Attachment 2b

Probable Construction for
Conceptual Design

LOWER CASTAWAYS PARK

NEWPORT BEACH, CALIFORNIA

Opinion of Probable Construction Cost

Conceptual Design

Based on Conceptual Plan - Dated 1/22/2026

1/22/2026

1. This draft opinion of probable construction cost is based upon the Conceptual Design dated 1/22/2026 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 discussions with City staff. The costs associated with this estimate are considered "order of magnitude" and are not based on final approved designs.

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
A	**PROJECT START UP**				
1	Mobilization (5% base bid)	1	LS	Allow	$ 823,500
2	Temporary Construction Chainlink Fence with Windscreen	2,500	LF	$ 15	$ 37,500
3	Construction Stake / Survey	1	LS	Allow	$ 100,000
4	Traffic Control	1	LS	Allow	$ 100,000
				TOTAL	**$ 1,061,000**
B	**DEMOLITION/RELOCATION**				
1	Demolition of Existing Sea Wall (360 LF)	1	LS	Allow	$ 500,000
2	Demolition of Existing Storm Drain (Complete)	1	LS	Allow	$ 200,000
3	Relocation of Fire Hydrant	1	LS	Allow	$ 25,000
4	Demolition of Backflow and Point of Connection Equipment	1	LS	Allow	$ 10,000
5	Remove Gravel / Clear and Grub	194,000	SF	$ 1.50	$ 291,000
				TOTAL	**$ 1,026,000**
C	**EARTHWORK / GRADING / DRAINAGE**				
1	Estimated Grading (Approx. 3' of Fill Across Site)	1	LS	Allow	$ 1,250,000
2	Erosion Control	1	LS	Allow	$ 75,000
3	SWPPP Implementation	1	LS	Allow	$ 50,000
4	Underground Infiltration System (WQMP)	1	LS	Allow	$ 250,000
				TOTAL	**$ 1,625,000**
D	**UTILITIES / WATER / SEWER**				
1	Wet Utilities, Water/Sewer Line Connections, Etc.	1	LS	Allow	$ 200,000
2	Sewer Lift Station	1	LS	Allow	$ 300,000
3	Storm Drain	1	LS	Allow	$ 200,000
				TOTAL	**$ 700,000**
E	**ELECTRICAL / SITE LIGHTING**				
1	Site Electrical for Dry Utilities, Signage Power, and EV Charger Provisions	1	LS	Allow	$ 175,000
2	EV Charging Stations	1	LS	Allow	$ 30,000
3	Parking Lot Lighting - Double Fixture	4	EA	$ 10,500	$ 42,000
4	Parking Lot Lighting - Single Fixture	13	EA	$ 8,500	$ 110,500
5	Pedestrian Pole Lighting	12	EA	$ 9,000	$ 108,000
6	Building Mounted Site Lights	4	EA	$ 1,500	$ 6,000
7	Palm Tree Ring Lights	8	EA	$ 3,000	$ 24,000
8	Entry Monument Sign Uplights	6	EA	$ 1,500	$ 9,000
				TOTAL	**$ 504,500**
F	**IRRIGATION**				
1	Irrigation System for Drip at Shrub Areas	28,100	SF	$ 4	$ 112,400
2	Spray Irrigation System for Turf	37,330	SF	$ 3	$ 111,990
3	Temporary Irrigation for Hydroseed Area (Stairway Connection to Upper Castaways)	48,000	SF	$ 2	$ 96,000
4	Tree Bubblers	105	EA	$ 500	$ 52,500
5	Palm Tree Bubblers	10	EA	$ 750	$ 7,500
6	Irrigation Controller	1	EA	$ 10,000	$ 10,000
7	Utilities (Water line, Connections)	1	LS	Allow	$ 20,000
8	Backflow and Point of Connection Equipment	1	LS	Allow	$ 10,000
				TOTAL	**$ 420,390**

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G	**STREET IMPOVEMENTS**				
1	Dover Dr Deceleration Lane				
a	Demo Portion of Existing Curb & Gutter	300	LF	$ 20	$ 6,000
b	Demo Portion of Exising Sidewalk	3,000	SF	$ 10	$ 30,000
c	Asphalt Paving for Deceleration Lane	3,000	SF	$ 14	$ 42,000
d	Concrete Curb & Gutter	300	LF	$ 50	$ 15,000
e	Concrete Sidewalk	3,000	SF	$ 20	$ 60,000
f	Grading and Retaining Walls	1	LS	Allow	$ 106,500
2	Dover Dr U-Turn Modification at PCH to Reduce Porkchop Planter				
a	Demo Portion of Existing Porkchop Planter (Curb/Gutter and Landscaping)	500	SF	$ 50	$ 25,000
b	Relocate Catch Basin	1	LS	Allow	$ 60,000
c	Asphalt Paving	500	SF	$ 14	$ 7,000
d	Concrete Curb & Gutter	125	LF	$ 50	$ 6,250
e	ADA Curb Ramp	1	EA	$ 2,500	$ 2,500
				TOTAL	**$ 360,250**
H	**STRUCTURES**				
1	Pad for Restaurant Building (3,750 SF - 1ft offset for pad)	5,265	SF	$ 60	$ 315,900
2	Restroom Building (1,000 SF)	1,000	SF	$ 1,800	$ 1,800,000
3	Coffee Kiosk Building (750 SF)	750	SF	$ 2,000	$ 1,500,000
				TOTAL	**$ 3,615,900**
I	**HARDSCAPE**				
1	Concrete Sea Wall / Sand Groin Wall	300	LF	$ 6,000	$ 1,800,000
2	Curvilinear Retaining Wall / Intrepretive Wall with Cast in Place Historical Imagery (500 LF x 6' Ht.)	3,000	SF	$ 500	$ 1,500,000
3	Standard Pedestrian Concrete Paving	26,842	SF	$ 20	$ 536,840
4	Enhanced Pedestrian Concrete Paving	12,607	SF	$ 38	$ 479,066
5	Standard Vehicular Concrete Paving	470	SF	$ 22	$ 10,340
6	Enhanced Vehicular Concrete Paving	230	SF	$ 48	$ 11,040
7	Rounded Pea Gravel (Outrigger Storage Area)	3,760	SF	$ 8	$ 30,080
8	Concrete Curb & Gutter	2,045	LF	$ 50	$ 102,250
9	6" Concrete Mow Curb (Outrigger Storage Area)	260	LF	$ 40	$ 10,400
10	ADA Curb Ramp	4	EA	$ 2,500	$ 10,000
11	Parking Lot Full Depth AC Pavement	51,058	SF	$ 14	$ 714,812
12	Parking Stall Striping	1	LS	Allow	$ 35,000
13	ADA Parking Striping and Wheel Stops	1	LS	Allow	$ 10,000
14	ADA Parking Signage	1	LS	Allow	$ 6,000
15	Wood Stairs with Pier Footings to Upper Castaways Park	4,400	SF	$ 175	$ 770,000
16	Dock (100' Long x 7' Wide) and ADA Access Ramp	1	LS	Allow	$ 1,000,000
				TOTAL	**$ 7,025,828**
J	**WALLS / FENCING / MONUMENTS**				
1	Monument Entry Walls and Signage	1	LS	Allow	$ 75,000
2	Poured-in-Place Concrete Seat Walls	80	LF	$ 400	$ 32,000
3	Relocate Historical 'Old Landing' Plaque and mount on Large Decorative Boulder	1	LS	Allow	$ 25,000
				TOTAL	**$ 132,000**

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K	**SITE FURNISHINGS**				
1	45' Flagpoles (City, State, and USA)	3	EA	$ 8,500	$ 25,500
2	Bike Fix-It Station	1	EA	$ 7,500	$ 7,500
3	Bike Rack	4	EA	$ 1,500	$ 6,000
4	Drinking Fountain with Bottle Filler and Dog Bowl	1	EA	$ 12,000	$ 12,000
5	Bench Seating	4	EA	$ 4,000	$ 16,000
6	Waste Receptacle	8	EA	$ 2,500	$ 20,000
				TOTAL	**$ 87,000**
L	**LANDSCAPE**				
1	Soil Preparation / Fine Grading	113,430	SF	$ 0.50	$ 56,715
2	Soil Testing for Fertility and Agricultural Suitability	1	LS	Allow	$ 2,000
3	Phoenix dactylifera 'Medjool' - 25' BTH	10	EA	$ 8,500	$ 85,000
4	48" Box Trees	22	EA	$ 2,600	$ 57,200
5	36" Box Trees	20	EA	$ 1,800	$ 36,000
6	24" Box Trees	45	EA	$ 1,200	$ 54,000
7	15 Gal. Container Planting (15% of 28,100 S.F. at 48" O.C. Spacing)	306	EA	$ 140	$ 42,840
8	5 Gal. Container Planting (35% of 28,100 S.F. at 36" O.C. Spacing)	1,262	EA	$ 40	$ 50,480
9	1 Gal. Container Planting (50% of 28,100 S.F. at 24" O.C. Spacing)	4,056	EA	$ 25	$ 101,400
10	3" Mulch at Shrub Planting	260	CY	$ 65	$ 16,900
11	Root Barriers	2,000	LF	$ 12	$ 24,000
12	Turf	37,330	SF	$ 3	$ 111,990
13	Hydroseed Area (Bluff)	48,000	SF	$ 0.50	$ 24,000
14	Beach Sand (24,000 SF)	890	CY	$ 50	$ 44,500
				TOTAL	**$ 707,025**
M	**LANDSCAPE MAINTENANCE**				
1	90 - Day Maintenance	113,430	SF	$ 0.50	$ 56,715
				TOTAL	**$ 56,715**

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	BASE BID SUBTOTALS		
A	PROJECT START UP	$	1,061,000
B	DEMOLITION	$	1,026,000
C	EARTHWORK / GRADING / DRAINAGE	$	1,625,000
D	UTILITIES / WATER / SEWER	$	700,000
E	ELECTRICAL / SITE LIGHTING	$	504,500
F	IRRIGATION	$	420,390
G	STREET IMPROVEMENTS	$	360,250
H	STRUCTURES	$	3,615,900
I	HARDSCAPE	$	7,025,828
J	WALLS / FENCING / MONUMENTS	$	132,000
K	SITE FURNISHINGS	$	87,000
L	LANDSCAPE	$	707,025
M	LANDSCAPE MAINTENANCE	$	56,715
	BASE BID SUBTOTAL (ITEMS A THRU M) =	$	17,321,608
	15% DESIGN CONTINGENCY =	$	2,598,241
	ESCALATION FEE 3% PER ANNUM - 3 YEARS (2026-2029) =	$	1,558,945
	GRAND TOTAL =	$	21,478,794

	SOFT COSTS					
1	Design Team Fees (Est 10%)	1	LS	Allow	$	1,732,161
2	Speciality Consultant Fees (Est 10%)	1	LS	Allow	$	1,732,161
3	Construction Management Fees (Est 10%)	1	LS	Allow	$	1,732,161
				TOTAL	$	5,196,482
	GRAND TOTAL INCLUDING SOFT COSTS =				$	26,675,276

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

1 Extra ordinary construction requirements due to actual geotechnical soils investigation and discovery of onerous soils conditions (i.e. structural requirements, dewatering, etc.).
2 Traffic Control, Temporary Mesaures, Setup/takedown.
3 CalTrans Permitting / Special Requirements.
4 Plan check fees, building permit fees, professional inspection, or testing fees.
5 Design Team Construction Administration or Specialty Consultant inspection fees.
6 Resource/regulatory permitting, environmental mitigation implementation and monitoring.
7 Marine Engineering or dredging in the waterway.
8 Utility meters and connection fees.

* All On-Site Utility infrastructure (Sewer,Water, Reclaimed Water, Electrical, Telephone, Gas, Cable/Wi-Fi, etc., service and meters are anticipated to exist at the Project Site. Utility connection and meter fees are not included in the above estimate.

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. IF THE OWNER WISHES GREATER ASSURANCE AS TO THE CONSTRUCTION COST, HE SHALL EMPLOY AN INDEPENDENT COST ESTIMATOR.