



ANTONIO PARKWAY GATEWAY

PARKWAY IMPROVEMENTS

AUGUST 13, 2025

CITY COUNCIL MEETING



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PROJECT HIGHLIGHTS

- PROJECT INITIATED IN FY 2019/20 (5 YEARS)
- EXTENSIVE DESIGN REVIEW PROCESS
- ENTRY MONUMENT & MEDIAN SUBSTANTIALLY COMPLETED
- PARKWAY POSTPONED TO CURRENT YEAR – CONSTRUCTION PROGRAMMED FOR CURRENT FY 2025/26
- CITY COUNCIL REQUESTS ALTERNATIVE OPTIONS FOR POTENTIAL VALUE ENGINEERING



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PROJECT TIMELINE

January 2020
Award Design
Contract

April 2020
Design
Postponed
Due to
COVID-19

December
2021
Design
Re-Awarded

January 2022
Begin Design
Review Phase

October 2023
City Council
Approves
Design Concept

May 2024
Design
Completed

December 2024
Entry Monument &
Median Construction
Contract Awarded

May 2025
City Council
Requests Parkway
Value Engineering
Options

August 2025
Parkway
Design
Review

Revise
Parkway
Design

Begin Parkway
Construction



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

1. GATEWAY MONUMENT

(SUBSTANTIALLY COMPLETED)

2. MEDIAN

(SUBSTANTIALLY COMPLETED)

3. PARKWAY

(INCLUDED THIS FISCAL YEAR)

Welcome
to Rancho Santa Margarita





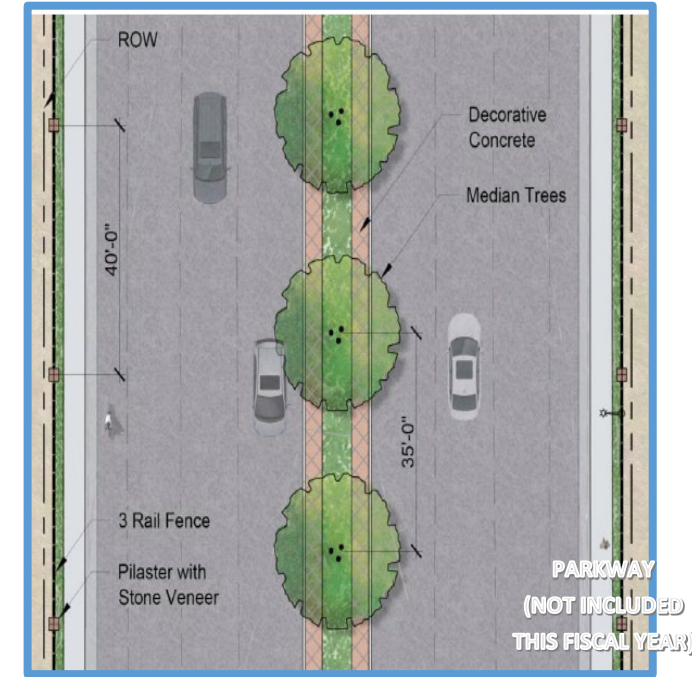
ANTONIO PARKWAY GATEWAY IMPROVEMENTS

GATEWAY MONUMENT



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

MEDIAN & PARKWAY



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PARKWAY



Monument Side

SUMMER 2025



Tijeras Creek Side



SPRING 2025





ANTONIO PARKWAY GATEWAY IMPROVEMENTS

ORIGINAL APPROVED DESIGN	
TIJERAS CREEK PARKWAY SIDE	ENTRY MONUMENT PARKWAY SIDE
3-RAIL WOODCRETE FENCING	LANDSCAPING
PILASTERS @ 40' SPACING	IRRIGATION
HARD WIRED IN-GROUND UP-LIGHTING @ 40' SPACING	MULCH
DECOMPOSED GRANITE	



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING OPTIONS

PILASTER & UPLIGHT SPACING

(40', 60', & 80' SPACING)

2-RAIL VS 3-RAIL WOODCRETE FENCING

FENCING MATERIAL OPTIONS

(WOODCRETE, TREX, VINYL)

DECOMPOSED GRANITE VS MULCH

REDUCED PLANTING & IRRIGATION



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING RECOMMENDED PROPOSAL	
TIJERAS CREEK PARKWAY SIDE	ENTRY MONUMENT PARKWAY SIDE
PILASTERS @ 80' SPACING	LANDSCAPING
2-RAIL WOODCRETE FENCING	IRRIGATION
SOLAR UP-LIGHTING @ 80' SPACING	MULCH
MULCH	

BLUE HIGHLIGHT = STAFF RECOMMENDATION



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PARKWAY REVIEW (OCTOBER 2023)

COUNCIL DIRECTIVES

REMOVE FENCE ON ENTRY
MONUMENT SIDE

REPLACE LANDSCAPING WITH
DECOMPOSED GRANITE ON TIJERAS
CREEK SIDE



STONE VENEER
PILASTER

UP-LIGHTING

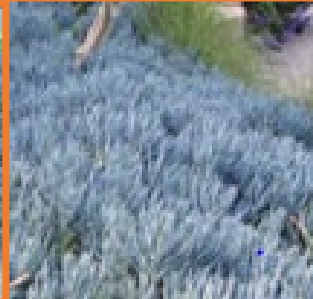
WOODCRETE SPLIT-RAIL
FENCE



DEER GRASS



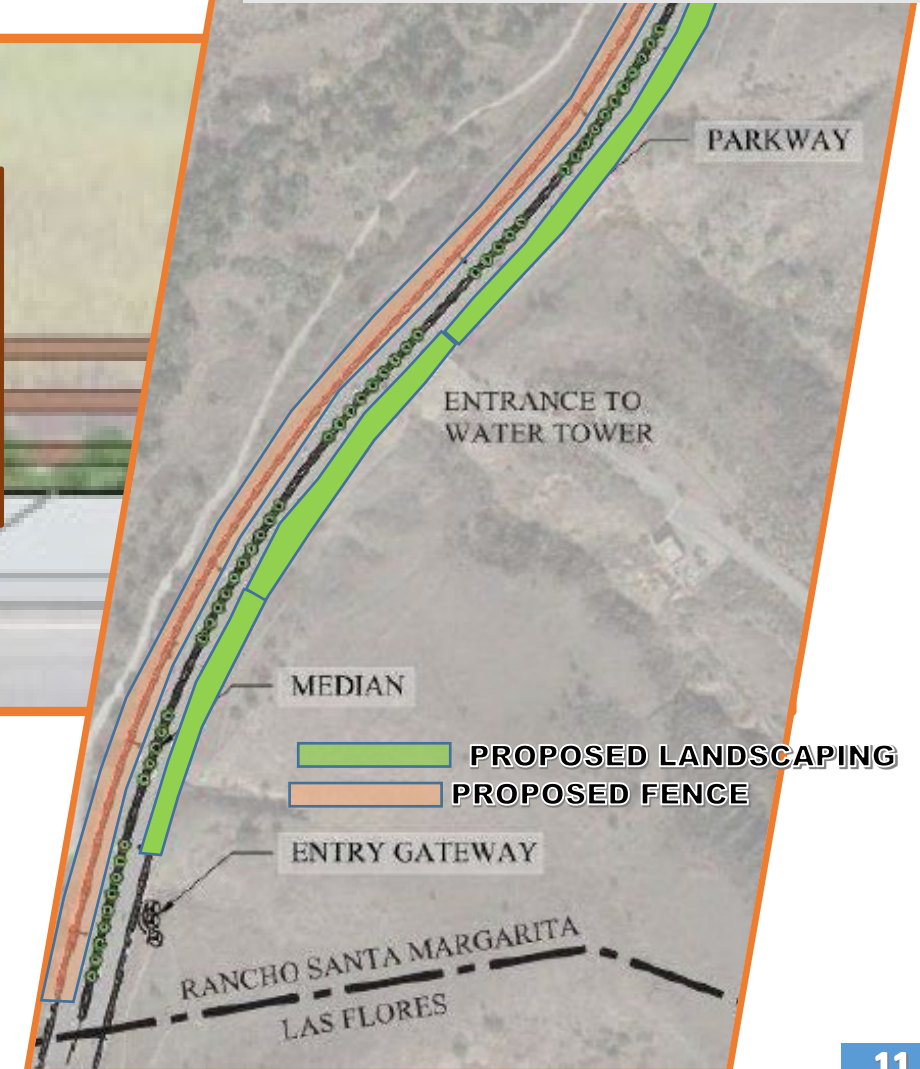
ROSEMARY



BLUE
CHALKSTICK



LAVENDER





ANTONIO PARKWAY GATEWAY IMPROVEMENTS VALUE ENGINEERING - FENCING



ROBINSON RANCH



WOODCRETE



COTO DE CAZA



TREX



TIJERAS CREEK



VINYL





ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PARKWAY COST COMPARISON

RED TEXT =
CURRENT DESIGN

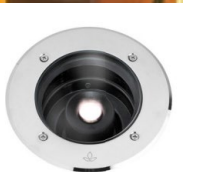
BLUE HIGHLIGHT =
STAFF RECOMMENDATION

DESCRIPTION	AMOUNT	COST REDUCTION
Walls & Pilasters		
Stone Veneer Pilaster (42") - 40 FT Spacing	\$ 271,000	\$ -
Stone Veneer Pilaster (42") - 60 FT Spacing	\$ 179,000	\$ (92,000)
Stone Veneer Pilaster (42") - 80 FT Spacing	\$ 131,000	\$ (140,000)
Fencing		
Three-Rail Concrete Fence	\$ 412,000	\$ -
Two-Rail Concrete Fence (36")	\$ 372,000	\$ (40,000)
Three-Rail Trex/Composite Fence	\$ 150,000	\$ (262,000)
Two-Rail Trex/Composite Fence	\$ 134,000	\$ (278,000)
Three-Rail Vinyl Fence	\$ 123,000	\$ (289,000)
Two-Rail Vinyl Fence	\$ 115,000	\$ (297,000)



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING – GROUNDCOVER & LIGHTING





ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PARKWAY COST COMPARISON

RED TEXT =
CURRENT DESIGN

BLUE HIGHLIGHT =
STAFF RECOMMENDATION

DESCRIPTION	AMOUNT	COST REDUCTION
Lighting and Electrical		
Pilaster Lighting and Electrical - 40 FT Spacing	\$ 330,000	\$ -
Standard Exterior Light Fixture - 60 FT Spacing	\$ 296,000	\$ (34,000)
Standard Exterior Light Fixture - 80 FT Spacing	\$ 244,000	\$ (86,000)
Solar Exterior Light Fixture - 60 FT Spacing	\$ 207,000	\$ (123,000)
Solar Exterior Light Fixture - 80 FT Spacing	\$ 153,000	\$ (177,000)
Parkway (Tijeras Creek Side)		
Decomposed Granite - 4" depth	\$ 115,000	\$ -
Wood Mulch - 4" depth	\$ 12,000	\$ (103,000)
Existing Site Conditions	\$ -	\$ (115,000)





ANTONIO PARKWAY GATEWAY IMPROVEMENTS

PARKWAY COST COMPARISON

RED TEXT =
CURRENT DESIGN

BLUE HIGHLIGHT =
STAFF RECOMMENDATION

DESCRIPTION	AMOUNT	COST REDUCTION
Shrubs		
5 Gallon Shrubs	\$ 19,000	\$ -
5 Gallon Shrubs - Adjusted*	\$ 11,000	\$ (8,000)
1 Gallon Shrubs	\$ 3,000	\$ -
1 Gallon Shrubs - Adjusted*	\$ 2,000	\$ (1,000)
Planting Area (Entry Monument Side)		
Soil Preparation	\$ 12,000	\$ -
Soil Preparation - Adjusted*	\$ 7,000	\$ (5,000)
Irrigation		
Irrigation Installation	\$ 128,000	\$ -
Irrigation Installation - Adjusted*	\$ 102,000	\$ (26,000)
90 Day Maintenance Period	\$ 2,000	\$ -
90 Day Maintenance Period - Adjusted*	\$ 1,500	\$ (500)



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING

VALUE ENGINEERING (VE) – STAFF RECOMMENDATIONS

DESCRIPTION	LOWEST BID RECEIVED 12/2024	ESTIMATED COST VE	VE ESTIMATED SAVINGS
ORIGINAL – PILASTERS @ 40' SPACING VE OPTION – PILASTERS @ 80' SPACING	\$ 271,000	\$ 131,000	\$ 140,000
ORIGINAL – 3-RAIL WOODCRETE FENCE VE OPTION – 2-RAIL WOODCRETE FENCE	\$ 412,000	\$ 372,000	\$ 40,000
ORIGINAL – HARDWIRED LIGHTING @ 40' SPACING VE OPTION – SOLAR LIGHTING @ 80' SPACING	\$ 330,000	\$ 153,000	\$ 177,000
ORIGINAL – DECOMPOSED GRANITE UNDER FENCE VE OPTION – WOOD MULCH UNDER FENCE	\$ 115,000	\$ 12,000	\$ 103,000
ORIGINAL - LANDSCAPING & IRRIGATION ON ENTRY ** MONUMENT SIDE VE OPTION – NONE PROPOSED	\$ 164,000	\$ 164,000	\$ 0
<u>TOTAL</u>	<u>\$ 1,292,000</u>	<u>\$ 832,000</u>	<u>\$ 460,000</u>

**** ENTRY MONUMENT PARKWAY MONTHLY LANDSCAPE MAINTENANCE COSTS ESTIMATED TO BE \$650 PER MONTH**



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING

PROJECT BUDGET COMPARISON		
DESCRIPTION	CURRENT DESIGN	VALUE ENGINEERING STAFF RECOMMENDATIONS
CONSTRUCTION	\$ 1,430,000	\$ 970,000
CONTINGENCY	\$ 143,000	\$ 97,000
CONSTRUCTION ENGINEERING SUPPORT	\$ 10,000	\$ 10,000
CONSTRUCTION INSPECTION	\$ 30,000	\$ 30,000
MATERIAL TESTING	\$ 5,000	\$ 5,000
CONSTRUCTION ADMINISTRATION	\$ 5,000	\$ 5,000
ADVERTISEMENT	\$ 2,000	\$ 2,000
<u>TOTAL</u>	\$ 1,625,000	\$ 1,119,000



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

VALUE ENGINEERING – ALTERNATIVE OPTIONS

RED TEXT = CURRENT DESIGN

BLUE HIGHLIGHT = STAFF
RECOMMENDATION

DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	COST REDUCTION
Walls & Pilasters					
Stone Veneer Pilaster (42") - 40 FT Spacing	EA	68	\$ 3,988.00	\$ 271,000	\$ -
Stone Veneer Pilaster (42") - 60 FT Spacing	EA	45	\$ 3,988.00	\$ 179,000	\$ (92,000)
Stone Veneer Pilaster (42") - 80 FT Spacing	EA	33	\$ 3,988.00	\$ 131,000	\$ (140,000)
Fencing					
Three-Rail Concrete Fence	LF	2,680	\$ 154.00	\$ 412,000	\$ -
Two-Rail Concrete Fence (36")	LF	2,680	\$ 139.00	\$ 372,000	\$ (40,000)
Three-Rail Trex/Composite Fence	LF	2,680	\$ 56.00	\$ 150,000	\$ (262,000)
Two-Rail Trex/Composite Fence	LF	2,680	\$ 50.00	\$ 134,000	\$ (278,000)
Three-Rail Vinyl Fence	LF	2,680	\$ 46.00	\$ 123,000	\$ (289,000)
Two-Rail Vinyl Fence	LF	2,680	\$ 43.00	\$ 115,000	\$ (297,000)
Lighting and Electrical					
Pilaster Lighting and Electrical - 40 FT Spacing	LS	1	\$ 330,000.00	\$ 330,000	\$ -
Standard Exterior Light Fixture - 60 FT Spacing	EA	45	\$ 1,466.00	\$ 296,000	\$ (34,000)
Standard Exterior Light Fixture - 80 FT Spacing	EA	33	\$ 1,466.00	\$ 244,000	\$ (86,000)
Solar Exterior Light Fixture - 60 FT Spacing	EA	45	\$ 1,398.00	\$ 207,000	\$ (123,000)
Solar Exterior Light Fixture - 80 FT Spacing	EA	33	\$ 1,398.00	\$ 153,000	\$ (177,000)
Shrubs					
5 Gallon Shrubs	EA	548	\$ 35.00	\$ 19,000	\$ -
5 Gallon Shrubs - Adjusted*	EA	320	\$ 35.00	\$ 11,000	\$ (8,000)
1 Gallon Shrubs	EA	238	\$ 16.00	\$ 3,000	\$ -
1 Gallon Shrubs - Adjusted*	EA	145	\$ 16.00	\$ 2,000	\$ (1,000)
Planting Areas					
Decomposed Granite - 4" depth	SF	11,535	\$ 10.00	\$ 115,000	\$ -
Wood Mulch - 4" depth	CY	143	\$ 90.00	\$ 12,000	\$ (103,000)
Existing Site Conditions	SF	0	\$ -	\$ -	\$ (115,000)
Soil Preparation	SF	9,878	\$ 1.30	\$ 12,000	\$ -
Soil Preparation - Adjusted*	SF	5,927	\$ 1.30	\$ 7,000	\$ (5,000)
Irrigation					
Irrigation Installation	SF	9,878	\$ 13.00	\$ 128,000	\$ -
Irrigation Installation - Adjusted*	SF	5,927	\$ 13.00	\$ 102,000	\$ (26,000)
90 Day Maintenance Period	SF	9,878	\$ 0.30	\$ 2,000	\$ -
90 Day Maintenance Period - Adjusted*	SF	5,927	\$ 0.30	\$ 1,500	\$ (500)



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

SCHEDULE

ACTIVITY	ESTIMATED DATE
DESIGN REVIEW / VALUE ENGINEERING	AUGUST 2025
IMPLEMENT COUNCIL DESIGN OPTIONS	SEPTEMBER 2025
ADVERTISE PROJECT	OCTOBER 2025
AWARD CONSTRUCTION	DECEMBER 2025
BEGIN CONSTRUCTION	JANUARY 2026



ANTONIO PARKWAY GATEWAY IMPROVEMENTS

RECOMMENDATION:

- 1) PROVIDE INPUT AND DIRECTION AS NECESSARY



QUESTIONS