



PROJECT ELEMENTS LEGEND

- 1 PRE-FABRICATED RESTROOM (2 STALLS AND MAINTENANCE ROOM)
- 2 DRY ARROYO WITH BOULDERS/ROCKS
- 3 SHADE STRUCTURE WITH PICNIC TABLES
- 4 NATURE-THEMED PLAYGROUND
- 5 PICNIC TABLES ON DECOMPOSED GRANITE PAVING, TYP.
- 6 PICNIC TABLES ON CONCRETE PAVING, TYP.
- 7 8' WIDE CONCRETE WALKWAY, TYP.
- 8 6' WIDE CONCRETE WALKWAY, TYP.
- 9 6' WIDE DECOMPOSED GRANITE WALKWAY, TYP.
- 10 CALIFORNIA NATIVE DEMONSTRATION GARDEN
- 11 EDUCATIONAL SIGNAGE/FEATURE, TYP.
- 12 FENCED/GATED STORAGE AREA
- 13 BENCH, TYP.
- 14 TRASH RECEPTACLE, TYP.
- 15 PROPOSED TREE, TYP.
- 16 EXISTING TURF TO REMAIN, TYP.
- 17 EXISTING TREES TO REMAIN, TYP.
- 18 PROPERTY LINE, TYP.
- 19 EXISTING CITY SIDEWALK
- 20 EXISTING SPLIT RAIL FENCE TO REMAIN
- 21 EXISTING CONCRETE MOW CURB TO REMAIN
- 22 EXISTING PARK SIGNAGE TO REMAIN
- 23 EXISTING BOULDER TO REMAIN
- 24 FOLD DOWN BOLLARD





DATE:
5/15/2024

CONCEPTUAL LANDSCAPE PLAN - OPTION #2

JONAS LARKSPUR PARK
ARDEN MANOR RECREATION AND PARK DISTRICT

PROFESSIONAL TEAM FOR
LANDSCAPE ARCHITECTURE
AND PLANNING





Environmental Planning

JOB TITLE:	Larkspur Park Concept Plan - Option #2
	Preliminary Statement of Probable Construction Costs
DATE:	June 24, 2024

Item #	Description of Work/Materials	Unit	Quantity	Price Per Unit	Total Amount
1.	General Site Work				
	A. Site Layout & Staking	Allow	1	\$10,000.00	\$10,000.00
	B. Erosion Control Measures/SWPPP	Allow	1	\$7,500.00	\$7,500.00
General Site Work Subtotal:					\$17,500.00

2.	Grading/Demolition				
	A. Site Clearing, Demo, and Site Preparation	LS	1	\$15,000.00	\$15,000.00
	B. Fine Grading & Drainage	LS	1	\$25,000.00	\$25,000.00
	C. Existing Tree Protection Measures	Allow	1	\$5,000.00	\$5,000.00
	D. Temporary Construction Fencing	LS	1	\$10,000.00	\$10,000.00
Grading/Demolition Subtotal:					\$55,000.00

3.	Site Utilities				
	A. Site Electrical System	LS	1	\$60,000.00	\$60,000.00
	<i>* Includes conduit, trenching and service to restroom</i>				
	B. Water/Plumbing Service Connections to Restroom	LS	1	\$35,000.00	\$35,000.00
Site Utilities Subtotal:					\$95,000.00

4.	Layout and Hardscape				
	A. Concrete Paving	SF	9,771	\$22.00	\$214,962.00
	B. Decomposed Granite Paving	SF	7,395	\$16.00	\$118,320.00
	C. Boulders (various sizes)	Allow	1	\$17,500.00	\$17,500.00
	D. Cobble Arroyo	SF	3,210	\$6.00	\$19,260.00
	E. Maintenance Area Fencing and Gate	LF	135	\$55.00	\$7,425.00
Layout and Hardscape Subtotal:					\$377,467.00

5.	Site Furnishings & Amenities				
	A. Rectangular Shade Structure	EA	1	\$75,000.00	\$75,000.00
	B. Pre-fabricated Two-stall Restroom Structure (w/ drinking fountain)	EA	1	\$225,000.00	\$225,000.00
	C. 6' Picnic Table	EA	9	\$2,170.00	\$19,530.00
	D. 8' ADA Picnic Table	EA	2	\$5,400.00	\$10,800.00
	E. 6' Bench	EA	6	\$3,050.00	\$18,300.00
	F. Educational Signage	Allow	2	\$1,000.00	\$2,000.00
	G. Trash Receptacle	EA	4	\$1,330.00	\$5,320.00
	H. Nature Themed Playground (with Fibar surfacing)	Allow	1	\$140,000.00	\$140,000.00
	I. Fold Down Bollard	EA	2	\$1,600.00	\$3,200.00
Site Furnishings & Amenities Subtotal:					\$499,150.00

6.	Irrigation				
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Item #	Description of Work/Materials	Unit	Quantity	Price Per Unit	Total Amount
	A. Irrigation System (new planting areas)	SF	23,565	\$1.50	\$35,347.50
	B. Irrigation System (areas to be repaired due to construction impacts)	Allow	1	\$7,500.00	\$7,500.00
Irrigation Subtotal:					\$42,847.50
7.	Landscape				
	A. Soil Prep, Amendments & Herbicide	SF	23,565	\$1.35	\$31,812.75
	B. Drought Tolerant/California Native Planting	SF	23,565	\$1.50	\$35,347.50
	C. 15 Gallon Tree	EA	34	\$225.00	\$7,650.00
	D. Sodded Turf (for repaired areas only)	Allow	1	\$2,500.00	\$2,500.00
Landscape Subtotal:					\$77,310.25
GRAND TOTAL:					\$1,164,274.75

General Note: This Statement of Probable Cost is based on the Larkspur Concept Plan - Option #2 dated 6/12/24. It is recognized that neither the Landscape Architect nor the client has any control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices or other competitive bidding market forces. Negotiating prices will vary from any statement of probably construction cost or other estimate or evaluation prepared by the Landscape Architect. For each year until the facility is constructed, the construction costs must be adjusted for inflation based on the Construction Cost Index.

** Does not include construction amounts for any permitting fees, irrigation auditing, agency fees, bonding, insurance or maintenance.