
Wednesday, May 20, 2026, 6:00 PM
COUNCIL CHAMBER
6650 Beach Boulevard
Buena Park, CA 90621

CULTURAL ENGAGEMENT COMMISSION AGENDA

1. GENERAL

- 1.A. CALL TO ORDER
- 1.B. ROLL CALL
- 1.C. PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

2.A. Oral Communications

This is the portion of the meeting set aside to invite public comments regarding any matter within the jurisdiction of the Commission. Public comments are limited to no more than three minutes each. If comments relate to a specific agenda item, those comments will be taken following the staff report for that item and prior to the Commission vote. Those wishing to speak are asked to add your information at the digital public kiosk located at the entrance of the Council Chamber.

3. APPROVAL OF MINUTES

- 3.A. Approval of Minutes - April 15, 2026

4. DIRECTOR AND CITY STAFF REPORTS

- 4.A. Reports

5. DISCUSSION AND ACTION ITEMS

- 5.A. Update on Park Designs for Carl Brenner and John Beat Park

6. COMMISSION COMMENTS, FUTURE AGENDA ITEMS

- 6.A. REPORTS

7. ANNOUNCEMENTS

- 7.A. Next City Council Meeting: Tuesday, May 26, 2026 at 5:00 p.m.
- 7.B. Next Regular Commission Meeting: Wednesday, June 17, 2026 at 6:00 p.m.

8. ADJOURNMENT

8.A. Adjournment

This agenda contains a brief general description of each item to be considered. Supporting documents are available for review and copying at Community Services Department or at www.buenapark.com. Supplementary materials distributed to the Commission less than 72 hours before the meeting are posted to the City's website at www.buenapark.com and copies are available for public inspection beginning the next regular business day in the Community Services Office. This governing body is prohibited from discussing or taking action on any item which is not included in this agenda; however, may ask clarifying questions, ask staff to follow-up, or provide other direction. The order of business as it appears on this agenda may be modified by the governing body.

In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Community Services Department at (714) 562-3860 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility.

If you would like to participate in any matter of business on the agenda and would like translation in Chinese, Korean, Spanish, Tagalog, or Vietnamese, please contact the **Community Services Department at (714) 562-3860 48-hours prior to the meeting**. Residents requiring translation during Oral Communications are encouraged to bring interpreters.

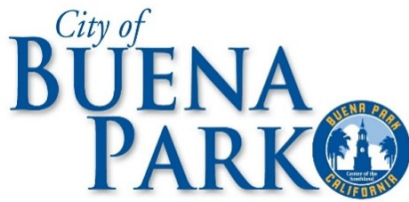
시의회 목록에 있는 정식 안건에 대해 의견을 발표하고 싶으신 경우, 중국어, 한국어, 스페인어, 타갈로에 대한 통역사가 필요하시면 시미팅 48시간전 시서기 오피스로 (714-562-3860) 연락하시면 됩니다. 정식안건이 아닌 주민 발언시간에 발표하실 경우, 본인의 통역사를 직접 모시고 오시면 감사하겠습니다.

Si le gustaría participar en audiencia pública o cualquier asunto de negocios programado en la agenda y necesita traducción en chino, coreano, español, tagalo o vietnamita, comuníquese con la Oficina del Secretario de la Ciudad, 48 horas antes de la reunión al (714) 562-3860. Para participar en los comentarios públicos sobre cualquier otro asunto dentro de la jurisdicción del ayuntamiento, se les recomienda que traiga un intérprete.

I, Ariana Chavez, Senior Administrative Assistant, City of Buena Park, do hereby certify, under penalty of perjury under the laws of the State of California that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at Buena Park City Hall, 6650 Beach Blvd., and uploaded to the City of Buena Park website www.buenapark.com.

Ariana Chavez
Senior Administrative Assistant
Community Services Department

Date Posted: May 14, 2026



**Cultural Engagement Commission Agenda
Report**

APPROVAL OF MINUTES - APRIL 15, 2026

| PREPARED BY | PRESENTED BY |
|--|--|
| Ariana Chavez, Senior Administrative Assistant | Ariana Chavez, Senior Administrative Assistant |
| DEPARTMENT HEAD APPROVAL | |
| Jim Box, Director of Community Services | |

RECOMMENDED ACTION

Approve the minutes from the April 15, 2026 meeting.

Attachments

[2026 04 15 CE.pdf](#)

CITY OF BUENA PARK
CULTURAL ENGAGEMENT COMMISSION
April 15, 2026

1. GENERAL

a. **CALL TO ORDER:** Chair Yun called the Cultural Engagement Commission Meeting to order at 6:00 p.m., in the Council Chamber, 6650 Beach Boulevard, Buena Park, California. Chair Yun welcomed and introduced Commissioner Holton.

b. **ROLL CALL:**

Present: De La Luz, Holton, Martinez, Walker, Yun

Absent:

Also Present: Jim Box, Director of Community Services

Mark Saucedo, Community Services Supervisor

Serena Martinez, Community Services Coordinator

Andrew Moreno, Community Services Coordinator

Saul Contreras, Senior Office Assistant

c. **PLEDGE OF ALLEGIANCE:** Led by Commissioner Holton.

2. **ORAL COMMUNICATIONS:** Council Member Carlos Franco addressed the Commission regarding the Sister City program and thanked Commissioners for their presence attending City Council meetings and events.

3. **APPROVAL OF MINUTES: March 18, 2026**

***M/S/P – Commissioner De La Luz motioned for the approval of the March 18, 2026 Commission meeting minutes. Vice Chair Martinez seconded the motion. Motion passed with 4 yes votes and 1 abstain vote.

4. **DIRECTOR AND CITY STAFF REPORTS:**

a. Jim Box, Director of Community Services, welcomed Commissioner Holton to the Cultural Engagement Commission. Mark Saucedo, Community Services Supervisor, invited the Commission to the upcoming visioning sessions for Arts and Culture Master Plan. Serena Martinez, Community Services Coordinator, informed the Commission on the Autism Awareness art exhibition and updated the Commission on the artist reception. Serena Martinez, Community Services Coordinator, updated the Commission on the Older Americans month art exhibit and the artist reception and informed the Commission on the upcoming production from Buena Park Youth Theater. Andrew Moreno, Community Services Coordinator, updated the Commission on the ELOP after-school program and on Love Buena Park.

5. **DISCUSSION AND ACTION ITEMS:**

a. Discussion on Artwork in the Community
Serena Martinez, Community Services Coordinator, introduced the item at the request of Commissioner De La Luz regarding expanding the use of student artwork from school art exhibitions. The Commission provided input regarding the details and logistics on reusing student artwork for display in different City settings.

b. Abilities Area and Stroller Area at Summer Concerts

Andrew Moreno, Community Services Coordinator, presented to the Commission on making Symphony on the Go an accessible event and provided the Commission information staff gathered from other cities regarding their standard of practice with accessibility for the public to their special events. Mark Saucedo, Community Services Supervisor, informed the Commission the venue is suitable due to the flat surface and restroom accommodations and that there is no additional performance cost.

6. COMMISSION COMMENTS, FUTURE AGENDA ITEMS:

a. Commissioner De La Luz commented on the Juneteenth planning committee meeting and informed the Commission on a vacant seat for the committee. Commissioner De La Luz commented on the Friendly Center, Literacy Corner at Spring Eggstravaganza, and upcoming participation for Love Buena Park. Commissioner Holton commented on visiting Pinchot Park. Commissioner Walker commented on the Literacy Corner at Spring Eggstravaganza and acknowledged Chair Yun's efforts in his section. Vice Chair Martinez commented on attending a City Council meeting, a Lions Club meeting, volunteering at Spring Eggstravaganza, and attended the Culture Fest planning committee meeting. Chair Yun commented on attending and participating in the Literacy Fair at Spring Eggstravaganza, and attended a City Council meeting. Chair Yun asked if it was possible to request a library tour for the Buena Park Library District.

7. ANNOUNCEMENTS:

- a. Next City Council Meeting: Tuesday, April 28, 2026 at 5:00 p.m.
- b. Next Regular Commission Meeting: Wednesday, May 20, 2026 at 6:00 p.m.

8. ADJOURNMENT: There being no further business, Chair Yun declared the meeting adjourned at 7:16 p.m.

ATTEST:

Ariana Chavez, Senior Administrative Assistant

Hyewon Yun, Chair



**Cultural Engagement Commission Agenda
Report**

UPDATE ON PARK DESIGNS FOR CARL BRENNER AND JOHN BEAT PARK

| PREPARED BY | PRESENTED BY |
|---|---|
| Jim Box, Director of Community Services | Jim Box, Director of Community Services |
| DEPARTMENT HEAD APPROVAL | |
| Jim Box, Director of Community Services | |

DISCUSSION

On August 26, 2025, staff issued a Request for Proposals (RFP) to retain a consultant to provide professional design services for the John Beat Park, Carl Brenner Park (concepts), and District 2 Pocket Park (concept & design) Projects. Six (6) proposals were received and evaluated, and RJM Design Group, Inc. was selected based on qualifications, project understanding, and cost-effectiveness.

On October 14, 2025, the City Council approved a Professional Services Agreement (PSA) with RJM Design Group, Inc. in the amount of \$292,450.

Two community forums (one for each park) were conducted to solicit community input and was supplemented by an online engagement effort. RJM and city staff opened the meeting with a presentation outlining the site evaluation and explained the process and goals of the community outreach effort. In total, approximately 122 participants engaged with the outreach exhibits (23 in person and 99 online). A total of 172 participants provided more detailed input through comment cards or creative exhibits (44 in person and 128 online). Feedback from the workshop was considered in the conceptual design.

Staff will present conceptual plans for John Beat Park and Carl Brenner Park. Staff is seeking the Commission's input and authorization to advance to City Council for consideration and approval.

Attachments

[Carl Brenner - Conceptual Plan.pdf](#)

[Carl Brenner - Cost Estimate.pdf](#)

[Carl Brenner - Imagery.pdf](#)

[Carl Brenner - Renderings.pdf](#)

[Brenner Park - Community Outreach Report.pdf](#)

[John Beat - Conceptual Plan.pdf](#)

[John Beat - Cost Estimate.pdf](#)

[John Beat - Imagery.pdf](#)

[John Beat - Renderings.pdf](#)

[Beat Park - Community Outreach Report.pdf](#)



NOTE:
 CARL BRENNER PARK DESIGN IS CONCEPTUAL LEVEL ONLY. PLAY EQUIPMENT COLOR, LOCATION, TYPE AND FINAL ORIENTATION, PLAY SURFACING COLOR AND PATTERN, AND SHADE STRUCTURE SHAPE AND COLOR TO BE CONFIRMED AFTER TOPOGRAPHIC AND UTILITY SURVEY.

LEGEND

- 1. Expanded Parking Lot (6 additional stalls and 2 ADA stalls)
- 2. Renovated Restroom and Community Meeting Room
- 3. Proposed 30' X 30' Picnic Shelter with Picnic Tables and Lighting
- 4. Proposed Exercise Stations (3 ADA / 2 standard)
- 5. Dog Run with Small and Large Dog Play Equipment, Seating, and Dog Waste Bins
- 6. Open Play
- 7. Shaded Farm Theme Playground with 2-5 and 5-12 Play Equipment
- 8. Pedestrian Bench
- 9. Social Seating Pods
- 10. Picnic Tables
- 11. Trash and Recycling Receptacles
- 12. Basketball Court (high school)
- 13. Pickleball Courts (4)
- 14. Pickleball Social Area

- 15. Renovated Wading Pool
- 16. Palm Gathering Courtyard (existing concrete with new tree wells, relocated palm trees, picnic tables, and benches)
- 17. Lodgepole Fence
- 18. 8' High Tubular Steel Fence to Connect to Masonry Block Freeway Wall
- 19. Existing Masonry Block Wall
- 20. New Monument Sign
- 21. 30' X 30' Proposed Picnic Shelter with Picnic Tables, Sink, BBQ, and Lighting
- 22. Existing Dog Friendly Drinking Fountain to be Preserved
- 23. 8' High 15' X 35' Splash Pad Equipment Enclosure
- 24. Pedestrian Light Standards with Integrated Security Cameras
- 25. Perimeter Walking Loop Mile Markers
- 26. 42" High Chain-link Fencing

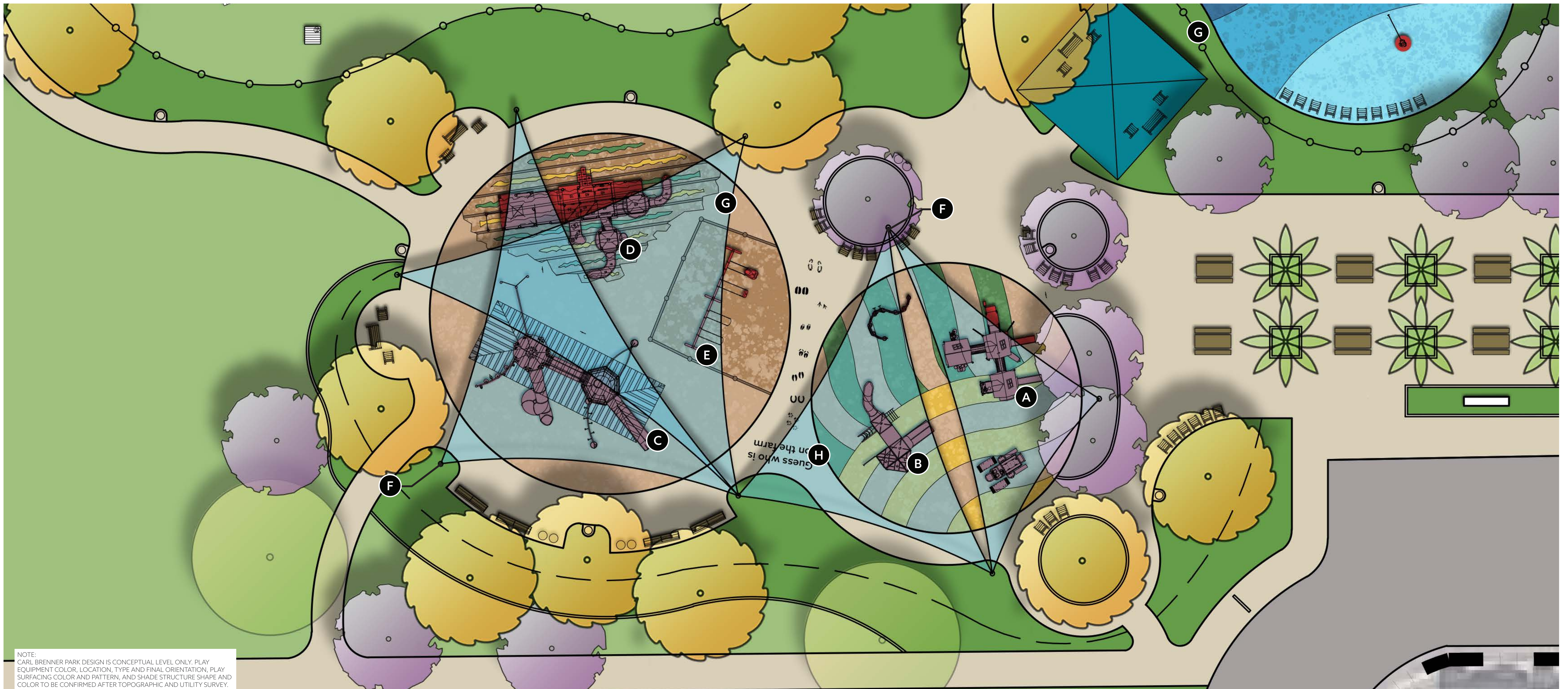
LANDSCAPE LEGEND

- Turf to be Repaired as Necessary
- Planter Area
- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Accent Tree

HARDSCAPE LEGEND

- Concrete-Medium Broom Finish

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LEGEND

- A. Centre Playhouse (market / loft building)
- B. Design 33 with Barn Roof
- C. Super Netplex with Silo Towers
- D. Playbooster Farm Theme
- E. Swings (2 ADA / 2 belt)
- F. Shade Sails
- G. Rubberized Surfacing
- H. "Guess who is on the farm" Prints in Concrete

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**CARL BRENNER PARK
CITY OF BUENA PARK, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Preliminary Plans dated 03/31/2026

3/31/2026

1. This opinion of probable construction cost is based upon the Preliminary Plans dated 03/31/2026 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 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 (5% of Base Bid) | 1 | LS | Allow | \$ 436,974 |
| 2 | Construction Chain-link Fence with Windscreen | 1,274 | LF | \$ 12.00 | \$ 15,288 |
| TOTAL FOR PROJECT START-UP | | | | | \$ 452,262 |
| B DEMOLITION/REMOVAL | | | | | |
| 1 | Clear and Grub Existing Site Area | 120,593 | SF | \$ 0.50 | \$ 60,297 |
| 2 | Remove and Disposal of Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline | 120,593 | SF | \$ 0.50 | \$ 60,297 |
| 3 | Remove Existing Trees | 5 | EA | \$ 2,000.00 | \$ 10,000 |
| 4 | Remove Concrete Paving | 21,318 | SF | \$ 6.00 | \$ 127,908 |
| 5 | Remove Playground Complete Including Equipment and Sand | 1 | LS | Allow | \$ 31,000 |
| 6 | Remove and Dispose of Existing Pedestrian Light Poles, Fixtures, and Footings | 6 | EA | \$ 750.00 | \$ 4,500 |
| 7 | Remove and Dispose of Existing Flood Light | 1 | EA | \$ 2,500.00 | \$ 2,500 |
| 8 | Remove and Dispose of Existing Basketball Court Posts, Backboards, Hoops, Net, Etc. | 4 | EA | \$ 2,500.00 | \$ 10,000 |
| 9 | Remove and Dispose of Existing Wading Pool and Concrete Deck | 1 | LS | Allow | \$ 50,000 |
| 10 | Remove Existing Benches | 2 | EA | \$ 500.00 | \$ 1,000 |
| 11 | Remove and Dispose Chain-link Fence (at wading pool and freeway property line) | 508 | LF | \$ 20.00 | \$ 10,160 |
| 12 | Sawcut Tree Wells in Existing Concrete | 1 | LS | Allow | \$ 10,000 |
| 13 | Bead Blast Existing Court Surface and Repair all Cracks in Concrete Surface | 14,479 | SF | \$ 2.00 | \$ 28,958 |
| TOTAL FOR DEMOLITION/REMOVAL | | | | | \$ 406,619 |
| C GRADING & DRAINAGE | | | | | |
| 1 | Cut / Fill (estimating grading - no grading plan available) | 170,550 | SF | \$ 2.00 | \$ 341,100 |
| 2 | Soil Preparation and Fine Grading (Planter Area) | 95,467 | SF | \$ 1.00 | \$ 95,467 |
| 3 | Erosion Control | 1 | LS | Allow | \$ 40,000 |
| 4 | SWPPP Implementation | 1 | LS | Allow | \$ 30,000 |
| 5 | Storm Drain (at Pickleball, Playground, Dog Run) | 1 | LS | Allow | \$ 50,000 |
| TOTAL FOR GRADING | | | | | \$ 556,565 |
| D ELECTRICAL/LIGHTING | | | | | |
| 1 | Pedestrian Lighting | 21 | EA | \$ 7,500.00 | \$ 157,500 |
| 2 | Shoebox Lighting at Pickleball and Basketball Courts | 10 | EA | \$ 8,500.00 | \$ 85,000 |
| 3 | Site Electrical Conduit, Wiring, Pull Boxes, Controls, Distribution, Filtration System, Etc. | 1 | LS | Allow | \$ 150,000 |
| TOTAL FOR ELECTRICAL/LIGHTING | | | | | \$ 392,500 |
| E HARDSCAPE | | | | | |
| 1 | Construct Pedestrian Concrete Paving (Natural Gray) | 74,840 | SF | \$ 22.00 | \$ 1,646,480 |
| 2 | Asphalt Slurry and Striping (9,870 SF) | 1 | LS | Allow | \$ 30,000 |
| 3 | Construct A.C. Paving | 10,396 | SF | \$ 12.00 | \$ 124,752 |
| 4 | Plexipave Court Surfacing and Striping (Pickleball/Basketball) | 15,044 | SF | \$ 2.00 | \$ 30,088 |
| 5 | Resilient Rubberized Surfacing at Play Area, Exercise Equipment, and Splash Pad | 17,223 | SF | \$ 28.00 | \$ 482,244 |
| 6 | Construct Concrete Sub-base for Rubberized Surfacing at Play Area | 17,223 | SF | \$ 12.00 | \$ 206,676 |
| 7 | Play Curb Header for Resilient Surfacing | 870 | LF | \$ 60.00 | \$ 52,200 |
| 8 | 6" Concrete Curb | 1,673 | LF | \$ 60.00 | \$ 100,380 |
| TOTAL FOR HARDSCAPE | | | | | \$ 2,672,820 |
| F BUILDING IMPROVEMENTS | | | | | |
| 1 | Retrofit and Update Restroom / Paint Existing Building | 1 | LS | Allow | \$ 300,000 |
| 2 | Install New 30' x 30' Pavilion (footings, structure) | 2 | EA | \$ 65,000.00 | \$ 130,000 |
| TOTAL FOR BUILDING IMPROVEMENTS | | | | | \$ 430,000 |
| G FENCING | | | | | |
| 1 | 48" High Wooden Lodgepole Fence | 225 | LF | \$ 120.00 | \$ 27,000 |
| 2 | 6' High Tubular Steel Fence (at splash pad) | 325 | LF | \$ 320.00 | \$ 104,000 |
| 3 | 6' High Double Swing Gates (at splash pad) | 1 | EA | \$ 10,000.00 | \$ 10,000 |
| 4 | 5' Dog Run Chain-link fence | 629 | LF | \$ 85.00 | \$ 53,465 |
| 5 | 6' High x 36" Wide Tubular Steel Gate at Dog Run | 4 | EA | \$ 5,000.00 | \$ 20,000 |
| 6 | 8' High Tubular Steel Fence with no middle Rail Along Freeway | 299 | LF | \$ 360.00 | \$ 107,640 |
| 7 | 48" High Chainlink Fencing (at basketball / pickleball) | 407 | LF | \$ 120.00 | \$ 48,840 |
| TOTAL FOR FENCING | | | | | \$ 370,945 |

**CARL BRENNER PARK
CITY OF BUENA PARK, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Preliminary Plans dated 03/31/2026

3/31/2026

| H | AMENITIES | | | | | | |
|----------|---|--------|----|--------------|--|-----------|-------------------|
| 1 | Playground Equipment | 1 | LS | Allow | \$ | 540,000 | |
| 2 | Playground Equipment Installation | 1 | LS | Approx | \$ | 270,000 | |
| 3 | Exercise Equipment | 1 | LS | Allow | \$ | 44,000 | |
| 4 | Exercise Equipment Installation | 1 | LS | Approx | \$ | 22,000 | |
| 5 | Splash Pad Equipment | 1 | LS | Allow | \$ | 400,000 | |
| 6 | Splash Pad Installation | 1 | LS | Approx | \$ | 900,000 | |
| 7 | Shade Sails with footings, engineering baseplates, bolt template, and freight | 1 | LS | Allow | \$ | 200,000 | |
| 8 | Shade Sail Installation (100% of Shade Sail Fabrication) | 1 | LS | Allow | \$ | 90,000 | |
| 9 | Shade Sail Tax (8%) | 1 | LS | Allow | \$ | 7,200 | |
| 10 | Benches | 22 | EA | \$ 2,250.00 | \$ | 49,500 | |
| 11 | Chairs | 54 | EA | \$ 1,400.00 | \$ | 75,600 | |
| 12 | Picnic Tables | 8 | EA | \$ 3,600.00 | \$ | 28,800 | |
| 13 | Café Tables | 6 | EA | \$ 900.00 | \$ | 5,400 | |
| 14 | Waste Receptacles | 4 | EA | \$ 900.00 | \$ | 3,600 | |
| 15 | Recycling Receptacles | 4 | EA | \$ 900.00 | \$ | 3,600 | |
| 15 | Dog Park Waste Containers | 2 | EA | \$ 2,000.00 | \$ | 4,000 | |
| 16 | Dog Park Agility Equipment | 1 | LS | Allow | \$ | 60,000 | |
| 17 | Relocated Drinking Fountain (install at dog run) | 1 | LS | Allow | \$ | 2,500 | |
| 18 | Furnish and Install Basketball Posts/Backboards/Hoops/Nets | 2 | EA | \$ 9,500.00 | \$ | 19,000 | |
| 19 | Furnish and Install Pickleball Nets and Posts | 4 | EA | \$ 3,500.00 | \$ | 14,000 | |
| 20 | Splash Pad Equipment Enclosure | 1 | LS | Allow | \$ | 180,000 | |
| 21 | Sink | 1 | EA | \$ 8,000.00 | \$ | 8,000 | |
| 21 | Water Line | 300 | LF | \$ 40.00 | \$ | 12,000 | |
| 22 | BBQ with Ash Receptacle | 1 | EA | \$ 10,000.00 | \$ | 10,000 | |
| 23 | Furnish and Install Signage Monument Sign (2) | 1 | LS | Allow | \$ | 40,000 | |
| | | | | | TOTAL FOR AMENITIES | \$ | 2,989,200 |
| I | PLANTING AND IRRIGATION | | | | | | |
| 1 | Drip Irrigation at Shrub Areas | 37,051 | SF | \$ 6.00 | \$ | 222,306 | |
| 2 | Tree Bubblers (2 bubblers at each tree) | 114 | EA | \$ 350.00 | \$ | 39,900 | |
| 3 | Turf Irrigation (Rotary) | 58,416 | SF | \$ 4.00 | \$ | 233,664 | |
| 4 | Soil Preparation | 95,467 | SF | \$ 0.50 | \$ | 47,734 | |
| 5 | Install 24" Box Trees | 17 | EA | \$ 1,200.00 | \$ | 20,400 | |
| 6 | Install 36" Box Trees | 40 | EA | \$ 2,500.00 | \$ | 100,000 | |
| 7 | Install 1 Gal. Container Planting (25% of Landscape Area at 24" O.C.) | 2,668 | EA | \$ 22.00 | \$ | 58,689 | |
| 8 | Install 5 Gal. Container Planting (50% of Landscape Area at 48" O.C.) | 1,343 | EA | \$ 40.00 | \$ | 53,724 | |
| 9 | Install 15 Gal. Container Planting (25% of Landscape Area at 60" O.C.) | 428 | EA | \$ 150.00 | \$ | 64,191 | |
| 10 | 3" Mulch at Shrub Planting | 344 | CY | \$ 50.00 | \$ | 17,200 | |
| 11 | 90-Day Maintenance | 95,467 | SF | \$ 0.50 | \$ | 47,734 | |
| | | | | | TOTAL FOR PLANTING AND IRRIGATION | \$ | 905,540 |
| | | | | | BASE BID SUBTOTAL = | \$ | 9,176,451 |
| | | | | | 25% CONSTRUCTION CONTINGENCY = | \$ | 2,294,113 |
| | | | | | GRAND TOTAL = | \$ | 11,470,564 |
| | | | | | 3% ESCALATION FEE PER ANNUM = | \$ | 458,823 |

**CARL BRENNER PARK
CITY OF BUENA PARK, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Preliminary Plans dated 03/31/2026

3/31/2026

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. Traffic control estimate needs to be confirmed with City staff following confirmation on access, lane closures, area for staging, deliveries, etc.
9. Wet Utilities (Water & Sewer) Costs
10. SWPPP Implementation, if required.

THE ABOVE ESTIMATE DOES NOT INCLUDE PROFESSIONAL FEES FOR DESIGN SERVICES. 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.



Exercise Equipment



2-5 Play Structure
"the mini farm"



Swings
"hay bale swings"



5-12 Play Structure Modified to Silo Towers
(modified to reflect more silo "farm theme" as illustrated on the right)



Tractor Spring Climber
"the farmer's tractor"



5-12 Play Structure
"the big farm"



5-12 Play Structure
"the barn"



5-12 Play Structure
"the barn"



5-12 Play Structure
"harvest play pavilion"



Multi Level Climb and Slide
 (colors modified to reflect "farm theme")



Whirlflex
 "row crop sprayers"



Mini Pillar
 "little farm spring"



Rotating Ball
 "farming irrigation sprayer"



Water Cannon
 "crop sprayer station"



Canopy Cluster
 "cherry tree harvest / orchard showers"



Jumping Mini Pillar
 "seedling springs"



Walking Paths



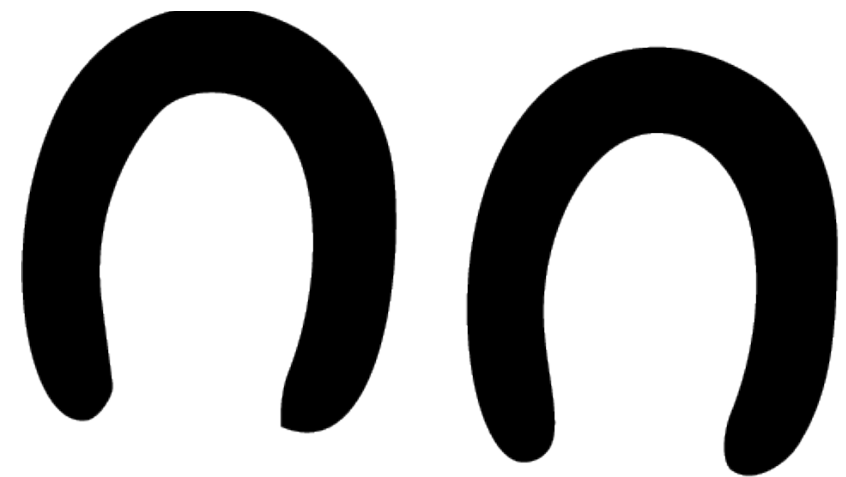
Basketball Court



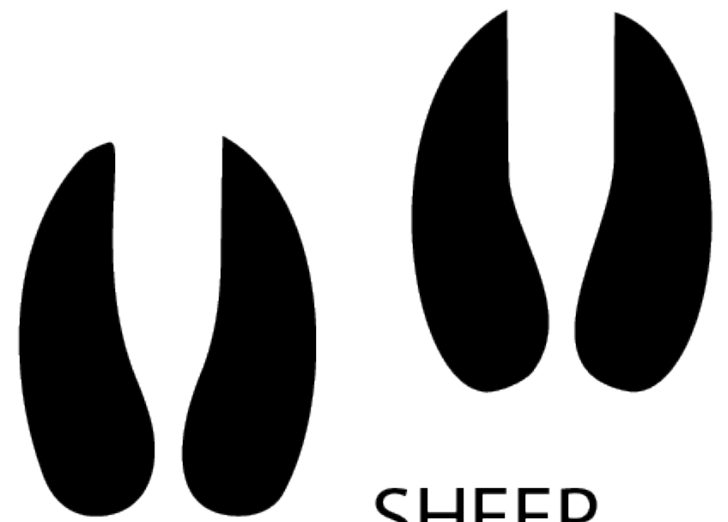
Benches / Chairs



Picnic Table



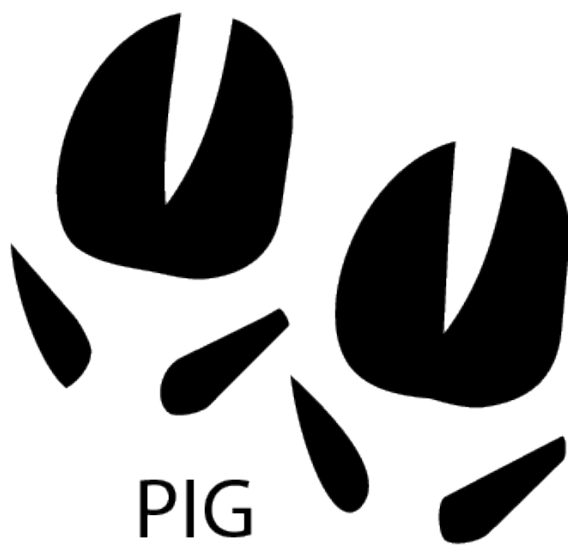
HORSE



SHEEP



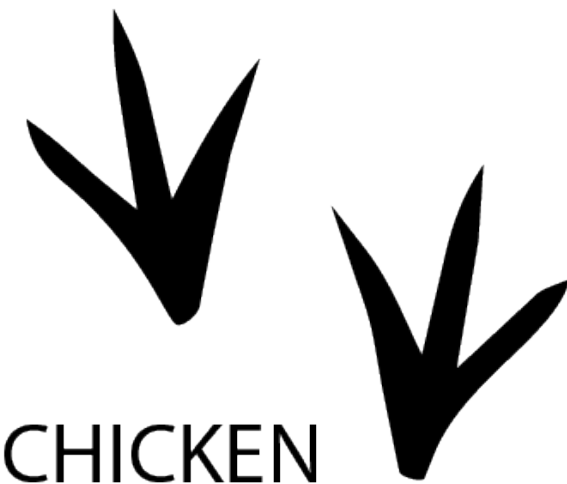
DOG



PIG



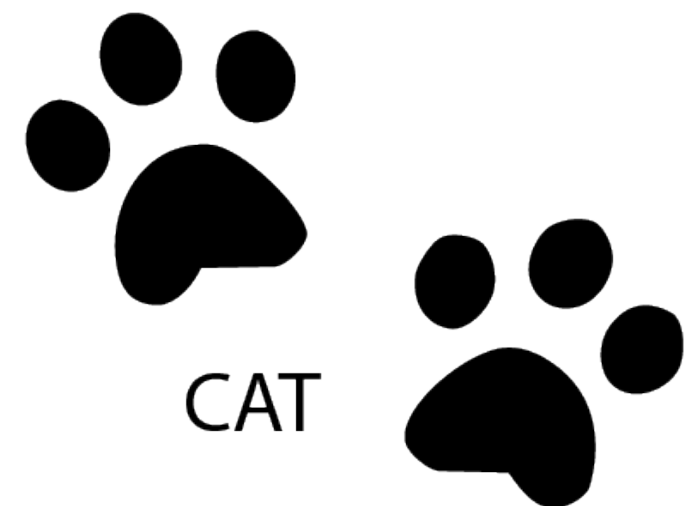
GOAT



CHICKEN



FARMER



CAT

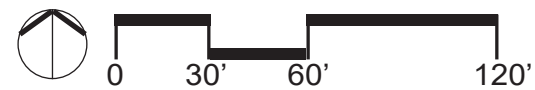


COW

Guess Who Farm Animal Footprints Game



03/16/2026



RENDERINGS

CARL BRENNER PARK
CITY OF BUENA PARK, CALIFORNIA

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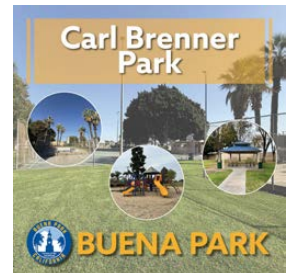






COMMUNITY OUTREACH SUMMARY

DATE: February 16, 2026
TO: CITY OF BUENA PARK
FROM: RJM Design Group, Inc.
SUBJECT: Carl Brenner Park Improvements



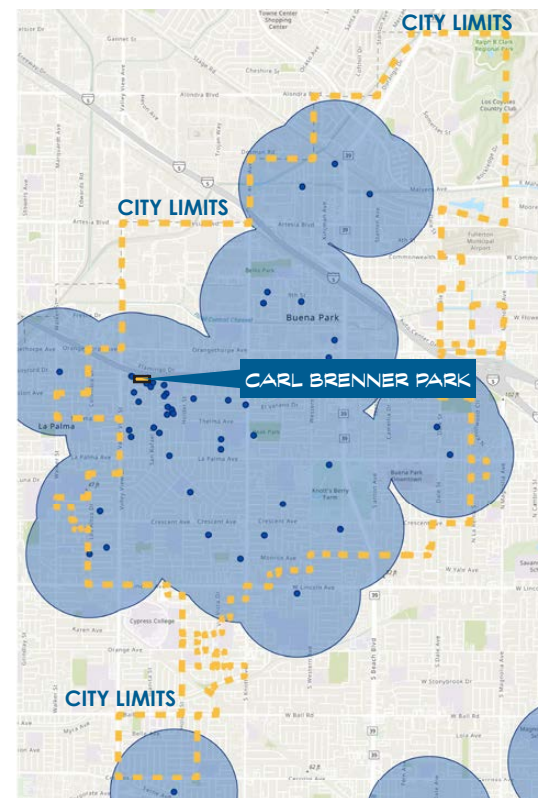
RJM and the City of Buena Park hosted two pop-up workshops to gather improvement feedback for Carl Brenner Park from community members. The in-person pop-ups were held on Tuesday, January 20, 2026 from 5:00 PM to 7:00 PM and January 24, 2026 from 9:00 AM to 12:00 PM at the park and had about 75 participants total. Participants in the pop-up workshop were invited to place stickers on a preferred amenity matrix, thematic play equipment board, a splash pad equipment board, review the existing site conditions, and fill out park improvement surveys and feedback comment cards. Participants also signed up for a raffle for a chance to win 1 of 3 Amazon gift cards.



Locations of survey participants

For those unable to attend the pop-up workshops, the park survey was available online and in hard copy form for a little over two weeks from January 20th until February 7th. Online surveys and feedback comments were provided on the project website (CarlBrennerParkImprovements.com), and hard copy surveys were available at City Hall. The pop-up workshops and surveys were advertised on the City's social media pages.

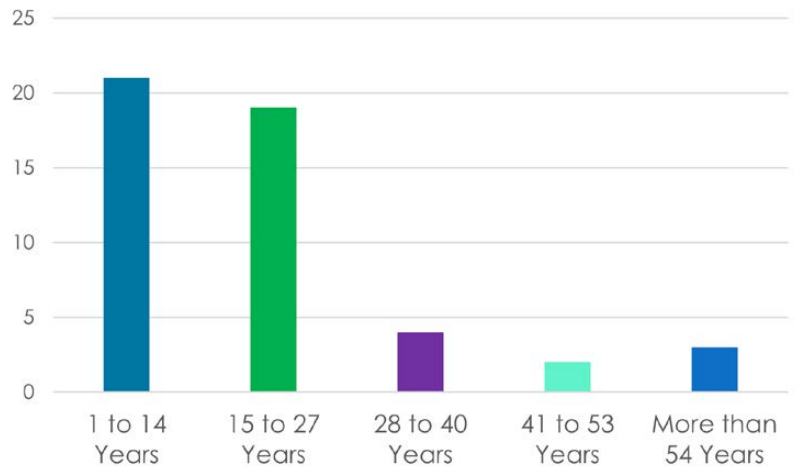
The following summary documents the information that was collected from the surveys, feedback comments, and pop-up workshops. Of the participants who participated in the outreach exercises, approximately 65 people filled out surveys, (11 in-person, 54 online) and approximately 114 people provided additional feedback, (14 in-person, 100 online.)



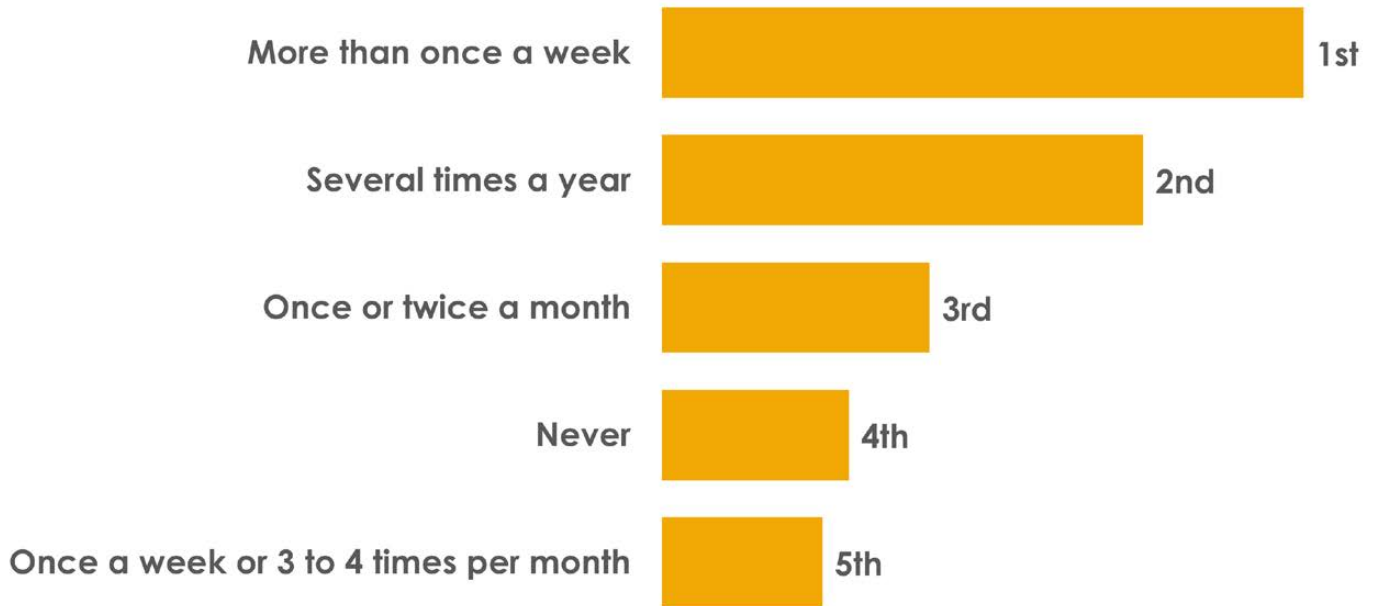
The following information is a compilation of responses from the in person workshop and online survey.

1. How long have you lived in the City of Buena Park?

The average length of time people have lived in the City is 18.7 years.



1. How often do you or members of your household visit Carl Brenner Park?



2. What do you like most about Carl Brenner Park and why?

- Proximity / Walkability:** The park's close proximity to residents homes. Being within walking distance makes the park easy to access for daily activities such as dog walking, casual exercise, and spontaneous visits, reinforcing its role as a neighborhood-serving space.
- Open Space / Grass Areas:** Large, open grassy areas are a major asset. Respondents appreciate the flexibility these spaces provide for informal recreation, family activities, relaxing, and passive uses, highlighting the importance of preserving open lawn areas.
- Recreation Amenities:** Basketball courts, sports fields (responses included "Big sport fields", "Big field", "Large field", "Field area", "Open field", and "baseball field"), playgrounds, and emerging uses like pickleball. These amenities support a wide range of ages and activity levels and are seen as core components of the park's value.
- Quiet Atmosphere / Neighborhood Character:** Quiet, peaceful, uncrowded, or a "hidden gem." This neighborhood character is highly valued and distinguishes the park from larger or busier regional parks.
- Shade, Trees & Comfort:** Mature trees, shaded areas, and overall comfort contribute significantly to positive park experiences. Shade supports longer stays, family use, and comfort during warmer months, reinforcing its importance as a foundational park feature.

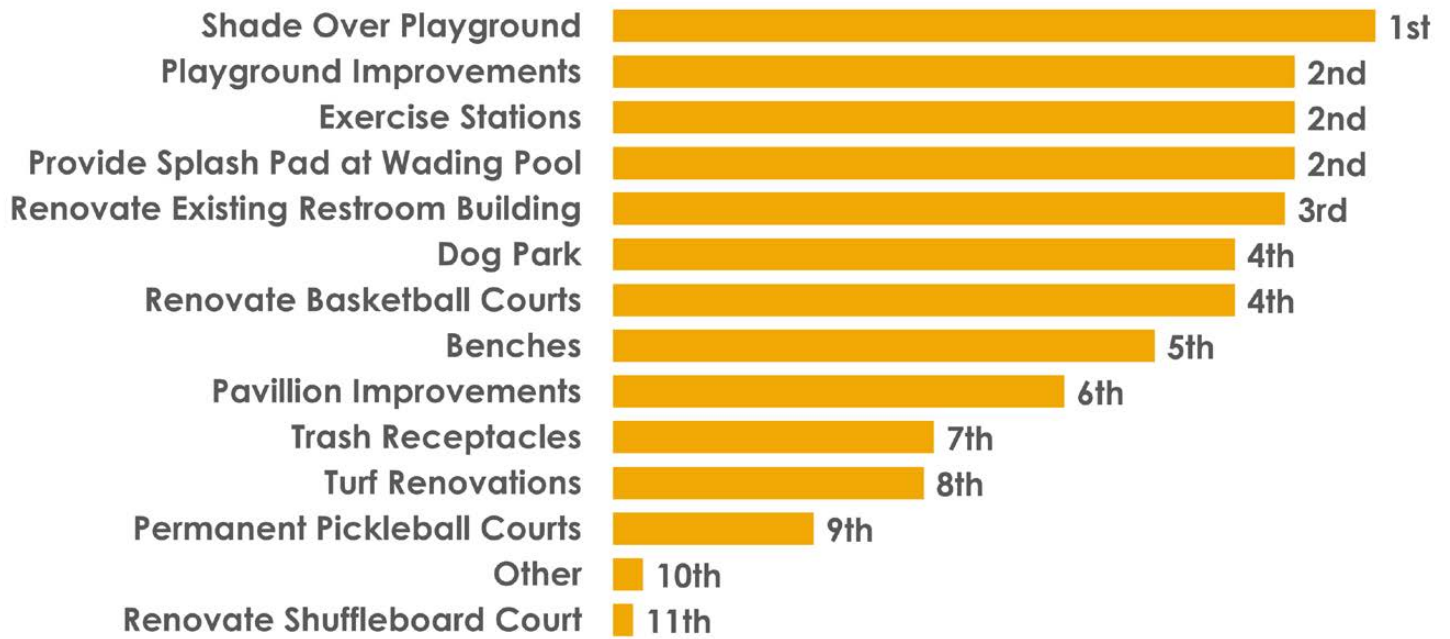
3. What do you dislike most about Carl Brenner Park and why?

1. **Pool / Water Feature:** The pool / wading pool being closed, stagnant, poorly maintained, or unused. Respondents view these areas as wasted space and express a desire for renovation, reactivation, or alternative water-play features.
2. **Safety Concerns:** Unsafe, particularly due to homeless encampments, loitering, suspicious behavior, and substance use. These concerns affect comfort, family use, and willingness to visit, especially during evenings.
3. **Aging, Outdated, or Run-Down Facilities:** Playgrounds, pavilions, courts, buildings, and hardscape are outdated, deteriorating, or in need of major renovation. This category reflects overall infrastructure decline.
4. **Maintenance Issues:** Graffiti, vandalism, dirty or closed restrooms, damaged turf, trash, pests, and uneven surfaces. This contribute directly to safety perceptions and overall park quality.
5. **Lighting / Visibility Deficiencies:** Dark areas, inadequate lighting near courts, paths, restrooms, and parking areas. Poor lighting is consistently linked to safety fears and limited evening use.

4. What existing park amenities would you like to see improved or renovated at Carl Brenner Park?

1. **Playground Improvements & Modernization:** Playground updates and more modern, inclusive, and age-appropriate. Replace outdated equipment, add swings, climbing features, zip lines, and sensory-friendly elements, removing sand or wood chips in favor of safer surfacing, and providing shade over play areas. Emphasis on better play options for toddlers and younger children.
2. **Pool, Wading Pool & Splash Pad Enhancements:** Improvements or rethinking aquatic amenities. Existing pools reopened, renovated, expanded, or replaced with splash pads. Concerns about safety, maintenance, and underutilized or abandoned pool facilities becoming liabilities.
3. **Sports Courts:** Basketball and pickleball responses including resurfacing courts, adding permanent and dedicated pickleball courts to reduce conflicts like overcrowding or competition between user groups, improving fencing, and upgrading lighting.
4. **Restrooms & Park Buildings:** Restroom conditions and park buildings noted as outdated, rundown, or in need of renovation. Requests for interior and exterior upgrades, improved cleanliness, better lighting, and removal or repurposing of underused buildings. This category reflects basic facility quality and perception of safety.
5. **Shade, Seating & Comfort Amenities:** Emphasis on the need for shade structures, covered playgrounds, pavilions, benches, and picnic areas. Shade over playgrounds and courts along with more comfortable seating for families and spectators. Pavilion quality and rental usability were also noted.

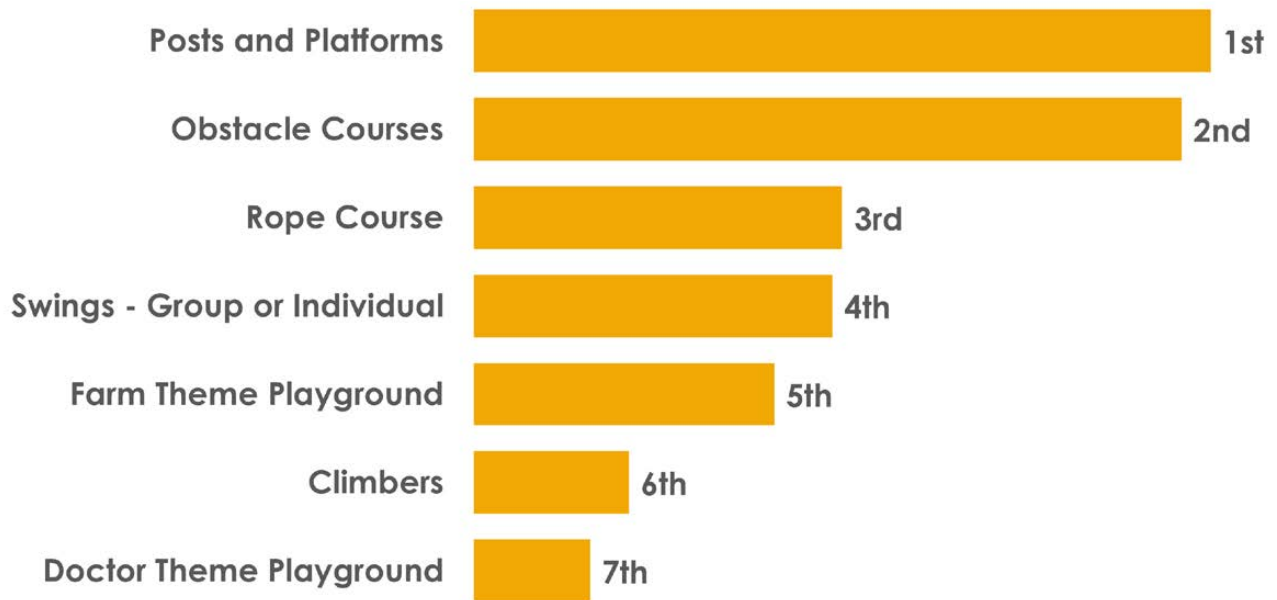
5. Please select your top 5 park improvements.



“Other” one time responses included:

- Tennis Courts
- Soccer Field
- Skatepark

6. Please select your top 2 play features.



CARL BRENNER PARK IMPROVEMENTS-PICK 2



FARM THEME PLAYGROUND



DOCTOR THEME PLAYGROUND



POSTS AND PLATFORMS



OBSTACLE COURSES



SWINGS-GROUP OR INDIVIDUAL



ROPE COURSE



CLIMBERS



ROPE COURSE



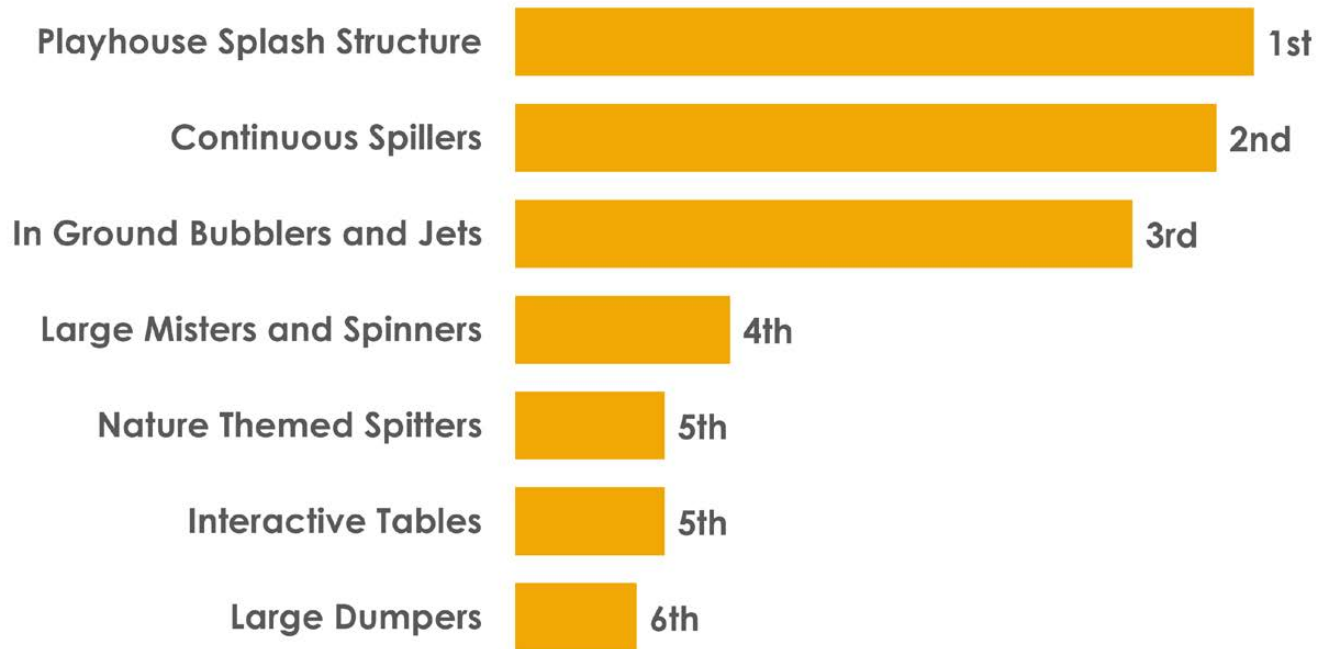
JANUARY 2026

PLAY FEATURES

CARL BRENNER PARK IMPROVEMENTS
CITY OF BUENA PARK, CALIFORNIA

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6. Please select your top 2 splash pad improvements.



CARL BRENNER PARK IMPROVEMENTS-PICK 2



IN GROUND BUBBLERS AND JETS



LARGE MISTERS AND SPINNERS



NATURE THEMED SPITTERS



CONTINUOUS SPILLERS



INTERACTIVE TABLES



LARGE DUMPERS



PLAYHOUSE SPLASH STRUCTURE



JANUARY 2026

SPLASH PAD IMPROVEMENTS
JOHN BEAT PARK IMPROVEMENTS
CITY OF BUENA PARK, CALIFORNIA

As part of the survey, respondents were asked if they would like to provide any additional comments. The following information is the top 5 responses from the in person workshop and online survey.

7. Do you have any additional comments?

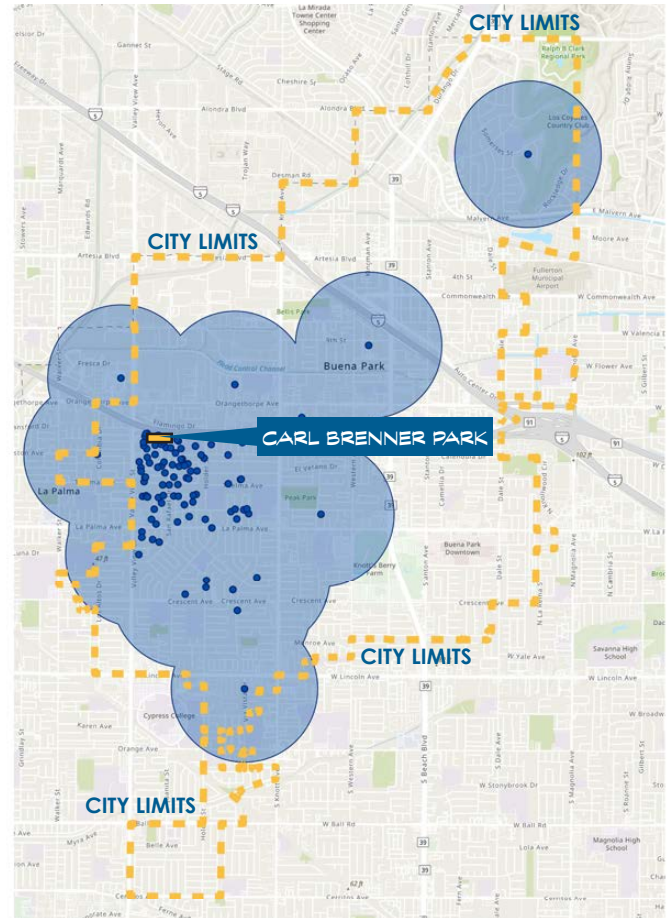
- 1. Trees, Grass & Landscape Preservation:** Support for keeping existing mature trees, shaded areas, and open grass fields. These elements were identified as the best part of the park and emphasized preservation over replacement or over-programming.
- 2. General Support for Park Renovation & Updates:** Enthusiasm for investing in the park and making improvements overall. Comments often expressed excitement, gratitude, and a desire to see long-overdue upgrades without specifying a single feature.
- 3. Playground Quality, Safety & Traditional Equipment:** Playground design, especially for younger children. Traditional play equipment like swings and slides, safer layouts, and removal of sand in favor of safer surfacing.
- 4. Community Engagement Appreciation:** Thanking the City for outreach and surveys. These comments reflect positive sentiment toward the engagement process itself and a desire to be heard in future planning efforts.
- 5. Sports & Active Recreation:** Basketball courts, pickleball conversions, soccer fields, skate/pump tracks, and other active recreation amenities. This category also includes conflicts between different user groups and calls for better space allocation.

As part of the community outreach, a general feedback survey was available on the project website where participants could voice their ideas at any time. Paper comment cards were available at the pop-up event.

As of 2/9/2026 there were 114 feedback comments collected with the top 10 comments indicated below.

- 1. Safety and Security:** Crime, homelessness, drug activity, unsafe behavior, parking lot issues, fencing, surveillance, police presence, and overall perception of safety.
- 2. Playground Improvements and Modernization:** Larger, modern, inclusive playgrounds; age separation; updated equipment; and safer play environments.
- 3. Pickleball Courts:** Dedicated pickleball courts, including enclosed courts, wind mitigation, and separation from basketball.
- 4. Shade and Tree Canopy:** Preserving mature trees and adding shade structures over playgrounds, picnic areas, paths, and parking areas.
- 5. Dog Park / Dog Amenities:** Fenced dog parks, dog runs, dog water fountains, and dog-waste infrastructure.
- 6. Walking Paths and Circulation Loops:** Perimeter walking loops, jogging paths, distance markers, benches, and safe daily-use circulation.
- 7. Restroom and Facility Upgrades:** Renovation of restrooms, recreation buildings, pools, and underutilized facilities for cleanliness, programming, and rentals.
- 8. Sports Court Improvements:** Retaining and upgrading basketball courts, adding tennis courts, fencing improvements, and resolving multi-use conflicts.
- 9. Lighting Improvements:** Park-wide lighting upgrades along paths, courts, parking areas, walls, and perimeters to improve usability after dark.
- 10. Picnic, Gathering, and Community Spaces:** Picnic areas, pavilions, BBQs, party rentals, community events, and informal gathering spaces.

Locations of participants who provided feedback



COMMUNITY OUTREACH CONCLUSION

Community input collected through surveys, the open house workshop, and feedback comments revealed clear and consistent priorities for improving Carl Brenner Park. Across all engagement formats, **safety and security** emerged as the most frequently expressed concern. Participants identified issues related to **crime, homelessness, lighting deficiencies, and overall visibility**, and emphasized the importance of **improving lighting, sightlines, and overall park conditions** to support a stronger sense of safety.

Playground improvements and modernization were also consistently ranked among the highest priorities. Respondents expressed interest in **larger, updated, and more inclusive playground equipment, improved surfacing, better age separation, and enhanced safety features**. **Shade over playground areas** was the top-ranked park improvement, reinforcing the importance of comfort and usability for families.

Improvements to the existing wading pool facilities also emerged as a major priority. Respondents frequently cited the closed or underutilized pool areas as a concern and expressed interest in **renovation, reactivation, or replacement with a modern splash pad feature**. Providing an updated aquatic amenity ranked among the top requested improvements and reflects a strong desire to transform currently inactive facilities into active, recreation spaces.

Preservation of open lawn areas, shade and mature trees, and overall park character was another strong and recurring theme. Participants valued the existing grass areas and tree canopy and expressed support for maintaining these flexible spaces for **informal recreation and neighborhood use**.

Additional highly ranked priorities included **restroom and facility upgrades, sports court improvements** (including dedicated pickleball courts), **dog park amenities, walking paths and circulation loops, and improved seating and gathering areas**. These improvements were frequently tied to **comfort, cleanliness, functionality, and long-term usability** of the park.

Based on the outreach results, the community's priorities center on **improving safety, modernizing play amenities, enhancing shade and comfort features, preserving open green space, and upgrading core park infrastructure**. These themes represent the strongest and most consistently expressed preferences across all outreach efforts and provide a clear and defensible foundation for future park improvements.



NOTE:
 JOHN BEAT PARK DESIGN IS CONCEPTUAL LEVEL ONLY. PLAY EQUIPMENT COLOR, LOCATION, TYPE AND FINAL ORIENTATION, PLAY SURFACING COLOR AND PATTERN, AND SHADE STRUCTURE SHAPE AND COLOR TO BE CONFIRMED AFTER TOPOGRAPHIC AND UTILITY SURVEY.

LEGEND

- 1. New Restroom Building
- 2. 20' X 20' Picnic Shelter, Picnic Tables, Lighting, and BBQ
- 3. Proposed Ninja Exercise Course
- 4. Open Play
- 5. Shaded Fire Truck Theme Playground with 2-5 and 5-12 Play Equipment
- 6. Pedestrian Bench
- 7. Social Seating Pods
- 8. Individual Social Seating Chairs
- 9. Picnic Tables
- 10. Trash and Recycling Receptacles
- 11. Half Court Basketball with Pickleball Overlay and Fraction Ball
- 12. Lodgepole Fence
- 13. New Park Monument Sign

- 14. Low Growing Landscape (shrubs and trees)
- 15. ADA Drinking Fountain with Dog Bowl
- 16. Dalmatian Dog Sculpture
- 17. Renovate Existing Perimeter Fencing
- 18. Renovate Existing Perimeter Block Wall
- 19. Pedestrian Light Standards with Integrated Security Cameras
- 20. Educational Fire Stations Sign
- 21. Bioswale / Water Quality Area
- 22. Shade Sails with Incorporated Solar Powered Meter Reader
- 23. 42" High Pickleball Fencing

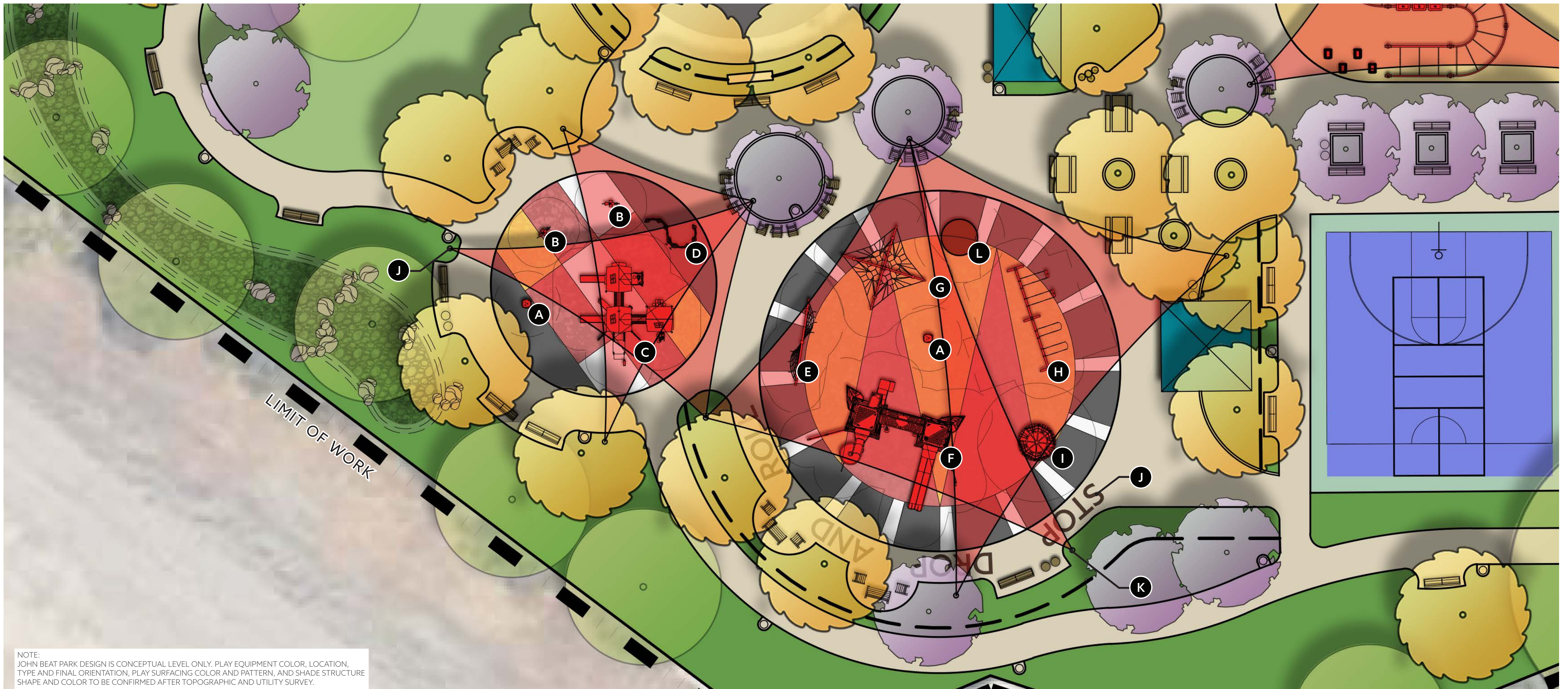
LANDSCAPE LEGEND

- Turf to be Repaired as Necessary
- Planter Area
- Existing Tree to Remain
- Proposed Shade Tree
- Proposed Accent Tree
- Proposed Small Scale Street Tree

HARDSCAPE LEGEND

- Concrete-Medium Broom Finish
- Rubberized Surfacing

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LEGEND

- A. Chill Spinner
- B. Digirider Fire Engine
- C. Centre Playhouse (fire engine / fire house)
- D. Sensory Panel
- E. Hemisphere Climber
- F. Alpha Link Towers
- G. Eclipse Net Climber
- H. Swings (2 ADA / 2 belt)
- I. Global Motion
- J. Sandblasted "STOP DROP AND ROLL" Text
- K. Shade Sails with Incorporated Solar Powered Meter Reader
- L. Dalmatian Dog Sculpture

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**JOHN BEAT PARK
CITY OF BUENA PARK, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Preliminary Plans dated 03/24/2026

3/24/2026

1. This opinion of probable construction cost is based upon the Preliminary Plans dated 03/24/2026 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 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 (5% of Base Bid) | 1 | LS | Allow | \$ 270,368 |
| 2 | Construction Chain-link Fence with Windscreen | 960 | LF | \$ 12.00 | \$ 11,520 |
| TOTAL FOR PROJECT START-UP | | | | | \$ 281,888 |
| B DEMOLITION | | | | | |
| 1 | Clear and Grub Existing Site Area | 98,897 | SF | \$ 0.50 | \$ 49,449 |
| 2 | Remove and Disposal of Existing Irrigation Lateral, Heads, Valves, Cap Existing Mainline | 98,897 | SF | \$ 0.50 | \$ 49,449 |
| 3 | Remove Existing Trees | 3 | EA | \$ 2,000.00 | \$ 6,000 |
| 4 | Remove Concrete Paving | 14,180 | SF | \$ 6.00 | \$ 85,080 |
| 5 | Remove Playground Complete Including Equipment and Sand | 1 | LS | Allow | \$ 15,000 |
| 6 | Remove and Dispose of Existing Pedestrian Light Poles, Fixtures, and Footings | 2 | EA | \$ 750.00 | \$ 1,500 |
| 7 | Remove and Dispose of Existing Flood Light (footing, pole, luminaire, conductors, conduit) | 1 | EA | \$ 2,500.00 | \$ 2,500 |
| 8 | Remove and Dispose of Existing Basketball Court Posts, Backboards, Hoops, Net, Etc. | 1 | EA | \$ 2,500.00 | \$ 2,500 |
| 9 | Remove Existing Benches | 9 | EA | \$ 500.00 | \$ 4,500 |
| TOTAL FOR DEMOLITION | | | | | \$ 215,977 |
| C GRADING & DRAINAGE | | | | | |
| 1 | Cut / Fill (estimating grading - no grading plan available) | 115,531 | SF | \$ 2.00 | \$ 231,062 |
| 2 | Soil Preparation and Fine Grading (Planter Area) | 74,077 | SF | \$ 1.00 | \$ 74,077 |
| 3 | Erosion Control | 1 | LS | Allow | \$ 40,000 |
| 4 | SWPPP Implementation | 1 | LS | Allow | \$ 30,000 |
| 5 | Storm Drain (at Basketball, Playground) | 1 | LS | Allow | \$ 30,000 |
| TOTAL FOR GRADING/DRAINAGE | | | | | \$ 405,139 |
| D ELECTRICAL/LIGHTING | | | | | |
| 1 | Pedestrian Lighting | 26 | EA | \$ 7,500.00 | \$ 195,000 |
| 2 | Site Electrical Conduit, Wiring, Pull Boxes, Controls, Distribution, Etc. | 1 | LS | Allow | \$ 35,000 |
| 3 | Shoobox Lighting at Basketball Court | 2 | EA | \$ 8,500.00 | \$ 17,000 |
| TOTAL FOR ELECTRICAL/LIGHTING | | | | | \$ 247,000 |
| E HARDSCAPE | | | | | |
| 1 | Construct Pedestrian Concrete Paving (Natural Gray) | 27,832 | SF | \$ 22.00 | \$ 612,304 |
| 2 | Sandblast Letters | 1 | LS | Allow | \$ 3,000 |
| 3 | Plexipave Court Surfacing and Striping (1/2 Court Basketball) | 3,173 | SF | \$ 2.00 | \$ 6,346 |
| 4 | Post-Tension Court Slab | 3,173 | SF | \$ 20.00 | \$ 63,460 |
| 5 | Resilient Rubberized Surfacing at Play Area and Exercise Equipment | 9,690 | SF | \$ 28.00 | \$ 271,320 |
| 6 | Construct Concrete Sub-base for Rubberized Surfacing at Play Area | 9,690 | SF | \$ 12.00 | \$ 116,280 |
| 7 | Play Curb Header for Resilient Surfacing | 612 | LF | \$ 60.00 | \$ 36,720 |
| 8 | 6" Concrete Curb | 472 | LF | \$ 60.00 | \$ 28,320 |
| TOTAL FOR HARDSCAPE | | | | | \$ 1,137,750 |
| F ARCHITECTURE / BUILDING IMPROVEMENTS | | | | | |
| 1 | Pre-Fabricated Restroom Building | 1 | LS | Allow | \$ 350,000 |
| 2 | Pre-Fabricated Restroom Building Installation | 1 | LS | Allow | \$ 850,000 |
| 3 | Install New 20' x 20' Pavillion (footings, structure) | 1 | LS | Allow | \$ 50,000 |
| TOTAL FOR ARCHITECTURE / BUILDING IMPROVEMENTS | | | | | \$ 1,250,000 |
| G FENCING | | | | | |
| 1 | 48" High Wooden Lodgepole Fence | 338 | LF | \$ 120.00 | \$ 40,560 |
| 2 | Install Vehicular Gates (footings, gates) | 1 | LS | Allow | \$ 60,000 |
| TOTAL FOR FENCING | | | | | \$ 100,560 |

**JOHN BEAT PARK
CITY OF BUENA PARK, CALIFORNIA**



Opinion of Probable Construction Cost

Based on Preliminary Plans dated 03/24/2026

3/24/2026

| H | AMENITIES | | | | | |
|--|---|--------|----|-------------|----|---------------------|
| 1 | Playground Equipment | 1 | LS | Allow | \$ | 375,000 |
| 2 | Playground Equipment Installation | 1 | LS | Approx | \$ | 187,500 |
| 3 | Exercise Equipment | 1 | LS | Allow | \$ | 219,000 |
| 4 | Exercise Equipment Installation | 1 | LS | Approx | \$ | 109,500 |
| 5 | Shade Sails with footings, engineering baseplates, bolt template, and freight | 1 | LS | Allow | \$ | 200,000 |
| 6 | Shade Sail Installation (100% of Shade Sail Fabrication) | 1 | LS | Allow | \$ | 90,000 |
| 7 | Shade sail tax (8%) | 1 | LS | Allow | \$ | 7,200 |
| 8 | Benches | 26 | EA | \$ 3,600.00 | \$ | 93,600 |
| 9 | Chairs | 27 | EA | \$ 1,400.00 | \$ | 37,800 |
| 10 | Picnic Tables | 4 | EA | \$ 3,600.00 | \$ | 14,400 |
| 11 | Waste Receptacles | 5 | EA | \$ 2,300.00 | \$ | 11,500 |
| 12 | Recycling Receptacles | 5 | EA | \$ 2,300.00 | \$ | 11,500 |
| 13 | Relocated Drinking Fountain | 1 | LS | Allow | \$ | 2,500 |
| 14 | Furnish and Install Basketball Posts/Backboards/Hoops/Nets | 1 | EA | \$ 9,500.00 | \$ | 9,500 |
| 15 | Furnish and Install Dalmatian Sculpture | 1 | LS | Allow | \$ | 25,000 |
| 16 | Furnish and Install Signage Monument Sign | 1 | LS | Allow | \$ | 20,000 |
| 17 | Furnish and Install Signage Interpretive Sign | 1 | LS | Allow | \$ | 5,000 |
| 18 | Relocate Existing Picnic Shelter | 1 | LS | Allow | \$ | 10,000 |
| 19 | Furnish and Install Boulders (3x3) | 41 | EA | \$ 380.00 | \$ | 15,580 |
| 20 | Furnish and Install Boulders (4x4) | 54 | EA | \$ 490.00 | \$ | 26,460 |
| 21 | Furnish and Install Boulders (5x5) | 53 | EA | \$ 650.00 | \$ | 34,450 |
| TOTAL FOR AMENITIES | | | | | | \$ 1,505,490 |
| I | PLANTING AND IRRIGATION | | | | | |
| 1 | Drip Irrigation at Shrub Areas | 14,319 | SF | \$ 6.00 | \$ | 85,914 |
| 2 | Tree Bubblers (2 bubblers at each tree) | 44 | EA | \$ 350.00 | \$ | 15,400 |
| 3 | Turf Irrigation (Rotary) | 59,758 | SF | \$ 4.00 | \$ | 239,032 |
| 4 | Soil Preparation | 74,077 | SF | \$ 0.50 | \$ | 37,039 |
| 5 | Install 24" Box Trees | 8 | EA | \$ 1,200.00 | \$ | 9,600 |
| 6 | Install 36" Box Trees | 14 | EA | \$ 2,500.00 | \$ | 35,000 |
| 7 | Install 1 Gal. Container Planting (25% of Landscape Area at 24" O.C.) | 1,031 | EA | \$ 22.00 | \$ | 22,681 |
| 8 | Install 5 Gal. Container Planting (50% of Landscape Area at 48" O.C.) | 519 | EA | \$ 40.00 | \$ | 20,763 |
| 9 | Install 15 Gal. Container Planting (25% of Landscape Area at 60" O.C.) | 165 | EA | \$ 150.00 | \$ | 24,808 |
| 10 | 3" Mulch at Shrub Planting | 133 | CY | \$ 50.00 | \$ | 6,650 |
| 11 | 90-Day Maintenance | 74,077 | SF | \$ 0.50 | \$ | 37,039 |
| TOTAL FOR PLANTING AND IRRIGATION | | | | | | \$ 533,925 |
| BASE BID SUBTOTAL = | | | | | | \$ 5,677,729 |
| 25% CONSTRUCTION CONTINGENCY = | | | | | | \$ 1,419,432 |
| GRAND TOTAL = | | | | | | \$ 7,097,161 |
| 3% ESCALATION FEE PER ANNUM = | | | | | | \$ 170,332 |

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

- Relocation and or undergrounding of existing utilities/infrastructure.
- Utility meters and connection fees. All On-Site Utility Infrastructure (Sewer, Water, Reclaimed, Electrical, Telephone, etc.) to be Existing at Site.
- Environmental monitoring or mitigation.
- Hazardous material cleanup and/or removal.
- Construction management fees.
- Plan check fees, building permit fees, professional inspection, or testing fees.
- Soft costs, i.e., Consultant design fees or City staff project management fees.
- Traffic control estimate needs to be confirmed with City staff following confirmation on access, lane closures, area for staging, deliveries, etc.
- Wet Utilities (Water & Sewer) Costs
- SWPPP Implementation, if required.

THE ABOVE ESTIMATE DOES NOT INCLUDE PROFESSIONAL FEES FOR DESIGN SERVICES. 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.



Ninja Course 2
"rapid response obstacle training course"



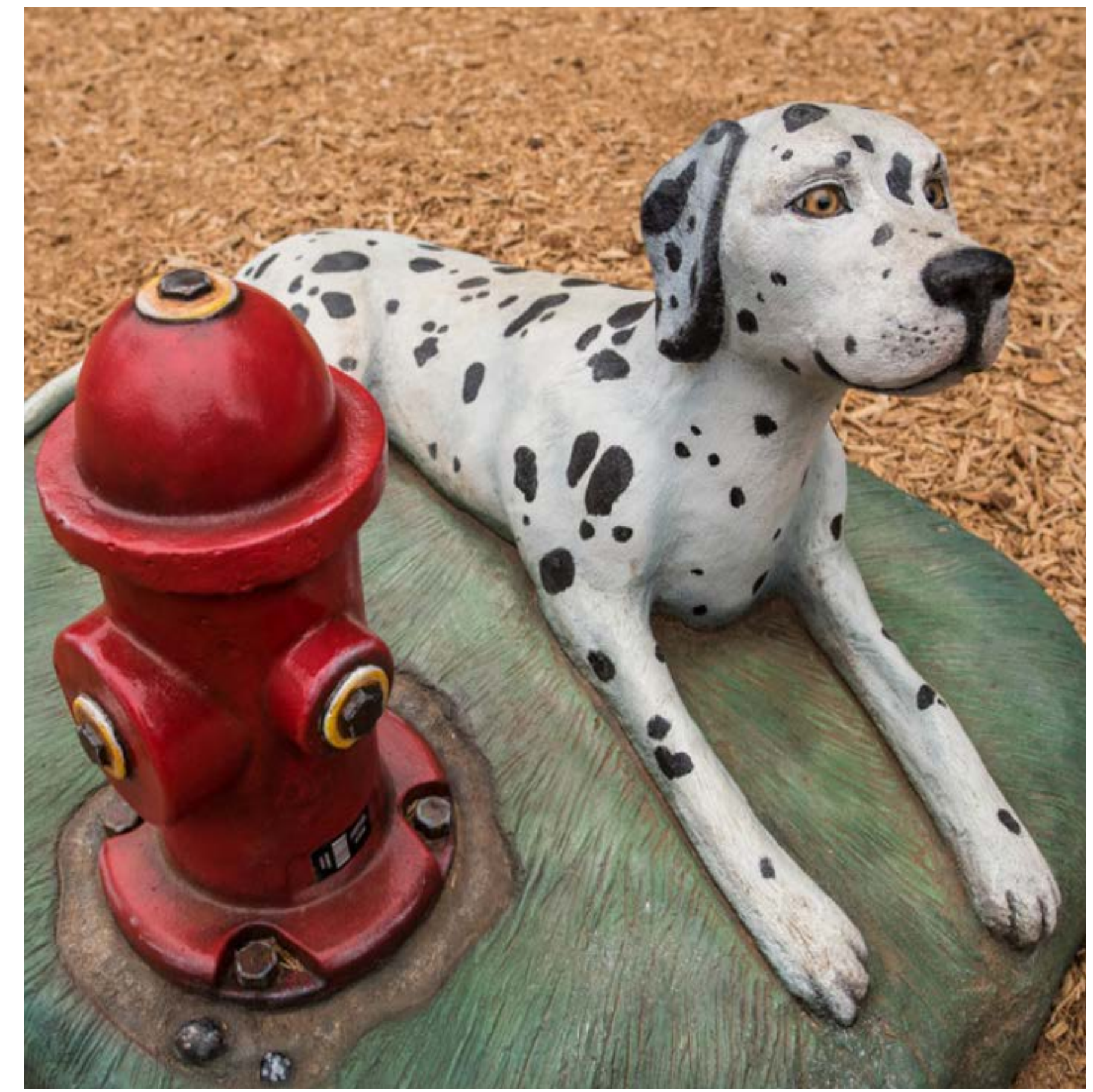
2-5 Play Structure (fire truck and fire house)



Digi Rider Fire Engine
"bouncing battalion engine rider"



Chill Spinner
"hose reel spinners"



Dalmatian Sculpture



5-12 Play Structure
"urban training response center"



Eclipse Net Climber
"blazing ladder climber"



Splash Sensory Panel
"command wall"



Swings
"station swing lines"



Walking Paths



1/2 Court Basketball / Pickleball / Fraction Ball



Romtec Modular Restroom



Benches / Chairs



Picnic Table



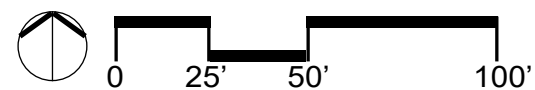
Vehicular Gates



Vegetated Bioswale



04/06/2026



RENDERINGS

JOHN BEAT PARK
CITY OF BUENA PARK, CALIFORNIA

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04/06/2026

RENDERINGS

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COMMUNITY OUTREACH SUMMARY

DATE: January 28, 2026
TO: CITY OF BUENA PARK
FROM: RJM Design Group, Inc.
SUBJECT: John Beat Park Improvements



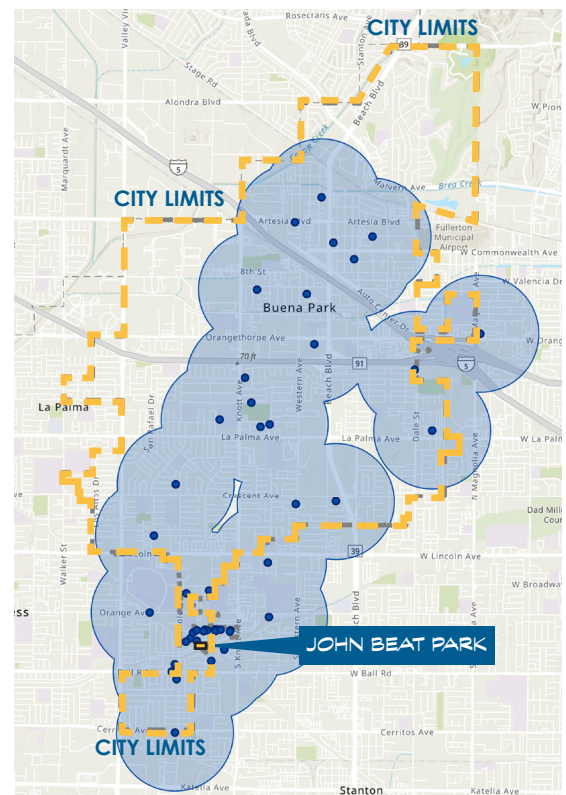
In order to facilitate community driven design improvements for John Beat Park, RJM and the City of Buena Park hosted two in person pop-up workshops in early January, 2026. These in person pop-up workshops were held on Thursday, January 8, 2026 from 5:00 PM to 7:00 PM and January 10, 2026 from 9:00 AM to 12:00 PM at the park and had approximately 58 participants total. Participants in the pop-up workshop were invited to place stickers on a preferred amenity matrix and thematic equipment boards, review the existing site conditions, and fill out park improvement surveys and feedback comment cards. A food truck was made available for community member participants, as well as a raffle for six (6) \$50 Amazon gift cards.



To encourage community participation, the pop-up workshops and surveys were advertised on the City's and RJM's social media pages. For those unable to attend the pop-up workshops, the park survey was available online for a little over two weeks from January 8th until January 24th, while the feedback button/comment button will remain active until project closeout.

The following summary documents the information that was collected from the surveys, feedback cards, and pop-up workshops. Of the participants who participated in the outreach exercises, approximately 57 people filled out surveys, (12 in person, 45 online) and approximately 58 people provided additional feedback, (30 in-person, 28 online.)

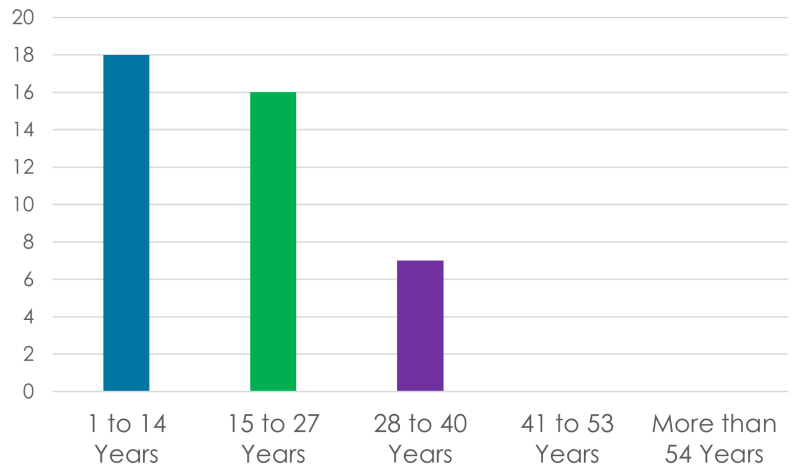
Locations of survey participants



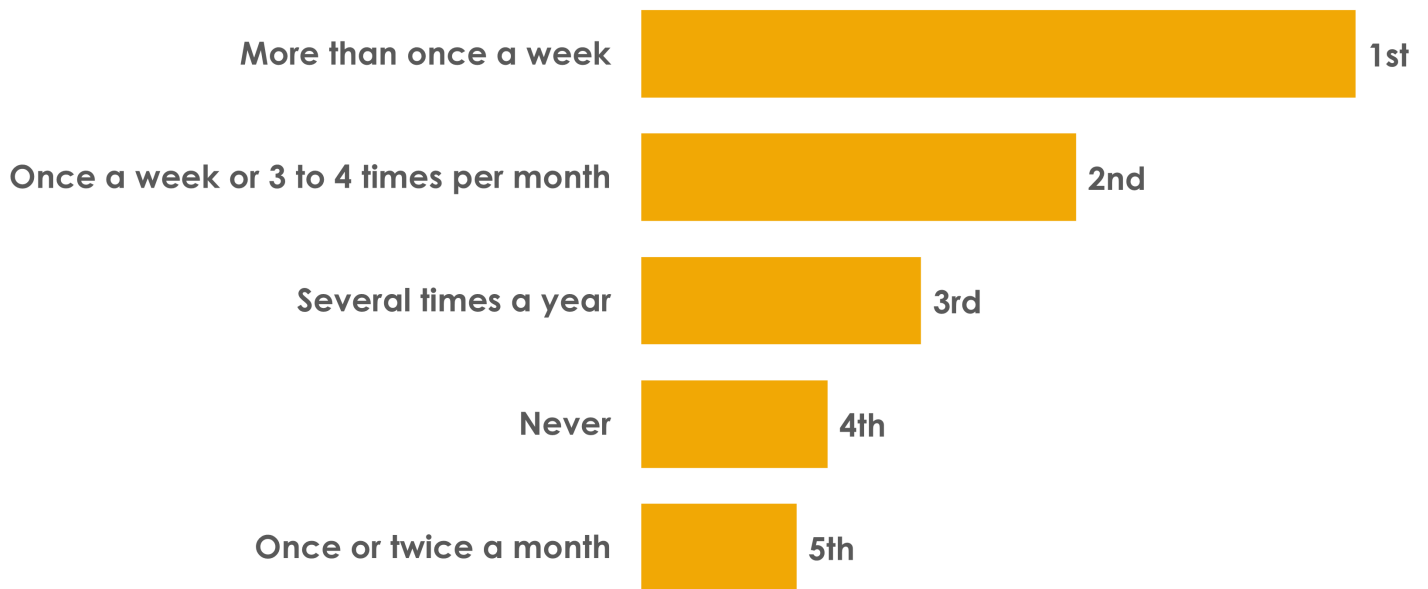
The Following information is a compilation of responses from the in person workshop and online survey.

1. How long have you lived in the City of Buena Park?

The average length of time people have lived in the City is 16.7 years.



2. How often do you or members of your household visit John Beat Park?



3. What do you like most about John Beat Park and why?

- **Location / Walkability:** The park’s close proximity to their homes, walkable access and ease of daily use.
- **Open Space / Large Lawn:** The park’s expansive open lawn areas are highly valued for informal recreation, relaxation, and flexible use by individuals, families, and pets.
- **Basketball Courts:** Serve both traditional play and informal activities such as futsal, and are valued for being accessible and generally uncrowded.
- **Quiet, Calm, and Relaxing Atmosphere:** Peaceful, low-key, and uncrowded, making it an appealing neighborhood retreat for relaxation and everyday enjoyment.
- **Family-Friendly Amenities:** The combination of playgrounds, seating, and open space supports family gatherings, casual play, and community memories across generations.

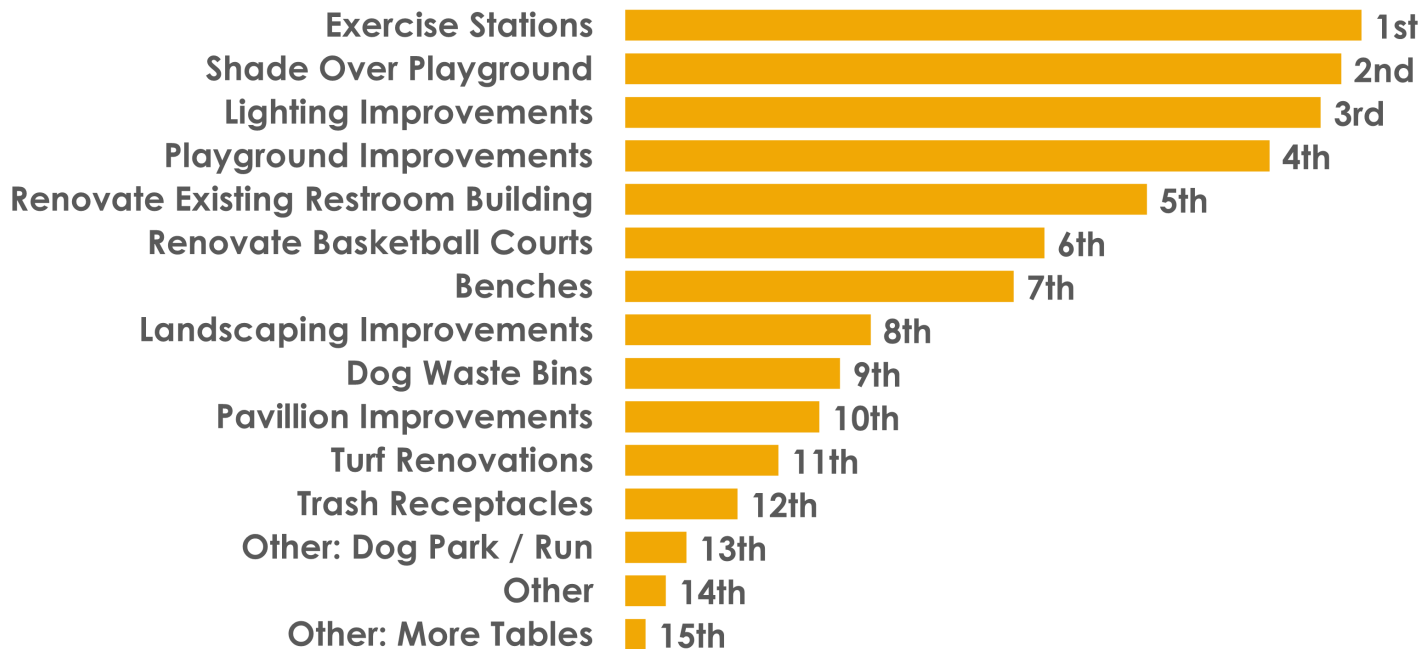
4. What do you dislike most about John Beat Park and why?

- **Safety:** Safety in the park, particularly during evening hours. Responses mentioned homelessness, drug use, graffiti, and limited police or security presence.
- **Closed or Inadequate Restrooms:** Respondents identified restrooms as closed, poorly maintained, or unusable. The lack of reliable restroom access was described as a major inconvenience that limits length of visits, discourages families and seniors, and reduces the park's overall usability.
- **Poor or Insufficient Lighting:** Inadequate lighting was noted as a barrier to safe and extended park use. Respondents reported dark conditions affecting sports courts, pathways, and general visibility after sunset.
- **Lack of Shade / Tree Canopy:** The absence of shade from trees or structures, particularly over playgrounds and open lawn areas. Respondents noted extreme heat, equipment becoming too hot to use, and reduced comfort during warmer months, especially for children and caregivers.
- **Limited Amenities and Recreational Activities:** The park offers too few activities and amenities to meet community needs. Limited playground equipment, lack of sports facilities, missing features such as dog parks or fitness areas, and large underutilized spaces that could be programmed more intentionally.

5. What existing park amenities would you like to see improved or renovated at John Beat Park?

- **Restroom:** Restrooms were identified as in need of reliable access, improved maintenance, cleanliness, safety, and adequate amenities such as lighting and supplies. Open restrooms during park hours and concerns about misuse.
- **Playground Improvements:** Upgrade and expand playground facilities to include larger, more modern, and more engaging play equipment. Accessibility, age-appropriate features, creative and educational elements, and enhancements that encourage longer stays and inclusive play experiences for families.
- **Shade / Trees:** Lack of shade throughout the park, particularly over playgrounds, seating areas, and picnic spaces. Responses expressed desires for additional trees and shade structures to improve comfort, usability, and year-round enjoyment, especially during warmer months.
- **Lighting / Safety:** Improved lighting relating to safety, visibility, and extended park use. Enhanced nighttime lighting along pathways, activity areas, and gathering spaces, along with security measures such as cameras or controlled access.
- **Courts / Active Recreation:** Enhance active recreation opportunities, including upgraded basketball courts, multi-use striping, and the addition of amenities such as pickleball, futsal, soccer, or skate features.

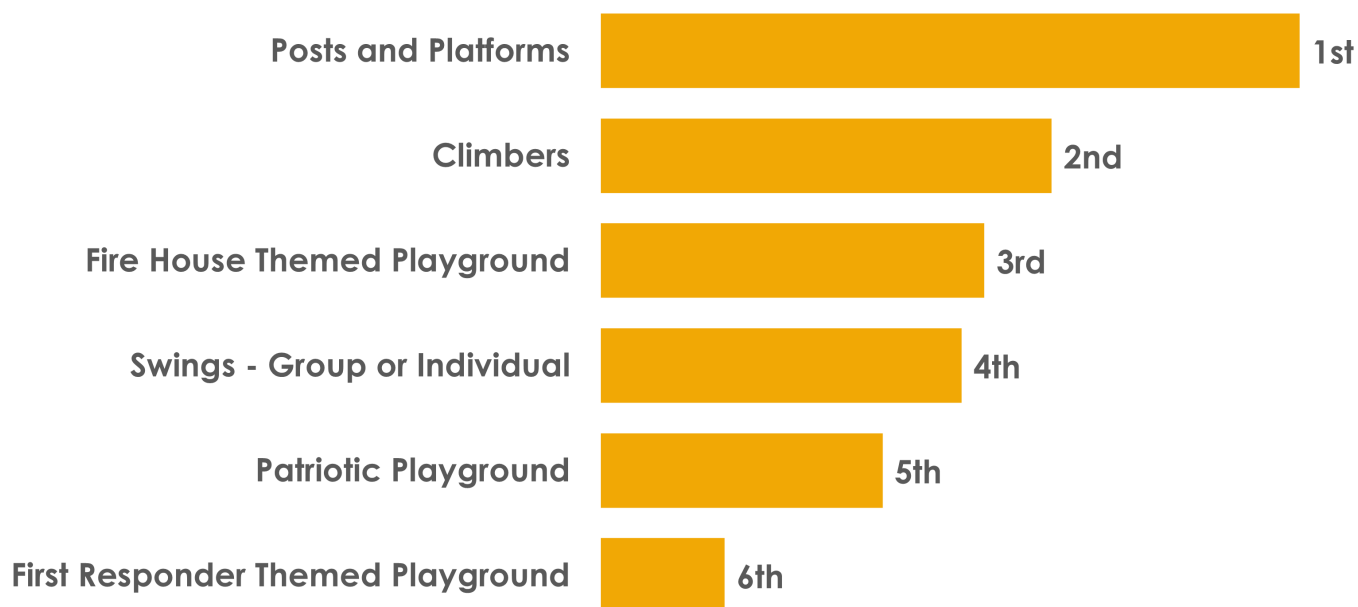
6. Please select your top 5 park improvements.



“Other” one time responses included:

- Pump Track / Bike Area
- Pond
- Soccer Field
- Skate Park

7. Please select your top 2 amenities.



JOHN BEAT PARK IMPROVEMENTS-PICK 2



FIRE HOUSE THEMED PLAYGROUND



FIRST RESPONDER THEMED PLAYGROUND



PATRIOTIC PLAYGROUND

SWINGS-GROUP OR INDIVIDUAL



CLIMBERS

POSTS AND PLATFORMS



JANUARY 2026

PLAY FEATURES

JOHN BEAT PARK IMPROVEMENTS
CITY OF BUENA PARK, CALIFORNIA

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7. Do you have any additional comments?

When asked to provide additional comments, participants provided the following top 5 categories:

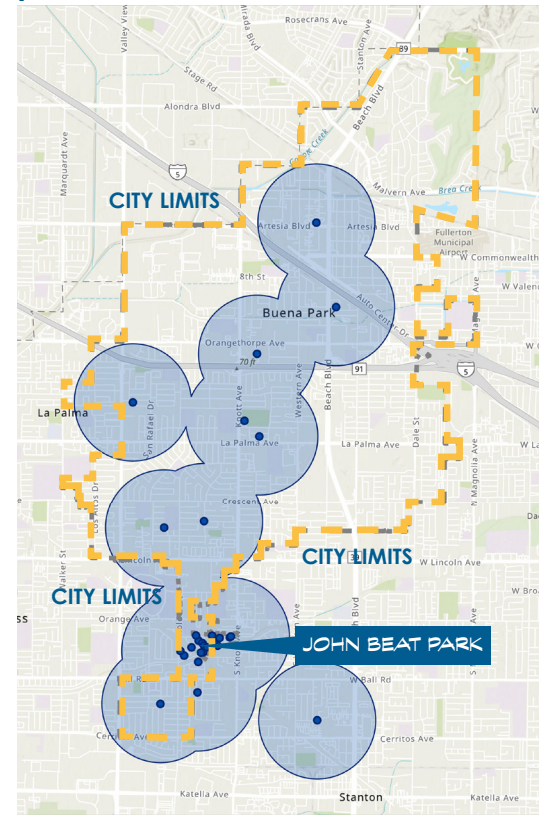
- **Lighting, Safety, and Security:** Needs for reliable lighting and enhanced safety measures throughout the park. Well-lit spaces are seen as essential for deterring inappropriate activity, improving perceptions of safety, and supporting evening use of courts and open areas. Maintain existing lighting, adding fixtures in darker areas, and considering supportive security strategies such as patrols or cameras to create a welcoming and secure environment for families.
- **Restroom Hours / Maintenance:** Residents expressed frustration with locked or limited-hour facilities and emphasized that functional, clean, and monitored restrooms are essential for family use, youth activities, and extended park stays.
- **Sports Courts & Active Recreation:** Expanded and flexible recreational opportunities that serve a wide range of ages. Requests included basketball, soccer, pickleball, futsal, calisthenics, skate/pump tracks, and multipurpose courts that can remain active when turf areas are unavailable.
- **Playground Facilities:** Playground size, quality, comfort, and durability. Playground needs were often discussed in conjunction with broader comfort and safety concerns.
- **Shade / Trees:** Trees and shaded seating near activity areas, with particular concern for summer heat. Shade was often cited as necessary to make other amenities usable rather than as a standalone attraction.

As part of the community outreach, an additional general feedback survey button was available on the project website where participants could voice their ideas at any time. Paper comment cards were available at the pop-up events.

As of 1/26/2026 there were 58 feedback comments collected with the top 10 comments indicated below in alpha order.

- A. Security, and Drug/Homelessness Concerns:** Community members indicated they felt unsafe due to drug activity, homelessness, and after-hours misuse of the park with visible deterrents such as patrols, fencing, gates, cameras, and better park activation to create a family-friendly environment was desired.
- B. Lighting Improvements:** Lighting upgrades, particularly along walking paths, courts, and darker park edges was discussed, with feelings that broken lighting and insufficient lighting limits evening use, contributes to safety concerns, and reduces the overall sense of visibility and comfort.
- C. Playground Improvements / Expansion:** Refresh and expand the playground to serve a wider range of ages, from toddlers to older children. Community members indicated that more engaging, creative, and adventurous play features was desired, as well as the replacement of sand with safer surfacing, and play areas that are highly visible.
- D. Shade:** Shade for comfort and usability, especially for children, caregivers, and longer visits, was desired by community members. Indicated desired shade could be provided through the use of natural tree canopies and built structures.
- E. Restroom Hours, and Renovation:** Restrooms are frequently locked, outdated, or poorly maintained, which discourages park use. Some restroom requests included renovating the restrooms, improved daytime hours, and increased maintenance.
- F. Sports & Active Recreation Facilities:** Community members indicated they would like expanded active recreation options including pickleball and tennis courts, existing basketball court upgrades, volleyball courts, pump tracks, skate features, and multi-use play areas.
- G. Walking Paths, Trails, and Sidewalk Connectivity:** Expanded walking paths for exercise and relaxation were indicated with desires for clearer, continuous walking loops around and through the park, particularly at the park edges. Additional amenities along the walking paths included distance markers, improved path lighting, and drinking fountains.
- H. Dog Amenities:** Community members indicated that dog management-including dog rules, waste stations, and potentially an enclosed dog run--was desired to reduce conflicts between dogs and families.
- I. Park Modernization & Amenity Upgrades:** Community members noted there are outdated or run-down amenities in need of modernization including new benches and picnic tables, better seating layouts, BBQs, drinking fountains, landscaping enhancements. Desires for more consistent park maintenance was also indicated.
- J. Fitness & Exercise Amenities:** Fitness opportunities for teens, adults, and seniors, such as outdoor exercise stations, fitness zones, and tracks was indicated as desired.

Locations of participants who provided feedback



COMMUNITY OUTREACH CONCLUSION

Community input collected through surveys, pop-up workshops, and open comment opportunities provides a clear and consistent understanding of how John Beat Park is currently used and where improvements would most benefit park users. While the scale of participation reflects primarily park-adjacent residents and frequent users, the feedback offers valuable insight into day-to-day conditions and priorities for this neighborhood-serving park.

Across nearly all engagement formats, respondents identified comfort, safety, and usability as foundational concerns that directly influence how often and how long the park is used. Recurrent themes included the need for **improved lighting, reliable restroom access, shade, and ongoing maintenance**. These issues were most frequently raised in open-ended comments and discussion-based feedback, particularly in relation to evening use, family comfort, and perceptions of safety.

At the same time, the survey's ranked improvement results demonstrate strong interest in active recreation and fitness amenities, with **outdoor exercise stations** receiving the highest overall ranking. Requests for enhanced **sports courts, multi-use recreation areas, and upgraded playground facilities** further reflect the community's desire for amenities that support physical activity across a wide range of ages. These findings indicate that while basic infrastructure improvements are viewed as essential, residents also value new or enhanced amenities that activate the park and increase its everyday usefulness.

Shade and tree canopy further emerged as a high priority, and was consistently referenced as both a comfort issue and a prerequisite for the successful use of other amenities. Respondents emphasized that shade over playgrounds, seating areas, and walking paths would significantly improve park usability during warmer months and extend the duration of visits for families, caregivers, and seniors.

Safety concerns—including lighting conditions, visibility, and after-hours activity—were among the most frequently cited issues affecting park perception. While these comments reflect user experience rather than enforcement or incident data, they underscore the importance of environmental design strategies that promote visibility, passive surveillance, and park activation. Similarly, **restroom access and maintenance** were repeatedly identified as factors that limit park use and discourage longer stays.

Requests related to **dogs** were generally framed around management and integration rather than standalone facilities. Feedback emphasized the need for waste stations, clear rules, and conflict reduction, with fewer respondents prioritizing the introduction of new, dedicated dog amenities.

Taken together, the outreach results suggest a balanced approach to park improvements—one that prioritizes foundational upgrades such as **lighting, shade, seating, restroom reliability, and maintenance**, while also responding to demonstrated interest in **fitness, recreation, and playground enhancements**. Based on these findings, recommended next steps focus on improving overall park **comfort, safety, and usability** through targeted infrastructure investments, combined with strategic amenity enhancements that support active use and long-term community benefit. This approach positions John Beat Park to better serve existing users while remaining flexible to future programming and investment decisions.