

Mills Estate Park Reactivation

Parks & Recreation Commission Meeting

Agenda

- Background
 - History and Context
 - City Parks Program Matrix
 - Schedule
- Community Engagement Recap
 - Community Meeting #1
 - Community Survey
 - Community Meeting #2
- Design Concept
 - Park Elements
 - Final Draft Concept
 - Cost Estimate
- Next Steps



History and Context

- Originally developed in the 1960s
- In 2020, City Staff began plans to improve Mills Estate Park, but paused due to Covid-19 Pandemic
- The need for park improvements in the Mills Estate neighborhood has been identified, and will also accommodate population growth from new development in the City.
- The City is kickstarting this project again, beginning with community outreach to gather input from the neighborhood and residents about the needs and desires for this park.
- May 28, 2024 adopted FY 2024-25 Operating CIP budget. Included in FY 25-26
 - General Fund and Parks impact fees



City Parks – Program Matrix

Mills Estate Park: total 4.85 ac (1.93 ac net useable)

Park	Playground	Fenced Dog Park	Parking	Hard Courts	Lights	Restroom	Size, Acres
Bayside Manor	Yes	Yes	No	Yes	No	No	0.8
Central	Yes	No	Yes, with Civic Center	No	No	Yes	8.1
Green Hills	Yes	No	No	No	No	No	2.0
Josephine Waugh	No	No	No	No	No	No	5.0
Lion “Bill Mitchell”	Yes	No	No	No	No	No	0.8
Marina Vista	Yes	No	No	Yes	No	No	1.2
Meadows	Yes	No	No	No	No	No	2.3
Mosta Grove	No	No	No	No	No	No	0.4
Rotary	Yes	No	No	No	No	No	1.0

Proposed Schedule

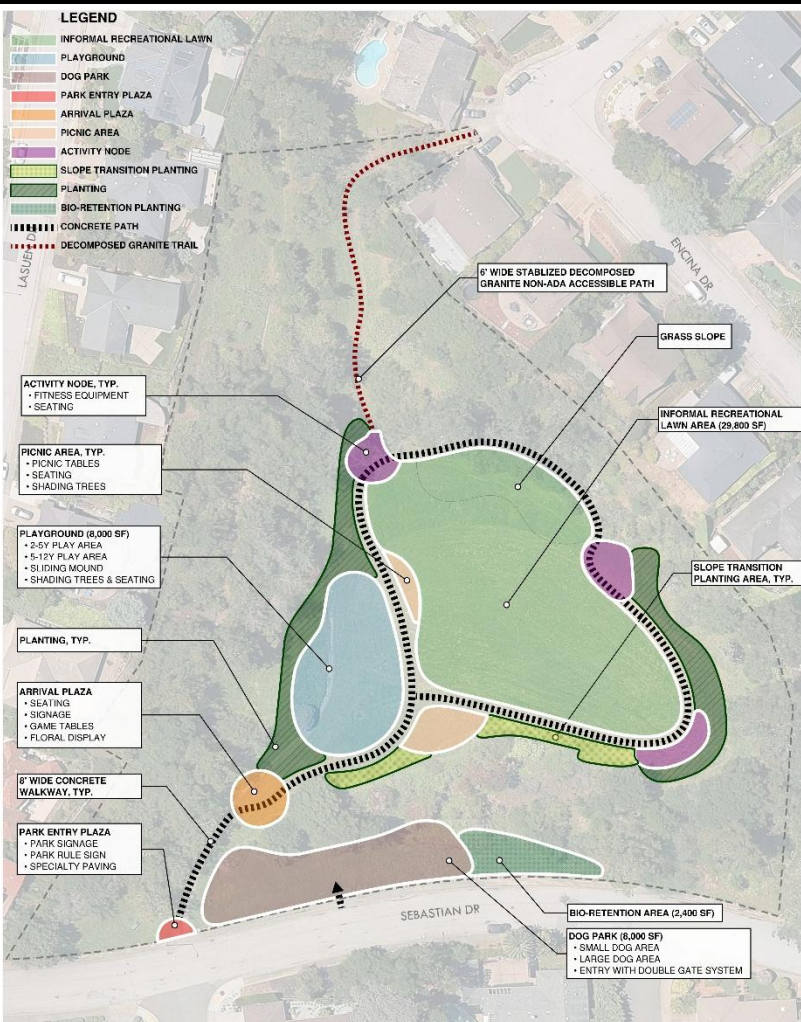
ID	Task Name	Duration	Start	Finish																												
					Jun	Qtr 3, 2025				Qtr 4, 2025			Qtr 1, 2026			Qtr 2, 2026			Qtr 3, 2026			Qtr 4, 2026			Qtr 1, 2027							
						Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar						
1	Kick Off Meeting	1 day	6/24/25	6/24/25																												
2	Preliminary Designs	19 days	6/25/25	7/21/25																												
3	Community Mtg #1	1 day	8/9/25	8/9/25																												
4	Online Survey	11 days	8/14/25	8/28/25																												
5	Community Mtg #2	1 day	9/4/25	9/4/25																												
6	PRC Meeting	1 day	9/16/25	9/16/25																												
7	City Council	1 day	10/14/25	10/14/25																												
8	35% CDs	37 days	10/16/25	12/5/25																												
9	60% CDs	39 days	12/8/25	1/29/26																												
10	100% CDs	31 days	1/30/26	3/13/26																												
11	Bid Period	33 days	4/15/26	5/29/26																												
12	Construction	183 days	7/20/26	3/31/27																												

Community Engagement Recap

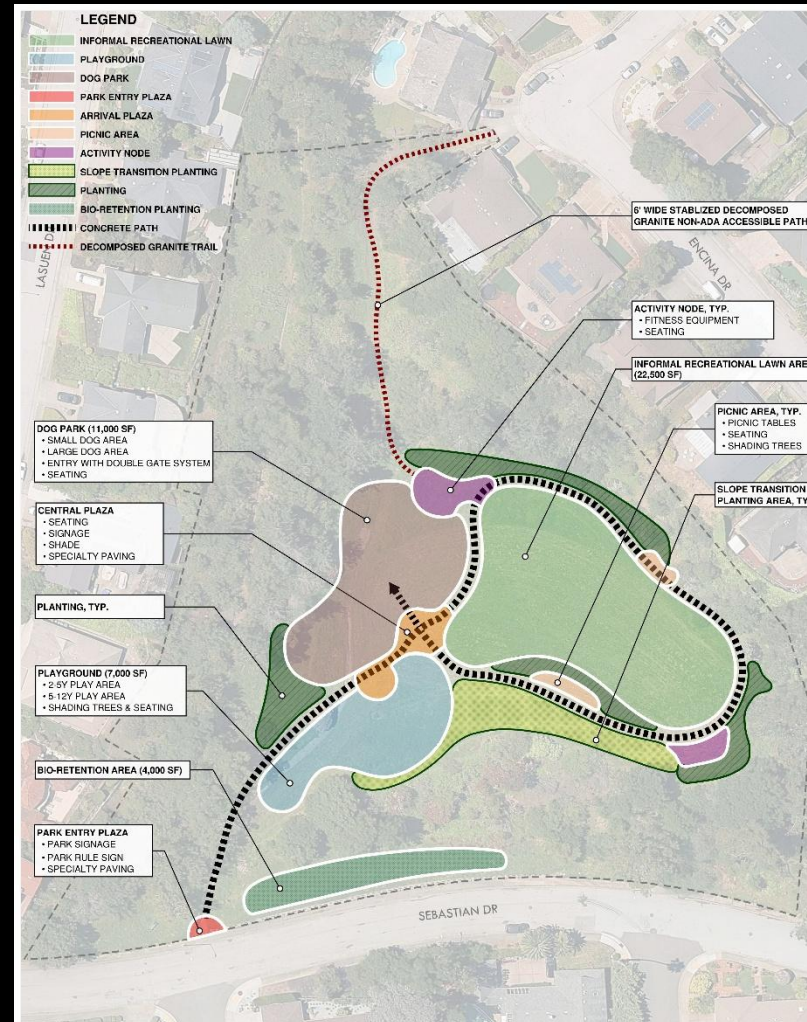


Community Meeting #1 – Concepts

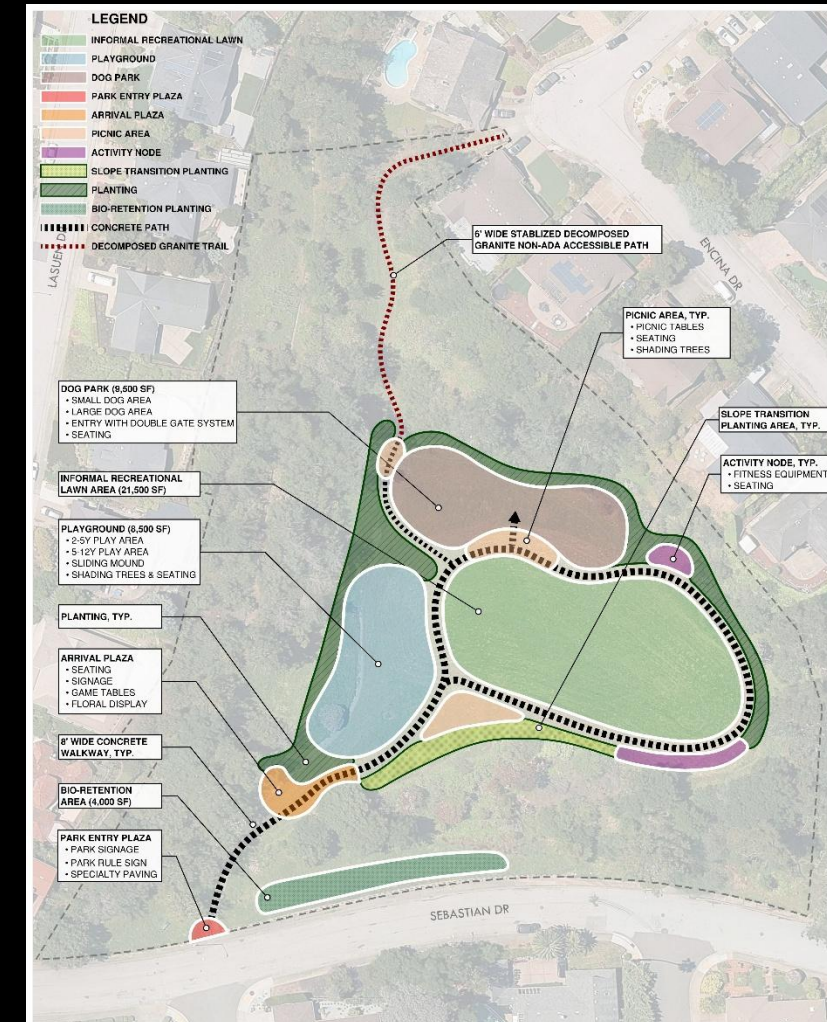
Concept 1



Concept 2



Concept 3



Community Meeting #1 – Q&A Input

- 71 attendees (sign-up sheet)
- Preference for natural based materials and surfaces
- Preference for native plants/lawn/pollinators
- Requests were made for bathrooms, parking, and sports courts
- Concern with rodents migration during earthwork and vegetation removal
- Concern with drug use and safety



Community Mtg #1- Feedback Forms

- 41 feedback forms
- Concepts 1 (dog park separation) and 3 (layout, dog park/playground locations) were preferred
- Parking and bathroom were top concerns.
- Other input included lighting, seating, natural play structures, and rodents.
- For other park features bathrooms, sports courts, and shade received the most votes. No adding more programs also received votes.
- Noise/natural and safety/security were top comments. Bathroom voting was split.



Community Survey

- 12 questions, live from 8/14/25 – 8/28/25
- 44 respondents
- Walking and walking dogs top reasons for going to Mills Estate Park; does not go because of undevelopment also received votes
- Central and Cuernavaca Parks were the top nearby parks visited
- Benches, shade shelters, picnic tables, and playground were the top amenities ranked
- Other top amenities were bathroom and dog park. Also not adding additional amenities also received high votes
- Concepts 1 and 3 were preferred
- Most in the 35-54 age range, 94030 zip code
- Most were happy to see project move forward

Mills Estate Park Reactivation Project

The City of Millbrae is engaging the community for their input on the design of the Mills Estate Park Reactivation Project. Please share your ideas for this project on the following page. Your feedback is appreciated.



PROJECT GOALS

- To enhance the beauty, functionality, features, and accessibility of Mills Estate Park.
- To perform public outreach to obtain input and to confirm the community's vision and priorities for the project.
- To improve community safety by investing in a well-maintained park with suitable programming to deter unwanted activities.
- To ensure the park is designed to accommodate people of all abilities.
- To develop and implement the project within the City's timeline and budget.

CURRENT MEETING SCHEDULE

Community Input #1 - COMPLETED

August 8th @ 11:00 AM
Mills Estate Park

Purpose: Listen to the community to set priorities and goals for the project. Identify preferred elements.

Online Survey

Live From
August 14th to August 28th

Community Input #2

September 4th @ 8:00 PM
Millbrae Recreation Center

Purpose: Provide design concept(s) based on community input and discuss and prioritize options to meet the community needs.

Please visit the City page [here](#).

Community Meeting #2 – Design Options

Option A



Option B



Community Meeting #2 – Recap

- Design option A was preferred
- No to basketball, BBQ, off-street parking, and park lighting
- Prefer on-street parking, with ADA space
- Like amphitheater seating and playground layout from option B
- Prefer for the dog park to be bigger
- Concerned with safety/accessibility – street lights, crosswalks, stop signs
- Strategic placement of trees – views/sightlines
- Native and fire-resistant planting



Park Elements



All-Inclusive Playground

- 2-5 and 5-12 year-old play structures
- Metal, plastics/composite, wood materials, molded concrete
- Accessibility
- Multi-sensory
- Surface: poured-in-place rubber, cork



All-Inclusive Playground



Informal Lawn

- Flexible and multi-use space
- Community interaction
- Central/unifying element in the park
- Stormwater management



Dog Park

- Fenced
- Double gate
- Small/large dogs
- Natural turf



Exercise/Fitness Equipment

- Intergenerational
- Exercise stations



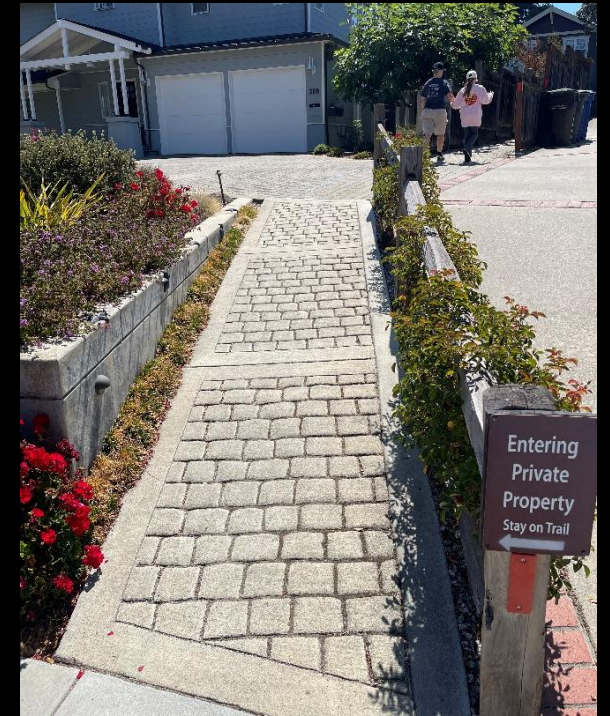
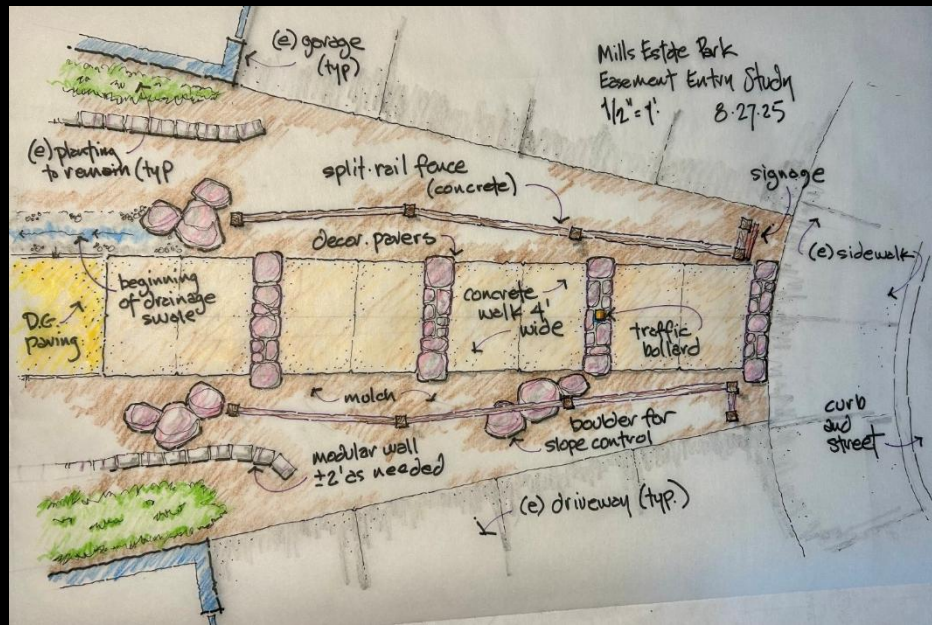
Shade

- Solid roof
- Large canopy trees



Easement Entrance

- Investigating title and boundaries



Site Furnishings



Final Draft Concept



Final Draft Concept

- Larger dog park –
2,800/12,100 sf small/large
(2,800/6,200 for previous
concept)
- Amphitheater seating
- Adjusted playground and
fitness areas
- No basketball, BBQ, on-street
parking, restroom, and park
lights



Final Draft Concept – Site Constraints

- Stormwater
 - Clay soils
 - Erosion
 - Slope revegetation – native, fire-resistant planting
 - Need to evaluate existing concrete swales
 - Biotreatment areas/spring
- Existing irrigation
 - As-builts



- Coyotes
 - Reside in the park
 - Vegetation clearing/habitat removal
 - Wildlife-proof trash receptacles, regular trash removal
 - Reduce food consumption
 - Post sign rules – no feeding, encounter response
- Rodent Management Plan
 - Multi-phase approach
- Existing Vegetation Clearing
 - City working with a contractor
 - Multi-phase approach



Cost Estimate

Mills Estate Park Reactivation Project
City of Millbrae
Final Draft Concept

9/16/2025
VERDE DESIGN, INC.

Statement of Probable Construction Costs
VERDE JOB NO.: 2501600

Completed by: DFC
Reviewed by: DM

Summary

<i>Item</i>	<i>Total</i>
Base Bid Total Estimated Costs	\$5,083,270
Additional Costs	\$923,407
Design & Engineering Services	\$296,080
CEQA	\$54,000
Construction Management - 10%	\$508,327
City Testing Fees	\$65,000
Total Estimated Costs	\$6,006,677
Budget	\$2,500,000

Questions and Comments



- Final Design Concept Development
- City Council - October 14, 2025

Please visit the City of Millbrae projects site page at:
<https://ci.millbrae.ca.us/167/Projects>

Thank You!!

Mills Estate Park Reactivation

Parks & Recreation
Commission Meeting



Cost Estimate

Mills Estate Park 9/16/2025
City of Millbrae
Final Draft Concept **Verde Design, Inc.**

Statement of Probable Construction Costs
 VERDE JOB NO.: 2501600
 Completed by: DFC
 Reviewed by: DM

Project Budget \$2,500,000
 Project Estimate (Subtotal, Design Contingency, General Conditions and Bonding) \$5,083,270
 Difference (\$2,583,270)

Item	Quantity	Unit	Unit Cost	Base Estimate
Demolition				
Clear, Grub and Strip Turf/Vegetation	84,227	sf	\$1.00	\$84,227.00
Remove Wooden Bollards and Footing	66	ea.	\$400.00	\$26,400.00
Demolition Existing Hardscape - Path	1,784	sf	\$2.00	\$7,136.00
Demolition Existing Hardscape - Sidewalk Sebastian Dr.	3,856	sf	\$2.00	\$7,712.00
Demolition Curb & Gutter - Sebastian Dr.	417	lf	\$8.00	\$3,336.00
Tree Protection	10	ea.	\$1,000.00	\$10,000.00
Miscellaneous Demolition	1	ls	\$10,000.00	\$10,000.00
				\$141,675.00

Grading, Drainage and Utilities				
Rough Grading	211,349	sf	\$1.50	\$317,023.50
Stormwater Allowance	211,349	sf	\$2.50	\$528,372.50
Domestic Water Allowance	1	ls	\$30,000.00	\$30,000.00
Sanitary Sewer Allowance - Drinking Fountains	1	ls	\$30,000.00	\$30,000.00
Point of Connections - On Site	3	ea.	\$2,000.00	\$6,000.00
				\$911,396.00

Hardscape				
Concrete Paving - Pedestrian	10,062	sf	\$16.00	\$160,992.00
Colored Concrete Paving - Pedestrian	1,258	sf	\$22.00	\$27,676.00
Asphalt Paving - ADA Stall	490	sf	\$10.00	\$4,900.00
Decomposed Granite - Picnic Areas and Easement Path	8,664	sf	\$7.50	\$64,980.00
Easement Entrance Improvements	1	ls	\$25,000.00	\$25,000.00
PIP Rubber Resilient Surface	9,704	sf	\$30.00	\$291,120.00
Truncated Domes	30	sf	\$125.00	\$3,750.00
Curb Ramp	1	ea.	\$2,500.00	\$2,500.00
Concrete Curb and Gutter	417	lf	\$85.00	\$35,445.00

6" Wide Concrete Edgeband	60	lf	\$60.00	\$3,600.00
12" Wide Concrete Edgeband	1,050	lf	\$80.00	\$84,000.00
12" Wide Concrete Tall Curb	206	lf	\$140.00	\$28,840.00
12' Wide Concrete Wall - 2.5' Tall Max	30	lf	\$400.00	\$12,000.00
18" Wide Concrete Seatwall	324	lf	\$250.00	\$81,000.00
				\$825,803.00

Fencing & Gates				
4' Tall Chain Link Fence at Dog Park - Black	708	lf	\$130.00	\$92,040.00
4' Tall X 4' Wide Chain Link Gates - Black	4	ea.	\$1,800.00	\$7,200.00
4' Tall X 8' Wide Chain Link Gates - Black	2	ea.	\$2,700.00	\$5,400.00
42" Decorative Metal Fence at Playground - Black	422	lf	\$150.00	\$63,300.00
				\$167,940.00

Playground Equipment				
Play Equipment (Material, Delivery and Taxes)	1	ls	\$500,000.00	\$500,000.00
Play Equipment Installation - 30% of Play Equipment Cost	1	ls	\$150,000.00	\$150,000.00
				\$650,000.00

Site Furnishings				
Benches	21	ea.	\$2,000.00	\$42,000.00
Picnic Tables	8	ea.	\$3,000.00	\$24,000.00
Game Tables	4	ea.	\$2,500.00	\$10,000.00
Trash & Recycling Receptacles	6	ea.	\$4,000.00	\$24,000.00
Bike Racks	5	ea.	\$750.00	\$3,750.00
Drinking Fountains	3	ea.	\$750.00	\$22,500.00
Dog Waste Station	3	ea.	\$750.00	\$2,250.00
Shade Structure	3	ea.	\$25,000.00	\$75,000.00
Fitness Equipment	1	ls	\$275,000.00	\$275,000.00
ADA Parking Signage	1	ea.	\$750.00	\$750.00
ADA Parking Striping	1	ea.	\$500.00	\$500.00
Parking Lot Striping	1	ls	\$2,000.00	\$2,000.00
Bioretention Signage	2	ea.	\$500.00	\$1,000.00
				\$482,750.00

Landscape and Irrigation				
Natural Turf Sod - Open Lawn	23,874	sf	\$2.50	\$59,685.00
Natural Turf Sod - Dog Area	14,949	sf	\$2.50	\$37,372.50
Trees - 24" Box	36	ea.	\$1,000.00	\$36,000.00
Trees - 48" Box	3	ea.	\$2,000.00	\$6,000.00
Planting at Landscape Areas	17,000	sf	\$3.50	\$59,500.00
Soil Amendment	55,823	sf	\$0.75	\$41,867.25
Landscape Maintenance - 90 Days	55,823	sf	\$0.40	\$22,329.20

Cost Estimate

Irrigation	55,823	sf	\$3.50	\$195,380.50
				\$458,134.45

Electrical

Electrical Service Upgrade Allowance	1	ls	\$100,000.00	\$100,000.00
				\$100,000.00

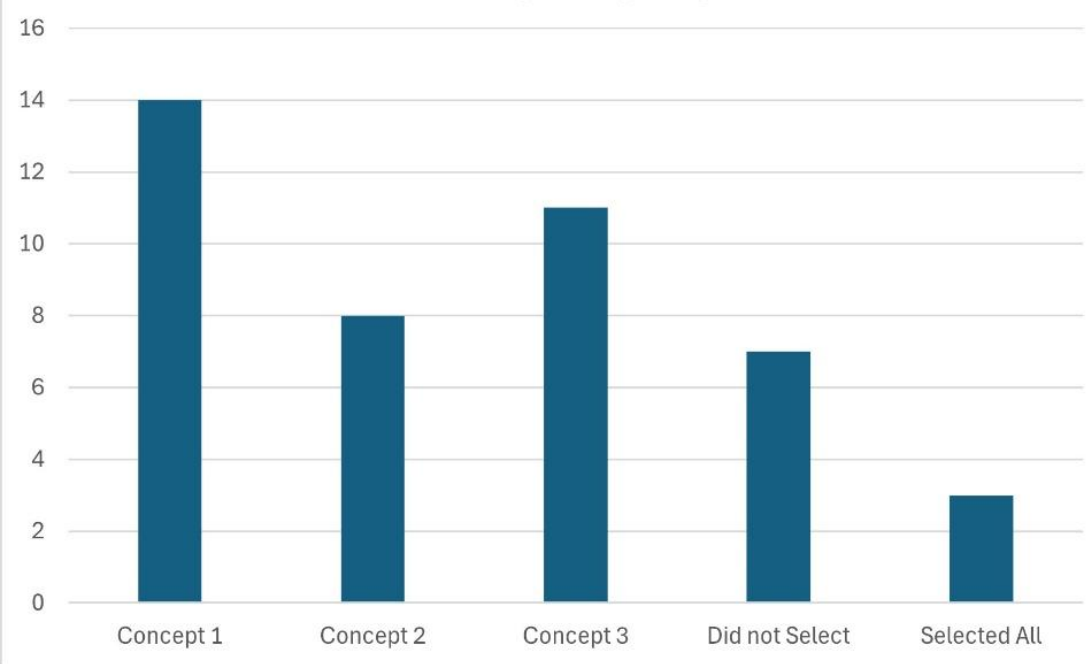
Sub - Total				\$3,737,698.45
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General Conditions - 3%				\$112,130.95
Mobilization, Bonding & Project Management - 10%				\$373,769.85
Bidding & Inflation Contingency - 5% (First Year)				\$186,884.92
Construction Contingency - 8%				\$299,015.88
Design Contingency - 10%				\$373,769.85

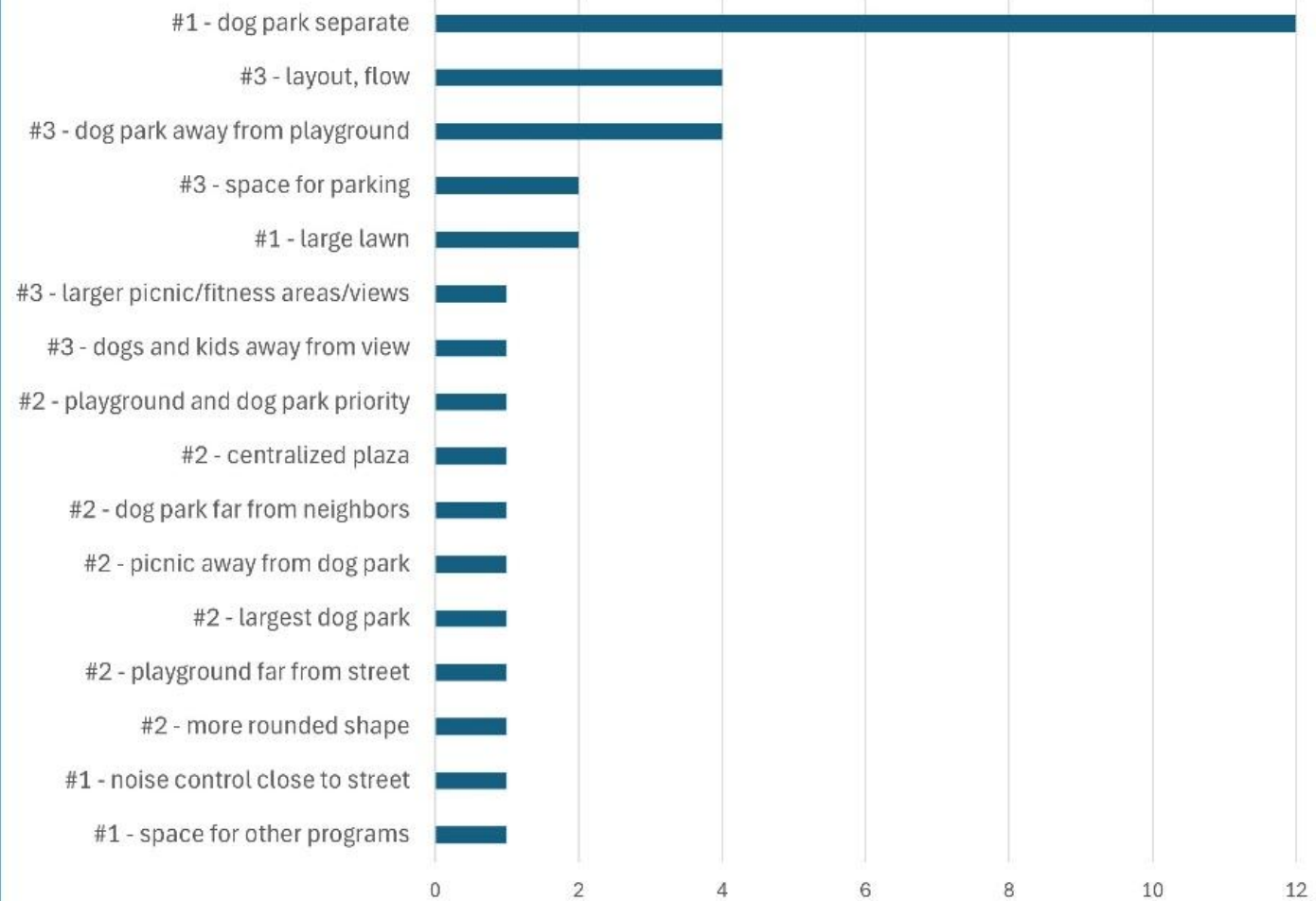
Total Estimated Cost with Construction Contingency				\$5,083,269.89
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Feedback Forms Results

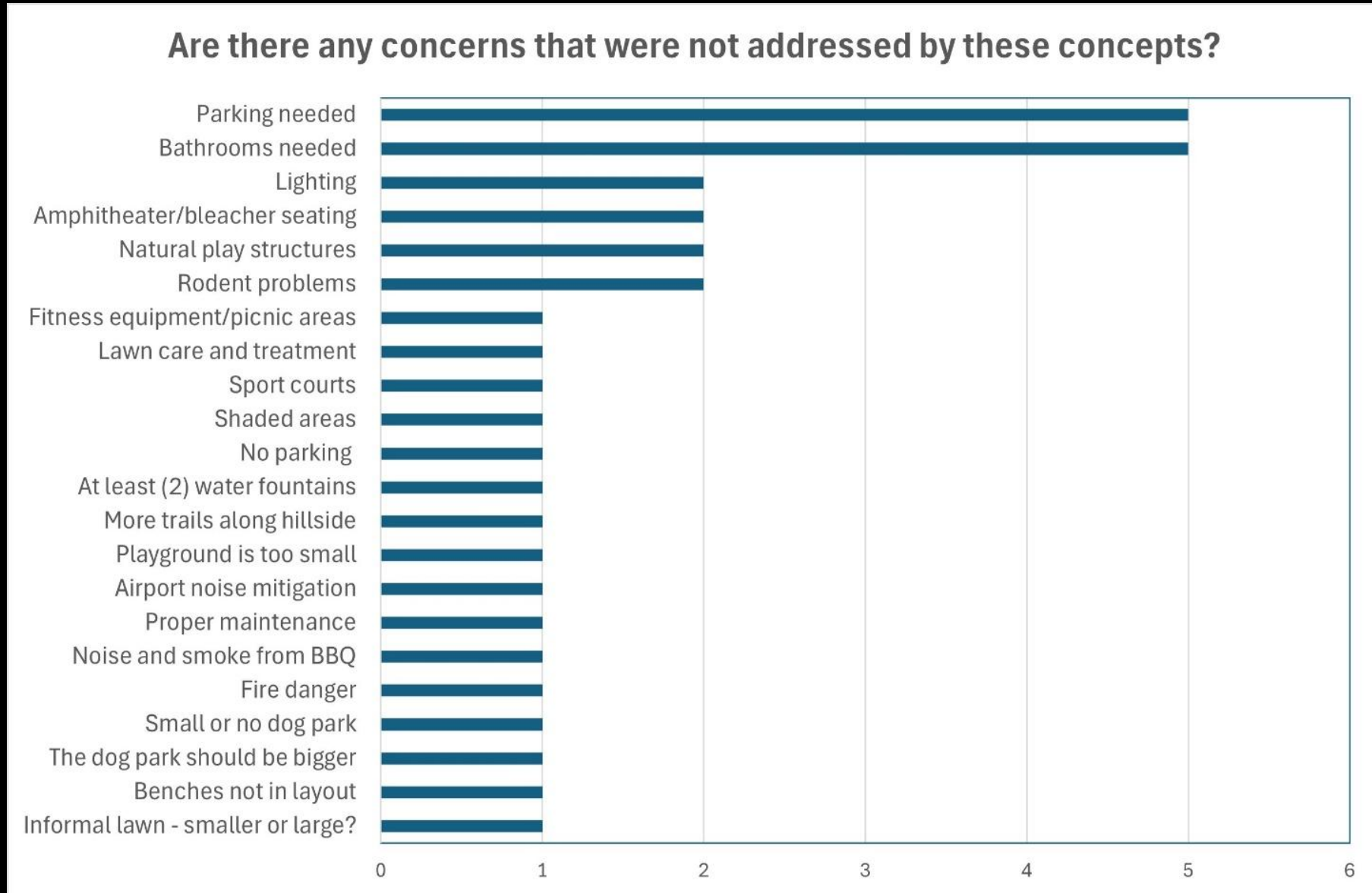
Which concept do you prefer?



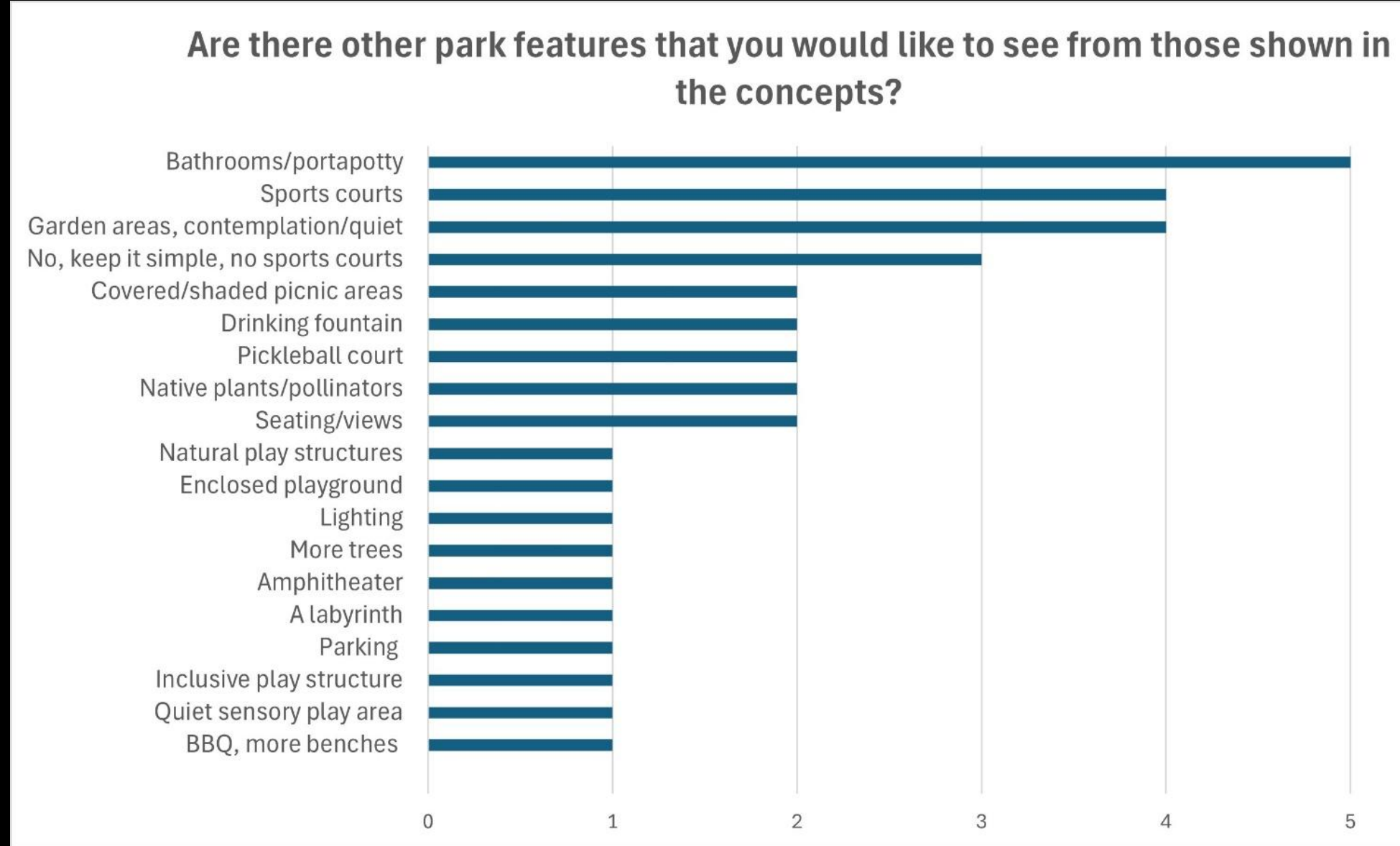
Why?



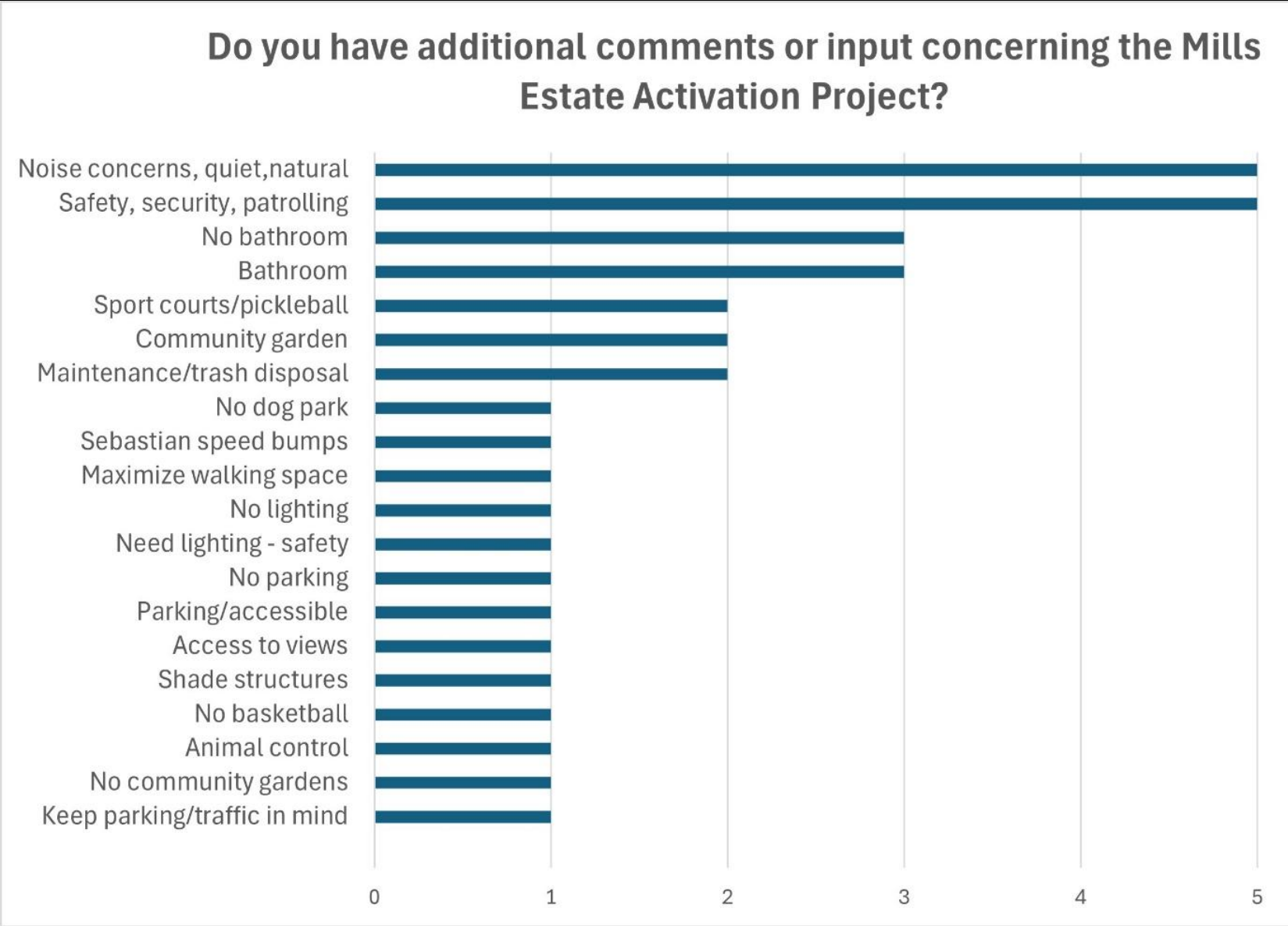
Feedback Forms Results



Feedback Forms Results

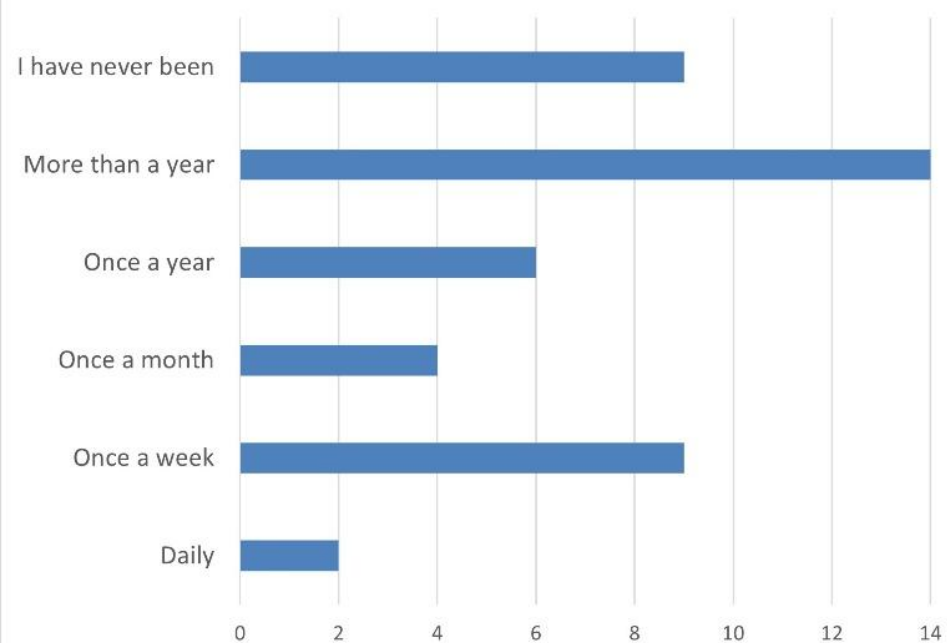


Feedback Forms Results

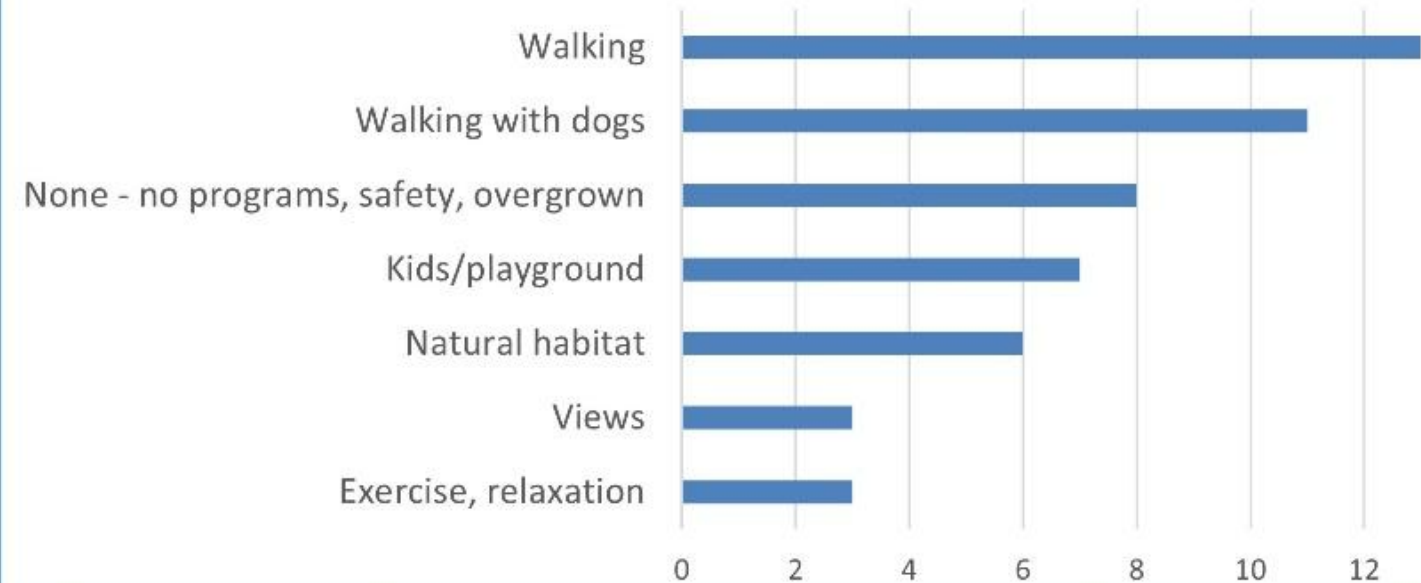


Community Survey Results

How often do you visit Mills Estate Park

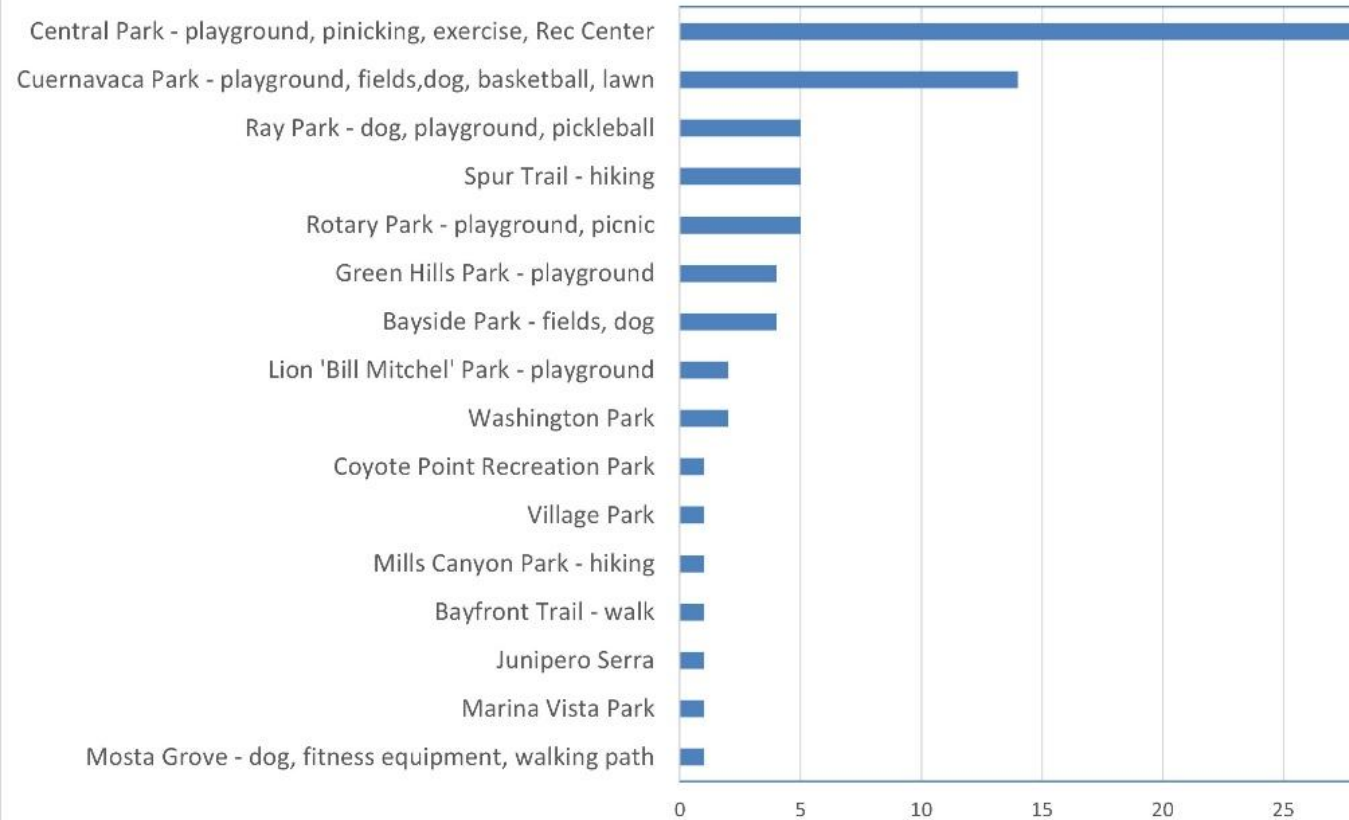


What activities bring you to Mills Estate Park

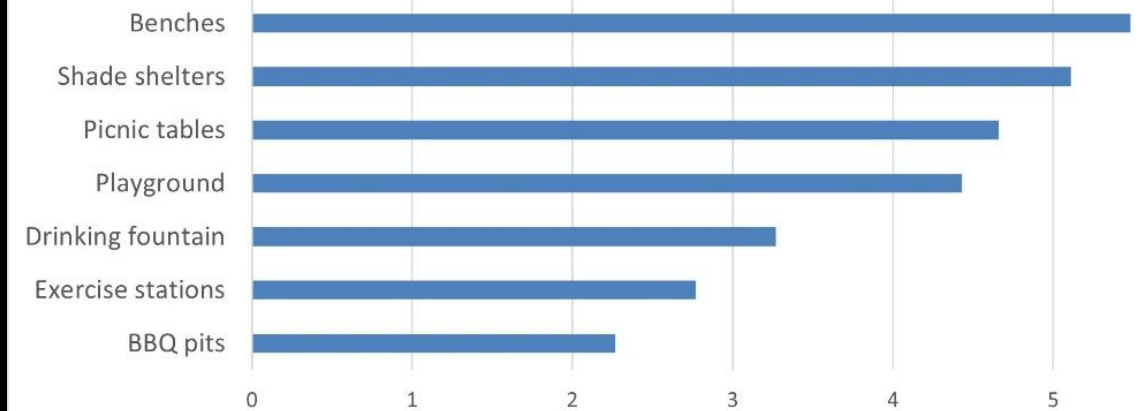


Community Survey Results

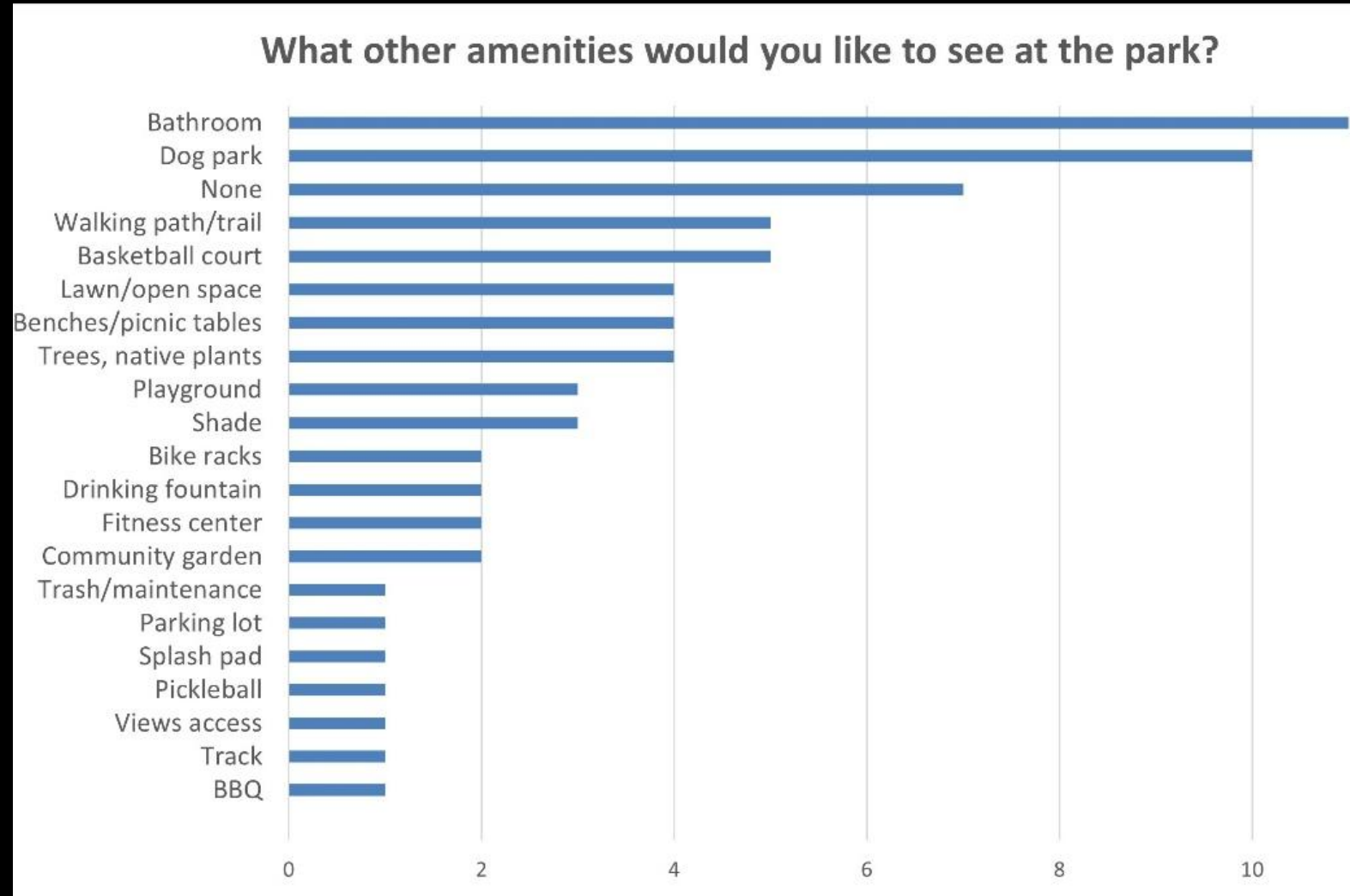
What other nearby parks do you visit, and why?



Please rank the following park amenities with 1 being the most important.

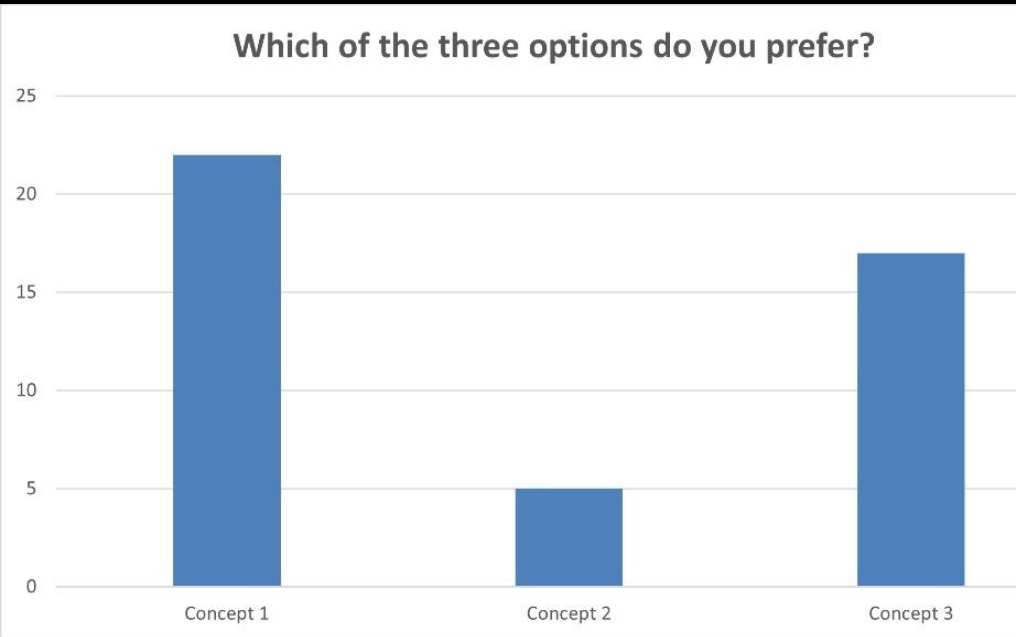


Community Survey Results

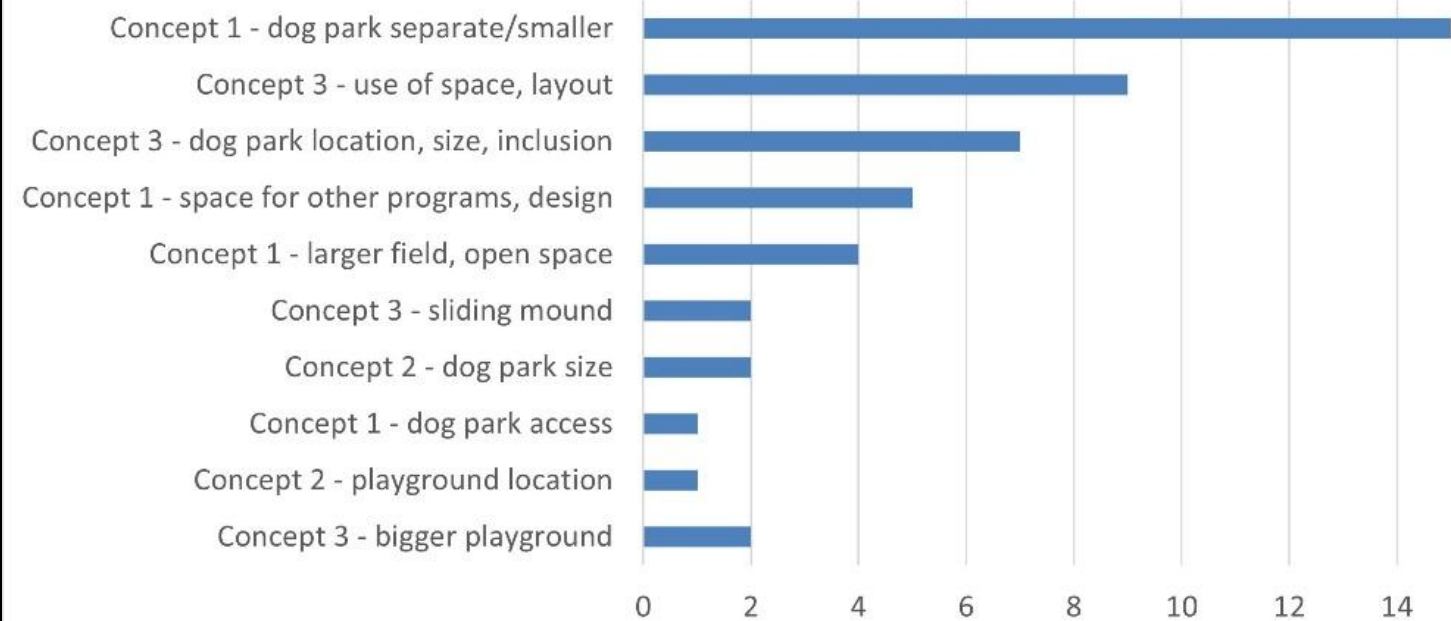


Community Survey Results

Which of the three options do you prefer?

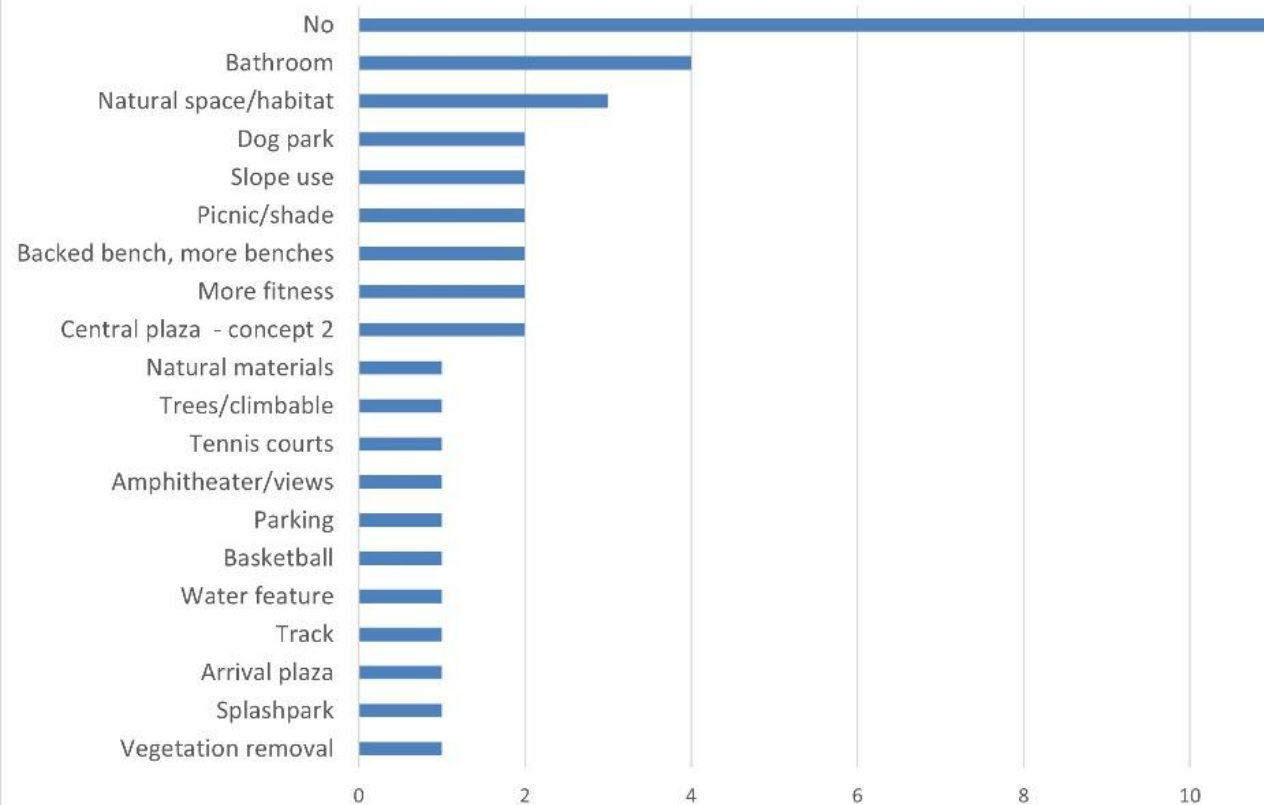


What factors influenced your decision to select the concept above as your preferred option?

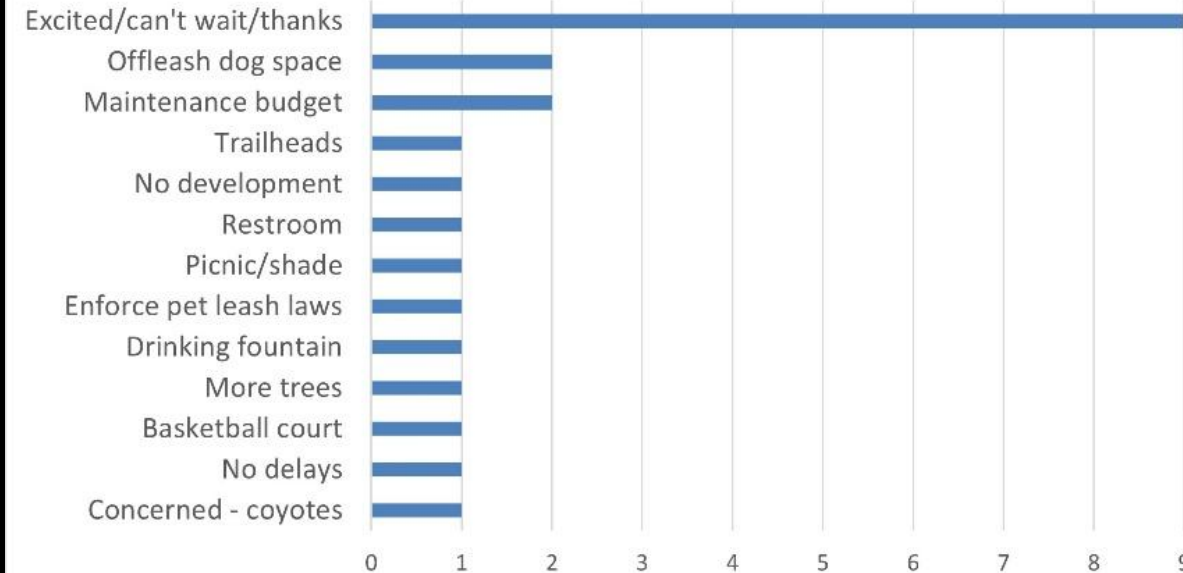


Community Survey Results

Are there features from other concepts that should be considered?

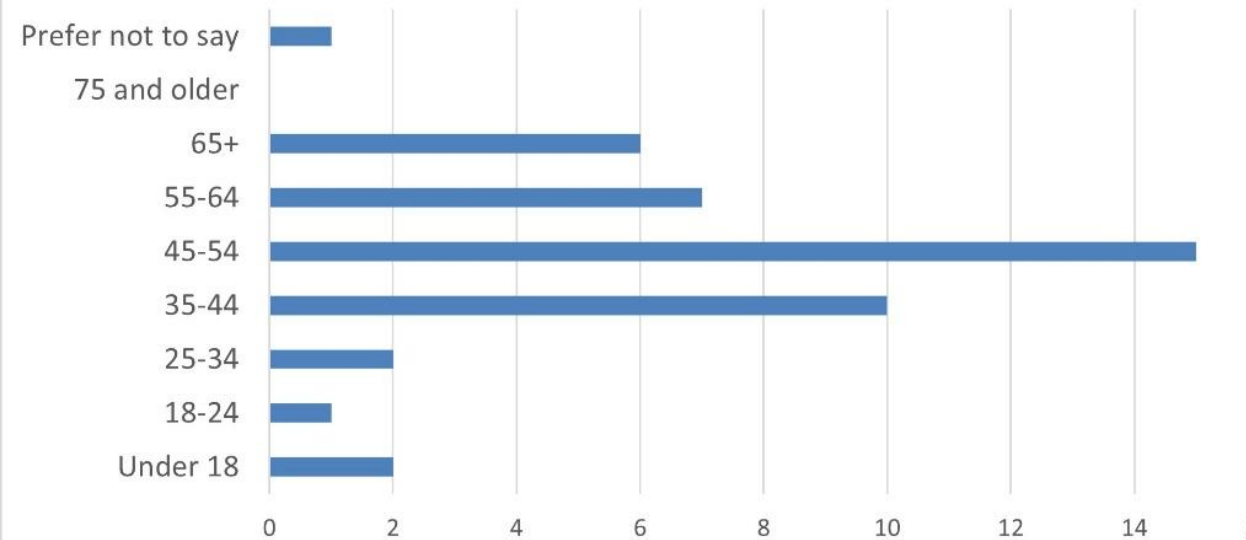


Do you have additional comments or input concerning the Mills Estate Park Reactivation Project?



Community Survey Results

What is your age range?



What is your zip code?

