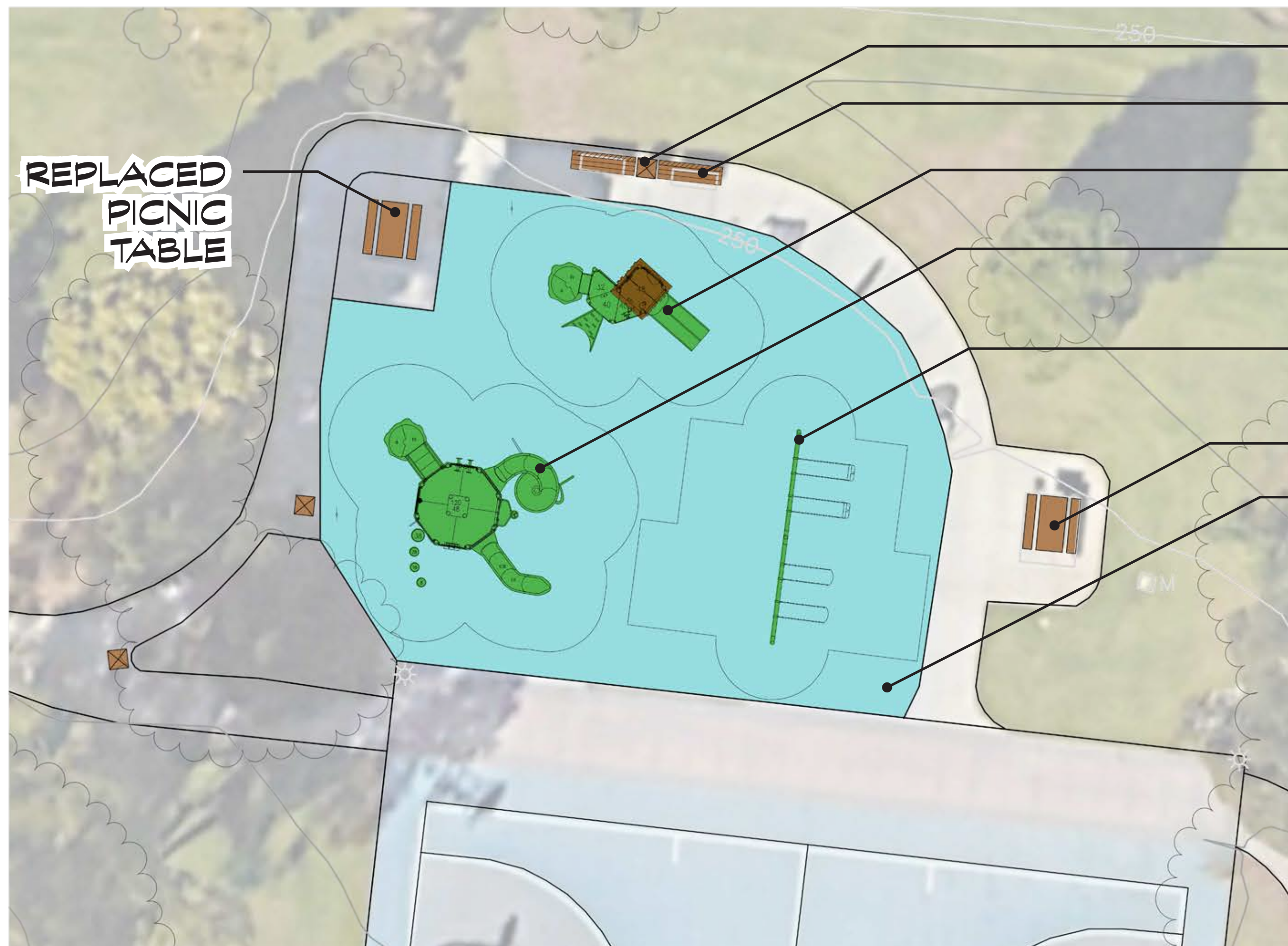
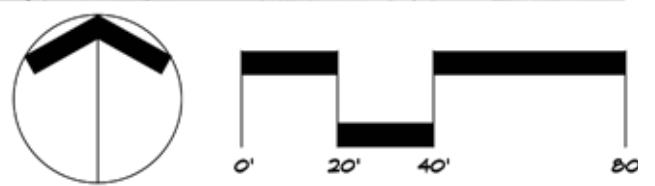
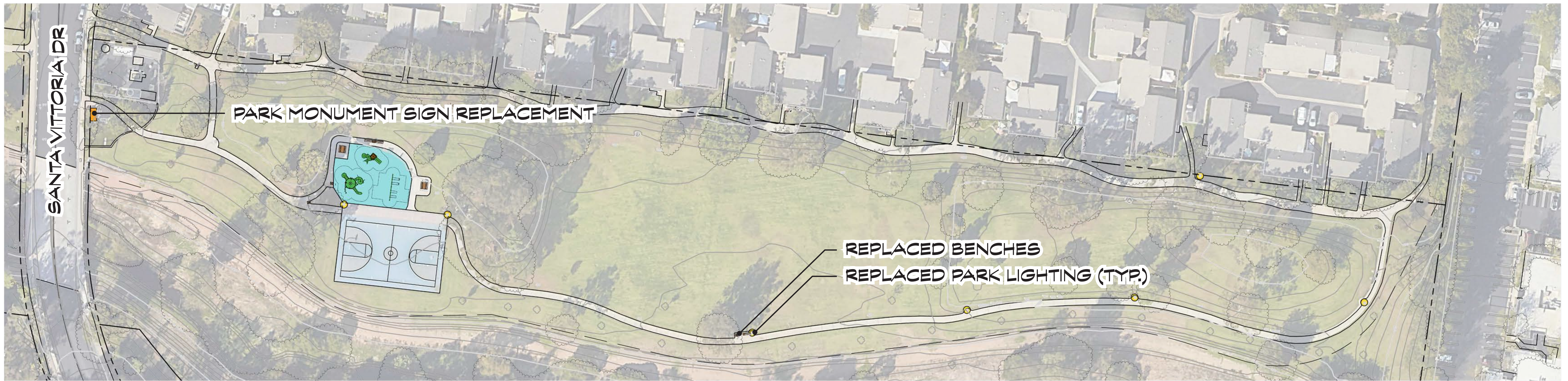
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- REPLACED TRASH / RECYCLING RECEPTACLES
- REPLACED BENCHES
- PROPOSED 2-5 PLAY STRUCTURE
- PROPOSED 5-12 PLAY STRUCTURE
- PROPOSED 2-BAY SWINGS (2 STANDARD BELTS, 2 TODDLER BUCKETS)
- REPLACED PICNIC TABLES
- REPLACED PLAYGROUND SURFACING

PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED PLAYGROUND EQUIPMENT
- REPLACED PLAYGROUND RESILIENT SURFACING
- REPLACED PARK LIGHTING
- REPLACED CONCRETE PICNIC TABLES (2)
- REPLACED BENCHES (3)
- REPLACED TRASH / RECYCLING RECEPTACLES (4)

**VEEH RANCH PARK - LOW
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

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5/19/2025

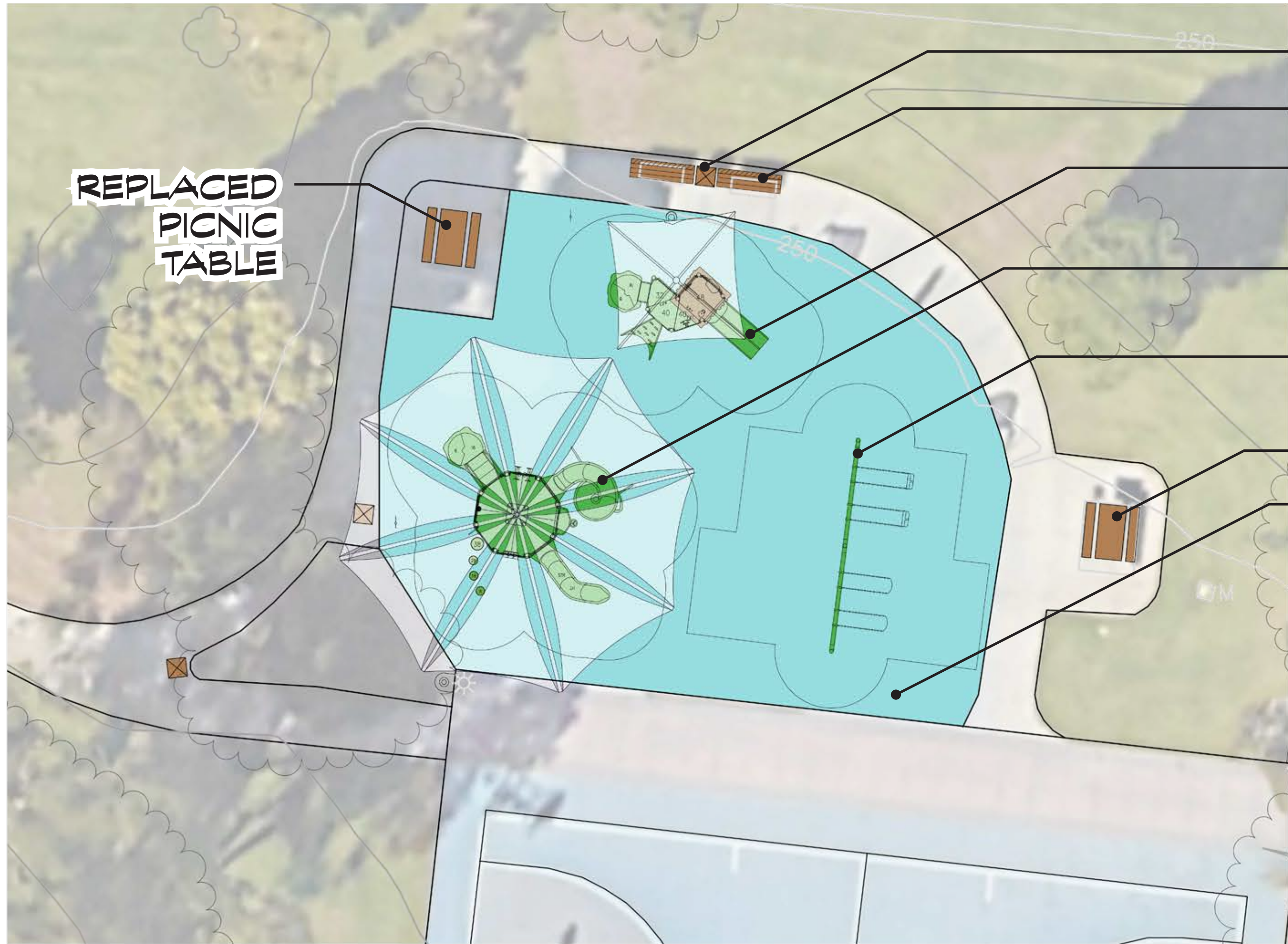
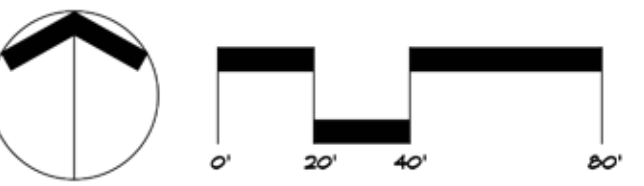
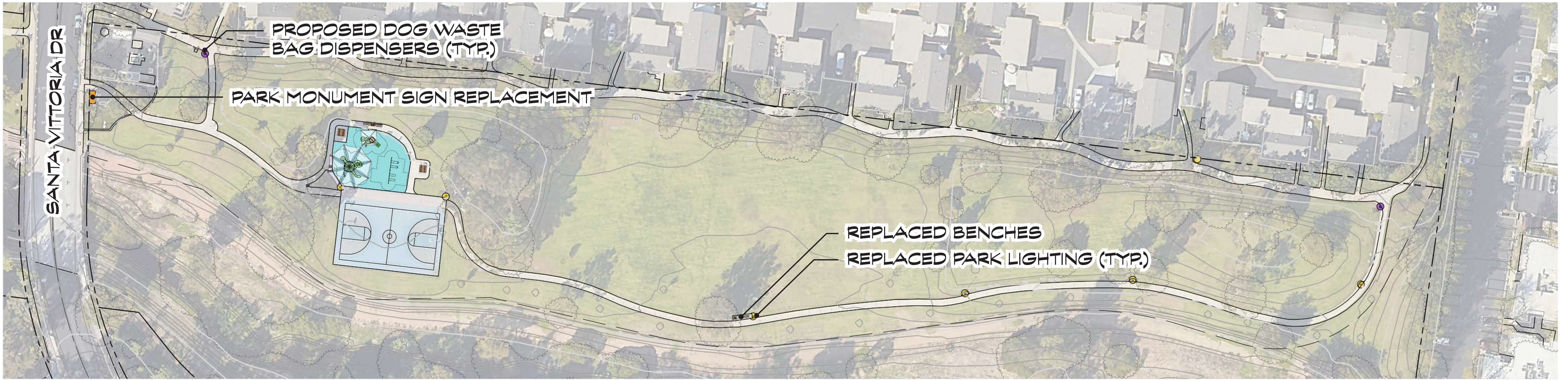
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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 9,657.24
2	Temporary Construction Chainlink Fence	2,737	LF	\$ 10.00	\$ 27,370.00
TOTAL FOR PROJECT START-UP					\$ 37,027.00
B DEMOLITION/REMOVAL					
3	Demolition and Removal of Sand	1,550	SF	\$ 4.00	\$ 6,200.00
4	Demolition and Removal of Resilient Surfacing	1,631	SF	\$ 4.00	\$ 6,524.00
5	Demolition and Removal of Existing Park Lighting	7	EA	\$ 250.00	\$ 1,750.00
6	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
7	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
8	Demolition and Removal of Existing Benches	3	EA	\$ 200.00	\$ 600.00
9	Demolition and Removal of Existing Waste Receptacles	3	EA	\$ 250.00	\$ 750.00
TOTAL FOR DEMOLITION/REMOVAL					\$ 17,824.00
C ELECTRICAL/LIGHTING					
10	Park Security Lighting	7	EA	\$ 7,500.00	\$ 52,500.00
11	Misc. Electrical (Conduit and Wiring, Pull Boxes, Distribution, Etc.)	1	LS	Allow	\$ 10,000.00
TOTAL FOR ELECTRICAL/LIGHTING					\$ 62,500.00
D HARDSCAPE					
12	Resilient Rubberized Surfacing at Play Area	3,181	SF	\$ 28.00	\$ 89,068.00
TOTAL FOR HARDSCAPE					\$ 89,068.00
E SITE FURNISHINGS					
13	Playground Equipment	1	LS	Allow	\$ 170,000.00
14	Playground Equipment Installation	1	LS	Allow	\$ 85,000.00
15	Park Monument Signage	1	LS	Allow	\$ 12,000.00
16	Concrete Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00
17	Benches	3	EA	\$ 3,500.00	\$ 10,500.00
18	Waste Receptacles	3	EA	\$ 1,200.00	\$ 3,600.00
TOTAL FOR SITE FURNISHINGS					\$ 286,100.00
BASE BID SUBTOTAL =					\$ 492,519.00
30% CONSTRUCTION CONTINGENCY =					\$ 147,756.00
GRAND TOTAL =					\$ 640,275.00
5% ESCALATION FEE PER ANNUM =					\$ 24,626.00

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- REPLACED TRASH / RECYCLING RECEPTACLES
- REPLACED BENCHES
- PROPOSED 2-5 PLAY STRUCTURE WITH INDEPENDENT SHADE CANOPY
- PROPOSED 5-12 PLAY STRUCTURE WITH INTEGRATED SHADE CANOPY
- PROPOSED 2-BAY SWINGS (2 STANDARD BELTS, 2 TODDLER BUCKETS)
- REPLACED PICNIC TABLE
- REPLACED PLAYGROUND SURFACING

PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED PLAYGROUND EQUIPMENT WITH SHADE CANOPIES
- REPLACED PLAYGROUND RESILIENT SURFACING
- REPLACED PARK LIGHTING
- REPLACED CONCRETE PICNIC TABLES (2)
- REPLACED BENCHES (3)
- REPLACED TRASH / RECYCLING RECEPTACLES (4)
- DOG WASTE BAG DISPENSERS (2)

**VEEH RANCH PARK - MEDIUM
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/19/2025

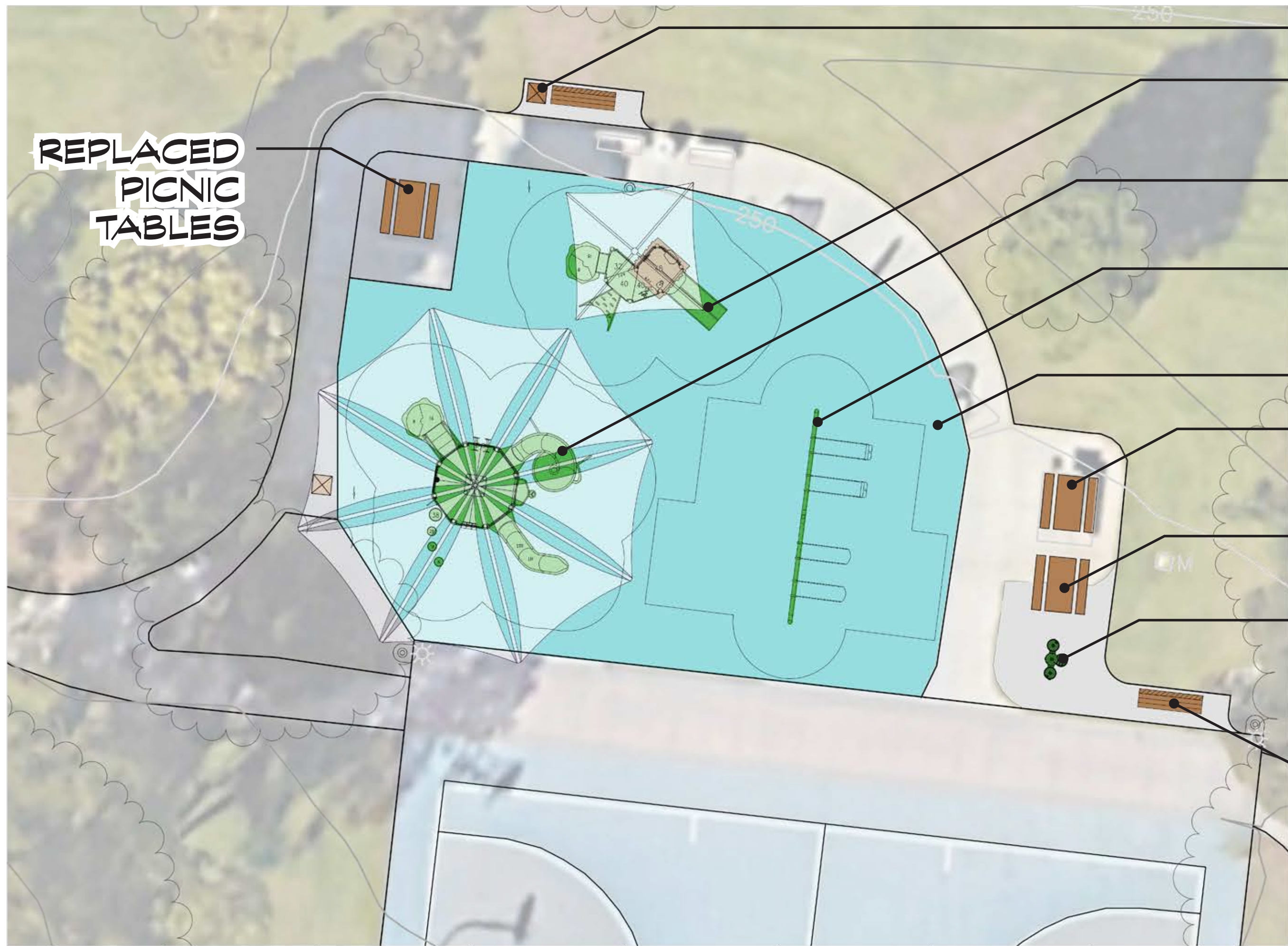
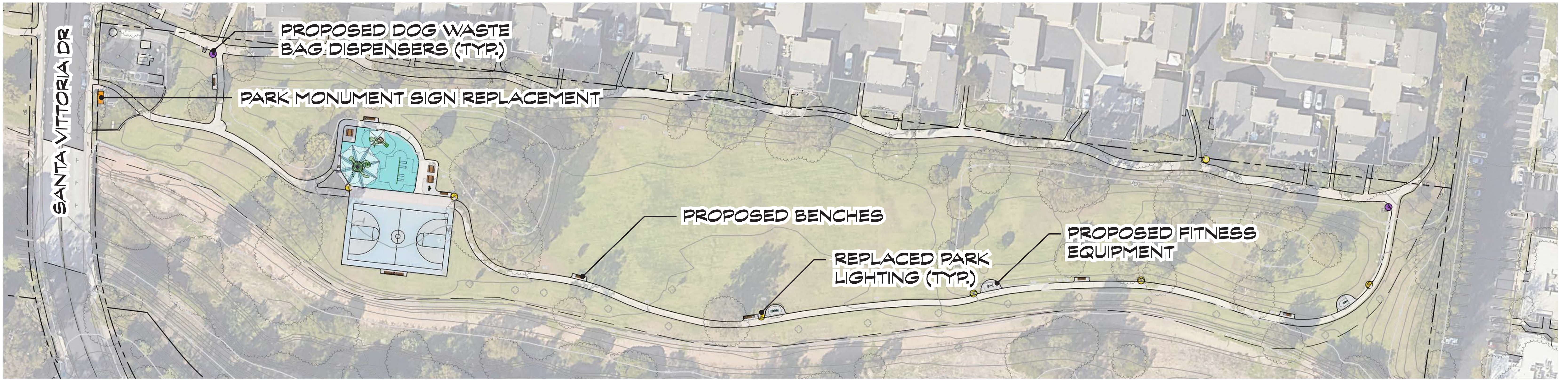
1. This opinion of probable construction cost is based upon the Prelim Documents dated 4/22/2025 provided to the City by RJM Design Group. This estimate is based upon our understanding of the project's scope of work and design goals as outlined in the project's RFP and subsequent discussions with City staff. The costs associated with this estimate are considered "order of magnitude" and are not based on final approved designs. Upon clarification by the City, a refined construction plan shall be prepared and updated cost estimate.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A PROJECT START UP					
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 11,043.24
2	Temporary Construction Chainlink Fence	2,737	LF	\$ 10.00	\$ 27,370.00
TOTAL FOR PROJECT START-UP					\$ 38,413.00
B DEMOLITION/REMOVAL					
3	Demolition and Removal of Sand	1,550	SF	\$ 4.00	\$ 6,200.00
4	Demolition and Removal of Resilient Surfacing	1,631	SF	\$ 4.00	\$ 6,524.00
5	Demolition and Removal of Existing Park Lighting	7	EA	\$ 250.00	\$ 1,750.00
6	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
7	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
8	Demolition and Removal of Existing Benches	3	EA	\$ 200.00	\$ 600.00
9	Demolition and Removal of Existing Waste Receptacles	3	EA	\$ 250.00	\$ 750.00
TOTAL FOR DEMOLITION/REMOVAL					\$ 17,824.00
C ELECTRICAL/LIGHTING					
10	Park Security Lighting	7	EA	\$ 7,500.00	\$ 52,500.00
11	Misc. Electrical (Conduit and Wiring, Pull Boxes, Distribution, Etc.)	1	LS	Allow	\$ 10,000.00
TOTAL FOR ELECTRICAL/LIGHTING					\$ 62,500.00
D HARDSCAPE					
12	Resilient Rubberized Surfacing at Play Area	3,181	SF	\$ 28.00	\$ 89,068.00
TOTAL FOR HARDSCAPE					\$ 89,068.00
E SITE FURNISHINGS					
13	Playground Equipment	1	LS	Allow	\$ 215,000.00
14	Playground Equipment Installation	1	LS	Allow	\$ 107,500.00
15	Park Monument Signage	1	LS	Allow	\$ 12,000.00
16	Concrete Picnic Tables	2	EA	\$ 2,500.00	\$ 5,000.00
17	Benches	3	EA	\$ 3,500.00	\$ 10,500.00
18	Waste Receptacles	3	EA	\$ 1,200.00	\$ 3,600.00
19	Dog Waste Bag Dispensers	2	EA	\$ 900.00	\$ 1,800.00
TOTAL FOR SITE FURNISHINGS					\$ 355,400.00
BASE BID SUBTOTAL =					\$ 563,205.00
30% CONSTRUCTION CONTINGENCY =					\$ 168,962.00
GRAND TOTAL =					\$ 732,167.00
5% ESCALATION FEE PER ANNUM =					\$ 28,160.00

Note: The Preceding cost estimate does not include the following:

1. Relocation and or undergrounding of existing utilities/infrastructure.
2. Utility meters and connection fees. All On-Site Utility Infrastructure (Sewer, Water, Reclaimed, Electrical, Telephone, etc.) to be Existing at Site.
3. Environmental monitoring or mitigation.
4. Hazardous material cleanup and/or removal.
5. Construction management fees.
6. Plan check fees, building permit fees, professional inspection, or testing fees.
7. Soft costs, i.e., Consultant design fees or City staff project management fees.
8. Grading, Earthwork, Drainage, or Storm Drainage Costs
9. Wet Utilities (Water & Sewer) Costs

RJM HAS PREPARED THIS ESTIMATE OF PROBABLE CONSTRUCTION COSTS ON THE BASIS OF ITS BEST PROFESSIONAL JUDGMENT AND EXPERIENCE WITH THE CONSTRUCTION INDUSTRY. THE ESTIMATE, HOWEVER, REPRESENTS ASSUMPTIONS AND OPINIONS OF THE CONSTRUCTION MARKET AND CONTRACTORS' METHODS OF DETERMINING ACTUAL CONSTRUCTION COSTS OVER WHICH RJM HAS NO CONTROL.



- REPLACED TRASH / RECYCLING RECEPTACLES
- PROPOSED 2-5 PLAY STRUCTURE WITH INDEPENDENT SHADE CANOPY
- PROPOSED 5-12 PLAY STRUCTURE WITH INTEGRATED SHADE CANOPY
- PROPOSED 2-BAY SWINGS (2 STANDARD BELTS, 2 TODDLER BUCKETS)
- REPLACED PLAYGROUND SURFACING
- REPLACED PICNIC TABLES
- PROPOSED EXPANDED PICNIC AREA
- PROPOSED DRINKING FOUNTAIN
- PROPOSED BENCHES

PARK IMPROVEMENTS

- PARK MONUMENT SIGN REPLACEMENT
- PROPOSED PLAYGROUND EQUIPMENT WITH SHADE CANOPIES
- REPLACED PLAYGROUND RESILIENT SURFACING
- REPLACED PARK LIGHTING
- REPLACED CONCRETE PICNIC TABLES (2)
- ADDITIONAL BENCHES (9)
- REPLACED TRASH / RECYCLING RECEPTACLES (4)
- DOG WASTE BAG DISPENSERS (2)
- PROPOSED EXPANDED PICNIC AREA
- FITNESS EQUIPMENT (3)
- DRINKING FOUNTAIN (1)

**VEEH RANCH PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Prelim Documents dated 4/22/2025

5/19/2025

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ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A	PROJECT START UP				
1	Mobilization (2% of Base Bid)	1	LS	Allow	\$ 12,823.80
2	Temporary Construction Chainlink Fence	2,737	LF	\$ 10.00	\$ 27,370.00
TOTAL FOR PROJECT START-UP					\$ 40,194.00
B	DEMOLITION/REMOVAL				
3	Clear and Grub of Turf Areas, Pulverize Turf	1,126	SF	\$ 1.00	\$ 1,126.00
4	Remove Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline	1,126	SF	\$ 1.00	\$ 1,126.00
5	Demolition and Removal of Sand	1,550	SF	\$ 4.00	\$ 6,200.00
6	Demolition and Removal of Resilient Surfacing	1,632	SF	\$ 4.00	\$ 6,528.00
7	Demolition and Removal of Existing Park Lighting	7	EA	\$ 250.00	\$ 1,750.00
8	Demolition and Removal of Existing Park Monument Sign	1	LS	Allow	\$ 800.00
9	Demolition and Removal of Existing Picnic Tables	2	EA	\$ 600.00	\$ 1,200.00
10	Demolition and Removal of Existing Benches	3	EA	\$ 200.00	\$ 600.00
11	Demolition and Removal of Existing Waste Receptacles	3	EA	\$ 250.00	\$ 750.00
TOTAL FOR DEMOLITION/REMOVAL					\$ 20,080.00
C	ELECTRICAL/LIGHTING/UTILITIES				
12	Park Security Lighting	7	EA	\$ 7,500.00	\$ 52,500.00
13	Misc. Electrical (Conduit and Wiring, Pull Boxes, Distribution, Etc.)	1	LS	Allow	\$ 10,000.00
14	Water Line (1" PVC Sch. 80)	249	LF	\$ 40.00	\$ 9,960.00
15	Sump	1	LS	Allow	\$ 600.00
TOTAL FOR ELECTRICAL/LIGHTING					\$ 73,060.00
D	HARDSCAPE				
16	Natural Gray Concrete Paving	1,126	SF	\$ 12.00	\$ 13,512.00
17	Resilient Rubberized Surfacing at Play Area	3,181	SF	\$ 28.00	\$ 89,068.00
TOTAL FOR HARDSCAPE					\$ 102,580.00

**VEEH RANCH PARK - HIGH
CITY OF LAGUNA HILLS, CALIFORNIA**



Opinion of Probable Construction Cost

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5/19/2025

E	SITE FURNISHINGS					
18	Playground Equipment	1	LS	Allow	\$	215,000.00
19	Playground Equipment Installation	1	LS	Allow	\$	107,500.00
20	Park Monument Signage	1	LS	Allow	\$	12,000.00
21	Exercise Equipment	3	EA	\$ 10,000.00	\$	30,000.00
22	Concrete Picnic Tables	3	EA	\$ 2,500.00	\$	7,500.00
23	Benches	9	EA	\$ 3,500.00	\$	31,500.00
24	Waste Receptacles	4	EA	\$ 1,200.00	\$	4,800.00
25	Dog Waste Bag Dispensers	2	EA	\$ 900.00	\$	1,800.00
26	Drinking Fountain	1	EA	\$ 8,000.00	\$	8,000.00
TOTAL FOR SITE FURNISHINGS						\$ 418,100.00
BASE BID SUBTOTAL =						\$ 654,014.00
30% CONSTRUCTION CONTINGENCY =						\$ 196,204.00
GRAND TOTAL =						\$ 850,218.00
5% ESCALATION FEE PER ANNUM =						\$ 32,701.00

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