

Salinas Park Impact Fee Study

Draft Impact Fee Tables

Citywide Fee Data

Table 1 identifies Citywide population estimates. Estimates of residents in 2010 are from the US Census. Estimates of existing household population come from the California Department of Finance. Total 2040 projected residents come from the 2018 AMBAG Regional Growth Forecast.

**Table 1.1: Citywide Parks
Service Population**

	Residents
Census (2010)	150,441
Existing (2019)	160,555
Growth (2019 - 2040)	24,044
Total (2040)	184,599

Sources: US Census, 2010; CA Department of Finance, Table E-5, 2019; AMBAG 2018 Regional Growth Forecast.

Table 1.2 identifies the occupant density assumptions that will be used to allocate the fee. The table shows the average Citywide density, and the density calculated specifically for single family and multifamily units. Note that the single family and multifamily density assumptions are used to calculate fees for single family and multifamily units, respectively.

Table 1.2: Occupant Density

All Dwelling Units Citywide	3.67 Residents Per Dwelling Unit
Single Family	3.90 Residents Per Dwelling Unit
Multifamily	3.32 Residents Per Dwelling Unit

Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Tables B25024 and B25033.

Table 1.3 identifies the City’s existing parkland inventory. Note: we excluded golf courses from this inventory, as they are not included in the Quimby calculations. Facilities that were included in the City’s 2014 recreation facilities fee study were also excluded. Quimby requires that the standard be calculated using “neighborhood and community” parkland.

Table 1.3: Existing Parkland Inventory

Park Name	Improved Park Acres	Unimproved Park Acres	Total
<u>Community Parks</u>			
Cesar Chavez Community Park	28.82	-	28.82
El Dorado Community Park	5.71	-	5.71
Gene Robinson Park	1.16	-	1.16
Monte Bella Community Park	18.53	-	18.53
Natividad Creek Community Park	55.25	-	55.25
Sherwood Park	25.64	-	25.64
Subtotal	135.11	-	135.11
<u>Neighborhood Parks</u>			
Claremont Manor Neighborhood Park	4.60	-	4.60
Creekbridge Neighborhood Park	1.82	-	1.82
Frank Paul School Park	4.23	-	4.23
Harden Neighborhood Park	4.95	-	4.95
Hartnell Neighborhood Park	4.22	-	4.22
La Paz Neighborhood Park	1.46	-	1.46
Laurel Heights Neighborhood Park	2.98	-	2.98
Laurel Neighborhood Park	3.70	-	3.70
Laurelwood Neighborhood Park	2.97	-	2.97
Los Padres Neighborhood Park	2.65	-	2.65
McKinnon Neighborhood Park	4.52	-	4.52
Mission Neighborhood Park	2.50	-	2.50
Natividad Neighborhood Park	1.80	-	1.80
Northgate Neighborhood Park	4.75	-	4.75
Rossi Rico Linear Parkway	10.78	-	10.78
Sanborn Neighborhood Park	4.54	-	4.54
Santa Rita Neighborhood Park	4.88	-	4.88
Soberanes Neighborhood Park	2.72	-	2.72
Steinbeck Neighborhood Park	3.12	-	3.12
Williams Ranch Neighborhood Park	4.58	-	4.58
Woodside Neighborhood Park	2.97	-	2.97
Subtotal	80.74	-	80.74
<u>Small Parks</u>			
Azahel Cruz Park	0.82	-	0.82
Bataan Memorial Park	0.71	-	0.71
Clay Street Play Lot	0.40	-	0.40
Gabilan Play Lot	0.46	-	0.46
Jaycee Tot Lot	0.65	-	0.65
Maple Play Lot	0.78	-	0.78
Myrtle Court Play Lot	0.68	-	0.68
Northgate Tot Lot	0.40	-	0.40
Santa Lucia Playground	0.49	-	0.49
Soto Square	0.70	-	0.70
Subtotal	6.09	-	6.09
<u>Special Use Recreation Facilities</u>			
Constitution Soccer Complex	19.34	-	19.34
Acacia Court	-	0.09	0.09
Carmel Corner	-	0.41	0.41
Cornell Corner	-	0.08	0.08
Veterans Memorial Park	3.48	-	3.48
Salinas Sports Complex	62.89	-	62.89
Subtotal	85.71	0.58	86.29
Total Park Acres	307.65	0.58	308.23

Source: City of Salinas.

Table 1.4 identifies the park unit costs used in the Citywide nexus analysis.

Table 1.4: Parkland Unit Costs

Item	Total Value
Standard Park Improvements Cost per Acre	\$ 610,500
Land Acquisition	250,000
Total Parkland Acquisition and Improvement Cost per Acre	\$ 860,500

Sources: Willdan Financial Services.

Table 1.5 converts unimproved parkland acres into an equivalent amount of improved park acreage.

Table 1.5: Improved Parkland Equivalent

Type	Cost per Acre	Acres
Unimproved Parkland	\$ 250,000	
Improved Parkland	860,500	
Unimproved Parkland Land Costs as a Relative Percentage of Parkland Costs	29%	
Existing Unimproved Parkland		0.58
Improvement Factor	x	29%
Equivalent Improved Acres		0.17

Note: Figures have been rounded.

Sources: Tables 1.3 and 1.4.

Table 1.6 calculates the City's existing park standard and the Quimby standard.

Table 1.6: Level of Service Standards

	Mitigation Fee Act Standard (2019)	Quimby Act Standard (2010) ¹
Improved Park Acreage	307.65	307.65
Unimproved Park Acreage Equivalent	0.17	0.17
Total - Park Acres	307.82	307.82
Service Population (Residents)	160,555	150,441
Level of Service Standard (Acres per 1,000 Residents)	1.92	2.05

¹ The City can charge Quimby fees in-lieu of parkland dedication, or require parkland dedication at the 3.0 acre per 1,000 resident standard because its existing standard as of the last Federal Census in 2010 was less than 3.0 acres per 1,000 residents.

Sources: Tables 1.1, 1.3 and 1.5.

Table 1.7 calculates the amount of parks needed to serve the projected population in Salinas. It gives a range depending on if the development occurs in subdivisions or not.

Table 1.7: Park Facilities to Accommodate New Development

	Calculation	Parkland	Improvements	Total Range ¹
<i>Parkland (Quimby Act), Improvements (Mitigation Fee Act)²</i>				
Facility Standard (acres/1,000 residents)	A	3.00	1.92	
Resident Growth (2019-2040)	B	24,044	24,044	
Facility Needs (acres)	$C = (B / 1,000) \times A$	72.13	46.16	
Average Unit Cost (per acre)	D	\$ 250,000	610,500	
Total Cost of Parkland To Serve New Development	$E = C \times D$	\$ 18,032,500	\$ 28,180,680	\$ 46,213,180
<i>Parkland and Improvements - Mitigation Fee Act³</i>				
Facility Standard (acres/1,000 residents)	F	1.92	1.92	
Resident Growth (2019-2040)	G	24,044	24,044	
Facility Needs (acres)	$H = (G / 1,000) / F$	46.16	46.16	
Average Unit Cost (per acre)	D	\$ 250,000	610,500	
Total Cost of Parkland To Serve New Development	$I = H \times D$	\$ 11,540,000	\$ 28,180,680	\$ 39,720,680

Note: Totals rounded to the thousands.

¹ Values in this column show the range of the cost of parkland acquisition and development should all development be either subject to the Quimby Act, or to the Mitigation Fee Act, respectively.

² Cost of parkland to serve new development shown if all development is subject to the Quimby Act (subdivisions). Parkland charged at 3.0 acres per 1,000 residents; improvements charged at the existing standard.

³ Cost of parkland to serve new development shown if all development is subject to the Mitigation Fee Act. Parkland and improvements are charged at the existing standard.

Sources: Tables 1.1, 1.4, and 1.6.

Table 1.8 calculates the per capita costs to maintain the existing park standard and the Quimby standard.

Table 1.8: Cost per Capita

		<i>Land¹</i>		
	Calculation	Quimby Act	OR Mitigation Fee Act	AND Improvements
Parkland Investment (per acre)	A	\$ 250,000	\$ 250,000	\$ 610,500
Level of Service (acres per 1,000 residents)	B	3.00	1.92	1.92
Total Cost Per 1,000 capita	$C = A \times B$	\$ 750,000	\$ 480,000	\$ 1,172,200
Cost Per Resident	$D = C / 1,000$	\$ 750	\$ 480	\$ 1,172

¹ A development project pays either the Quimby Act Fee In-Lieu of land dedication, or the Mitigation Fee Act Fee for land acquisition, not both. All development projects pay the Mitigation Fee Act Fee for park improvements.

Sources: Tables 5, 9 and Appendix Table A.1.

Table 1.9 and b display the citywide park facilities fee schedule under the Mitigation Fee Act and Quimby Act, respectively. Fees under the Mitigation Fee Act apply if the development does not occur in a subdivision. Development occurring in a subdivision is subject to the Quimby Act.

Table 1.9a: Citywide Park and Recreation Facilities Fee Schedule - Mitigation Fee Act

Land Use	A	B	C = A x B		D = C x 0.02	E = C + D
	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	
<i>Single Family</i>						
Parkland	\$ 480	3.90	\$ 1,872	\$ 37	\$ 1,909	
Improvements	1,172	3.90	4,571	91	4,662	
Total	\$ 1,652		\$ 6,443		\$ 6,571	
<i>Multifamily</i>						
Parkland	\$ 480	3.32	\$ 1,594	\$ 32	\$ 1,626	
Improvements	1,172	3.32	3,891	78	3,969	
Total	\$ 1,652		\$ 5,485		\$ 5,595	

¹ Fee per dwelling unit.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 1.2 and 1.8.

**Table 1.9b: Citywide Park and Recreation Facilities Fee
Schedule - Quimby Act**

Land Use	A Cost Per Capita	B Density	C = A x B Base Fee ¹	D = C x 0.02 Admin Charge ^{1, 2}	E = C + D Total Fee ¹
<i><u>Single Family</u></i>					
Parkland	\$ 750	3.90	\$ 2,925	\$ 59	\$ 2,984
Improvements	1,172	3.90	4,571	91	4,662
Total	\$ 1,922		\$ 7,496		\$ 7,646
<i><u>Multifamily</u></i>					
Parkland	\$ 750	3.32	\$ 2,490	\$ 50	\$ 2,540
Improvements	1,172	3.32	3,891	78	3,969
Total	\$ 1,922		\$ 6,381		\$ 6,509

¹ Fee per dwelling unit.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 1.2 and 1.8.

West Area Specific Plan Park Fee

Table 2.1 summarizes the land use assumptions for the WASP.

Table 2.1: WASP Land Use Assumptions

Assumed Dwelling Units	4,150
Residents per Dwelling Unit ¹	3.67
Projected Residents - WASP	15,231

¹ See Table 1.2.

Sources: City of Salinas; Table 1.2, Willdan Financial Services.

Table 2.2 identifies the planned parks in the WASP that will be funded through this impact fee. The table also identifies the estimated amount of street frontage associated with each park.

Table 2.2: Planned WASP Parks

Park Type	Approximate Acres	Estimated Linear Feet of Street Frontage
<u>Community Park</u>	30.83	3,940
<u>Neighborhood Parks</u>		
WA 1	3.54	1,560
WA 2	2.35	940
WA 3	3.00	1,320
WA 4	3.63	1,520
Subtotal	12.52	5,340
<u>Small Parks</u>		
WS 1	1.68	1,610
WS 2	1.86	1,620
WS 3	0.50	80
WS 4	0.50	-
WS 5	1.37	940
WS 6	0.50	-
Subtotal	6.41	4,250
Total	49.76	13,530

Source: Table 2-3: Park Type and Acreage Summary, Draft West Area Specific Plan; Willdan Financial Services.

Table 2.3 displays the cost assumptions for WASP parks.

Table 2.3: WASP Park Cost Assumptions

	Land Acquisition Cost per Acre	Park Improvement Cost per Acre	Total Cost per Acre	Total Acres	Total Cost
Community Parks	\$ 250,000	\$ 497,000	\$ 747,000	30.83	\$23,030,010
Neighborhood Parks	250,000	610,500	860,500	12.52	10,773,460
Small Parks	250,000	637,200	887,200	6.41	5,686,952
Bathrooms ¹				-	400,000
Total				49.76	\$39,890,422

¹ Assumes two neighborhood park bathrooms per specific plan area.

Sources: Tables 1.5 and 2.2; Willdan Financial Services.

Table 2.4 calculates the cost of street frontage associated with WASP parks.

Table 2.4: WASP Street Frontage Costs

	Linear Feet of Frontage	Cost per Linear Foot ¹	Total Cost
Community Parks	3,940	\$ 219	\$ 862,860
Neighborhood Parks	5,340	219	1,169,460
Small Parks	4,250	219	930,750
Total			\$ 2,963,070

¹ Includes curb, gutter, sidewalk and one travel lane.

Sources: Table 2.2, Willdan Financial Services.

Table 2.5 calculates the cost per capita to provide parks to the WASP based on the cost assumptions in the preceding tables and a 3.0 acres per 1,000 residents park standard.

Table 2.5: WASP Park Cost per Capita

Cost of Parks	\$ 39,890,422
Cost of Street Frontage	2,963,070
Total	\$ 42,853,492
Total Park Acreage	49.76
Average Cost per Acre	\$ 861,204
Acreage Standard per 1,000 Residents	3.00
Cost per 1,000 Residents	\$ 2,583,612
Cost per Resident	\$ 2,584

Sources: Tables 2.1, 2.3 and 2.4.

Table 2.6 presents the WASP park fee schedule.

Table 2.6: WASP Park Facilities Impact Fee Schedule

	A	B	C = A x B	D = C x 0.02	E = C + D
Land Use	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹
Single Family	\$ 2,584	3.90	\$ 10,078	\$ 202	\$ 10,280
Multifamily	2,584	3.32	8,579	172	8,751

¹ Fee per dwelling unit.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 1.2 and 2.5.

Central Area Specific Plan

Table 3.1 summarizes the land use assumptions for the CASP.

Table 3.1: CASP Land Use Assumptions

Zoning	Acres (Within City)	Acres (Unincorporated)	Total Acres	Dwelling Unit Density¹	Potential Dwelling Units
NE-A	92.42	16.17	108.59	5	543
NE-B	71.15	18.18	89.33	7	625
NG-A	53.93	3.01	56.94	8	456
NG-B	31.46	-	31.46	9	283
NG-C	33.23	-	33.23	14	465
VC-A	27.35	-	27.35	18	492
VC-B	17.08	-	17.08	24	410
Total	326.62	37.36	363.98		3,274
Residents per Dwelling Unit ²					3.67
Total Residents - CASP					12,016

¹ Assumes minimum units per net acre allowed by CASP.

² See Table 1.2.

Sources: Appendix G, CASP, Table 1.2 Willdan Financial Services.

Table 3.2 identifies the planned parks in the CASP that will be funded through this impact fee. The table also identifies the estimated amount of street frontage associated with each park.

Table 3.2: Planned CASP Parks

	Acres	Estimated Linear Feet of Street Frontage
<i><u>Neighborhood Parks</u></i>		
CA 1 ¹	3.00	1,530
CA 2	5.38	1,450
CA 3	2.01	1,140
CA 4	3.75	1,150
CA 5	3.50	1,510
CA 6	3.50	1,710
CA 7	3.07	1,600
CA 8	3.47	700
Subtotal	27.68	10,790
<i><u>Small Parks</u></i>		
CS 1 ¹	1.62	1,070
CS 2	0.50	880
CS 3	1.04	510
CS 4	0.92	1,140
CS 5	2.05	3,030
CS 6	1.00	740
CS 7	0.40	510
CS 8	1.47	1,030
CS 9	1.00	120
CS 10	0.50	410
CS 11	1.76	1,150
CS 12	0.79	750
CS 13	0.50	300
CS 14	0.50	200
CS 15	0.50	330
CS 16	0.93	450
CS 17	0.90	1,050
Subtotal	16.38	13,670
Total	44.06	24,460

¹ These parks are currently in unincorporated areas.

Source: Table 4.01 Central Area Park Acreage, Sport Fields And Courts; CASP.

Table 3.3 displays the cost assumptions for CASP parks.

Table 3.3: CASP Park Cost Assumptions

	Land Acquisition Cost per Acre	Park Improvement Cost per Acre	Total Cost per Acre	Total Acres	Total Cost
<u>CASP</u>					
Neighborhood Parks	\$ 250,000	\$ 610,500	\$ 860,500	27.68	\$23,818,640
Small Parks	250,000	637,200	887,200	16.38	14,532,336
Bathrooms ¹				-	400,000
Total				44.06	\$38,750,976

¹ Assumes two neighborhood park bathrooms per specific plan area.

Sources: Tables 1.5 and 3.2; Willdan Financial Services.

Table 3.4 calculates the cost of street frontage associated with CASP parks.

Table 3.4: CASP Street Frontage Costs

	Linear Feet of Frontage	Cost per Linear Foot ¹	Total Cost
<u>CASP</u>			
Neighborhood Parks	10,790	\$ 219	\$ 2,363,010
Small Parks	13,670	219	2,993,730
Total			\$ 5,356,740

¹ Includes curb, gutter, sidewalk and one travel lane.

Sources: Table 3.2, Willdan Financial Services.

Table 3.5 calculates the cost per capita to provide parks to the CASP based on the assumptions in the preceding tables.

Table 3.5: CASP Park Cost per Capita

<u>CASP</u>	
Cost of Parks	\$ 38,750,976
Cost of Street Frontage	5,356,740
Total	\$ 44,107,716
Total Park Acreage	44.06
Average Cost per Acre	\$ 1,001,083
Acreage Standard per 1,000 Residents	3.00
Cost per 1,000 Residents	\$ 3,003,249
Cost per Resident	\$ 3,003

Sources: Tables 3.1, 3.3 and 3.4.

Table 3.6 presents the CASP park fee schedule.

Table 3.6: CASP Park Facilities Impact Fee Schedule

	A	B	$C = A \times B$		$D = C \times 0.02$	$E = C + D$
Land Use	Cost Per Capita	Density	Base Fee ¹	Admin Charge ^{1, 2}	Total Fee ¹	
<u>CASP</u>						
Single Family	\$ 3,003	3.90	\$ 11,712	\$ 234	\$ 11,946	
Multifamily	3,003	3.32	9,970	199	10,169	

¹ Fee per dwelling unit.

² Administrative charge of 2.0 percent for (1) legal, accounting, and other administrative support and (2) impact fee program administrative costs including revenue collection, revenue and cost accounting, mandated public reporting, and fee justification analyses.

Sources: Tables 1.2 and 3.5.

Community Park Cost Assumptions

Appendix Table A.1: Community Park Prototypical Park Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Cost (10 Acre Park)	Multiplier	Total Cost for Community Park
MASS GRADING	10 Acres		\$ 50,000	\$ 500,000		
Subtotal				\$ 500,000	1	\$ 500,000
SITE PREPARATION						
Soil Testing	1 ALLOW		\$ 3,500	\$ 3,500		
Site Survey	1 ALLOW		25,000	25,000		
SWPPP	1 ALLOW		3,000	3,000		
Subtotal				\$ 31,500	3	\$ 94,500
SOCCER FIELD (225' x 360')						
Goals	2	EA	\$ 2,500	\$ 5,000		
(See "Landscape" for turf costs)				-		
Subtotal				\$ 5,000	6	\$ 30,000
BASEBALL (300' x 300')						
Skinned Infield	12,000	SF	\$ 2	\$ 18,000		
Backstop (Arch style with 10' extension)	1	EA	25,000	25,000		
6' Ht. Dugout fence	104	LF	18	1,872		
4' Ht. Foul line fence	600	LF	16	9,600		
Dugout Benches- 10' length	4	EA	1,500	6,000		
Alum. Bleachers - 3 Levels, 21' Length	2	EA	2,500	5,000		
Scoreboard	1	EA	6,000	6,000		
(See "Landscape" for turf costs)				-		
Subtotal				\$ 71,472	4	\$ 285,888
BASKETBALL COURT						
4" depth concrete	1 ALLOW		\$ 28,000	\$ 28,000		
Goal Posts, Backboards, Nets, Rims, Sti	1 ALLOW		6,500	6,500		
Subtotal				\$ 34,500	4	\$ 138,000
FITNESS STATIONS						
Exercise Stations	6	EA	\$ 4,000	\$ 24,000		
Subtotal				\$ 24,000	1	\$ 24,000
SHADE STRUCTURES						
44' Pavilion	1	EA	\$ 40,000	\$ 40,000		
24' Pavilion	1	EA	30,000	30,000		
Concrete Pads	1,600	SF	8	12,800		
Subtotal				\$ 82,800	2	\$ 165,600
TRASH RECEPTACLES						
Concrete	15	EA	\$ 800	\$ 12,000		
Subtotal				\$ 12,000	2	\$ 24,000

Source: County of San Diego Parks and Recreation; City of Salinas.

Appendix Table A.1: Community Park Prototypical Park Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Cost (10 Acre Park)	Multiplier	Total Cost for Community Park
PICNIC TABLES						
Concrete - ADA accessible 8' length	30	EA	\$ 1,700	\$ 51,000		
Subtotal				\$ 51,000	1	\$ 51,000
BENCHES						
Concrete	10	EA	\$ 1,250	\$ 12,500		
Subtotal				\$ 12,500	3	\$ 37,500
DRINKING FOUNTAINS						
Metal, 2 dish, ADA accessible	4	EA	\$ 4,000	\$ 16,000		
Concrete Pads w/ detection scoring	400	SF	8	3,200		
Subtotal				\$ 19,200	2	\$ 38,400
FLAGPOLE						
Aluminum - 35' height	1	EA	\$ 3,000	\$ 3,000		
Subtotal				\$ 3,000	1	\$ 3,000
BARBECUES						
Single post - 36" square	3	EA	\$ 600	\$ 1,800		
Single post - 24" square	10	EA	500	5,000		
Concrete Pads	208	SF	8	1,664		
Subtotal				\$ 8,464	2	\$ 16,928
HOT ASH BINS						
Concrete	4	EA	\$ 550	\$ 2,200		
Subtotal				\$ 2,200	2	\$ 4,400
TRASH ENCLOSURE						
Split faced block, Gate, Bins	1	ALLOW	\$ 15,000	\$ 15,000		
Vehicular Concrete Pad w/ curbing	715	SF	7	5,005		
Subtotal				\$ 20,005	2	\$ 40,010
PLAYGROUND (YOUTH-5-12 Y.O.)						
Equipment	1	ALLOW	\$ 115,000	\$ 115,000		
Rubber Surfacing (80%)	2,691	SF	25	67,275		
Concrete Pads (80%)	2,691	SF	8	21,528		
Conc. Curb @ Perimeter	230	LF	18	4,140		
Sand (20%)	673	SF	6	4,038		
Drain Inlet w/ filter fabric, connections	1	ALLOW	1,000	1,000		
Subtotal				\$ 212,981	1	\$ 212,981

Source: County of San Diego Parks and Recreation; City of Salinas.

Appendix Table A.1: Community Park Prototypical Park Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Cost (10 Acre Park)	Multiplier	Total Cost for Community Park
PLAYGROUND (TOTS 2-5 Y.O.)						
Equipment	1	ALLOW	\$ 60,000	\$ 60,000		
Rubber Surfacing (80%)	1,885	SF	25	47,125		
Concrete Pad (80%)	1,885	SF	8	15,080		
Conc. Curb @ Perimeter	194	LF	18	3,492		
Sand (20%)	471	SF	6	2,826		
Drain Inlet w/ filter fabric, connections	1	ALLOW	1,000	1,000		
Subtotal				\$ 129,523	1	\$ 129,523
PARKING LOT						
4" Depth Asphalt, 4" Class B Aggregate	20,275	SF	\$ 16	\$ 324,400		
Striping (Includes 2 Handicap)	1	ALLOW	1,000	1,000		
Wheel Stops	37	EA	65	2,405		
Concrete Curb	755	LF	18	13,590		
Subtotal				\$ 341,395	3	\$ 1,024,185
RESTROOM						
4 Unisex, ADA accessible, Split face bloc	1	ALLOW	\$ 200,000	\$ 200,000		
Subtotal				\$ 200,000	3	\$ 600,000
SIGNAGE						
Monument Entry Sign	1	EA	\$ 30,000	\$ 30,000		
Kiosk Sign	2	EA	4,500	9,000		
Subtotal				\$ 39,000	1.5	\$ 58,500
BICYCLE RACKS						
Bicycle Racks	2	EA	\$ 850	\$ 1,700		
Subtotal				\$ 1,700	3	\$ 5,100
CONCRETE WALKS						
4" depth, natural color, broom finish	34,000	SF	\$ 8	\$ 272,000		
Subtotal				\$ 272,000	1	\$ 272,000
CONCRETE MOW CURBS						
	1475	L.F.	\$ 10	\$ 14,750		
Subtotal				\$ 14,750	2	\$ 29,500
PLASTIC HEADERS						
	1475	LF	\$ 4	\$ 5,900		
Subtotal				\$ 5,900	3	\$ 17,700
UTILITIES						
Potable Water	1	ALLOW	\$ 60,000	\$ 60,000		
Sewer	1	ALLOW	25,000	25,000		
Electric	1	ALLOW	30,000	30,000		
Reclaimed Water	1	ALLOW	10,000	10,000		
Subtotal				\$ 125,000	2	\$ 250,000

Source: County of San Diego Parks and Recreation; City of Salinas.

Appendix Table A.1: Community Park Prototypical Park Cost Estimate

Description	Quantity	Unit	Unit Cost	Total Cost (10 Acre Park)	Multiplier	Total Cost for Community Park
LANDSCAPING						
Grading	435,600	SF	\$ 0.50	\$ 217,800		
Soil Preparation	64	CY	10.00	640		
Planting	35,000	SF	4.00	140,000		
Mulch	503	CY	36.00	18,108		
Turf - hydroseed	279,924	SF	0.10	<u>27,992</u>		
Subtotal				\$ 404,540	3	\$ 1,213,620
IRRIGATION						
Turf area	279,924	SF	\$ 3.00	\$ 839,772		
Shrub Area	67,925	SF	3.50	<u>237,738</u>		
Subtotal				\$ 1,077,510	3	\$ 3,232,529
VOLUNTEER PAD						
Vehicular Concrete, fencing, shed, hook-u	1	ALLOW	\$ 100,000	<u>\$ 100,000</u>		
Subtotal				\$ 100,000	1	\$ 100,000
SECURITY LIGHTING						
Site Safety Lighting	5	EA	\$ 8,500	<u>\$ 42,500</u>		
Subtotal				\$ 42,500	3	\$ 127,500
ADDITIONAL FACILITIES						
Amphitheater	1	EA	\$ 97,308	\$ 97,308		
Field Lighting ¹	3	Fields	454,103	1,362,309		
Dog Park ¹	1	Dog Park	510,867	<u>510,867</u>		
Subtotal				\$ 1,970,484	1	\$ 1,970,484
TOTAL - Construction Costs				\$ 5,814,924		\$ 10,696,848
DPR ADMINISTRATION	10% of Construction Costs					\$ 1,069,685
SURVEY AND DESIGN	7% of Construction Costs					748,779
STORMWATER						30,000
CEQA						75,000
CONSTRUCTION MANAGEMENT	5% of Construction Costs					534,842
CONTINGENCY	18% of Construction Costs					1,925,433
PURCHASING AND CONTRACTING	1% of Construction Costs					106,968
MOBILIZATION	1.26% of Construction Costs					<u>134,780</u>
Total - Soft Costs						\$ 4,625,488
Grand Total - Community Park						\$ 15,322,335
Cost per Acre						\$ 497,000

¹ Based on data from City of Monterey Parks and Recreation Master Plan, 2016.

Source: County of San Diego Parks and Recreation; City of Salinas; Willdan.

Neighborhood Park Cost Estimates

Appendix Table A.1: Neighborhood Park Cost Estimate - 3.13 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
MOBILIZATION				
Equipment, Trailers, Port-a-potties, etc.	1	ALLOW	\$ 18,467	\$ 18,467
Subtotal				\$ 18,467
MASS GRADING				
	3.13	Acre	\$ 50,000	\$ 156,500
Subtotal				\$ 156,500
SITE PREPARATION				
Soil Testing	1	ALLOW	\$ 1,096	\$ 1,096
Site Survey	1	ALLOW	7,825	7,825
SWPPP	1	ALLOW	939	939
Subtotal				\$ 9,860
SOCCER FIELD (225' x 360')				
Goals	2	EA	\$ 2,500	\$ 5,000
(See "Landscape" for turf costs)				-
Subtotal				\$ 5,000
BASEBALL (300' x 300')				
Skinned Infield	12,000	SF	\$ 2	\$ 18,000
Backstop (Arch style with 10' extension)	1	EA	25,000	25,000
6' Ht. Dugout fence	104	LF	18	1,872
4' Ht. Foul line fence	600	LF	16	9,600
Dugout Benches- 10' length	4	EA	1,500	6,000
Alum. Bleachers - 3 Levels, 21' Length	2	EA	2,500	5,000
Scoreboard	1	EA	6,000	6,000
(See "Landscape" for turf costs)				-
Subtotal				\$ 71,472
SHADE STRUCTURES				
24' Pavilion	1	EA	30,000	30,000
Concrete Pads	501	SF	8	4,006
Subtotal				\$ 34,006
TRASH RECEPTACLES				
Concrete	5	EA	\$ 800	\$ 4,000
Subtotal				\$ 4,000
PICNIC TABLES				
Concrete - ADA accessible 8' length	5	EA	\$ 1,700	\$ 8,500
Subtotal				\$ 8,500
BENCHES				
Concrete	3	EA	\$ 1,250	\$ 3,750
Subtotal				\$ 3,750

Source: County of San Diego Parks and Recreation.

Appendix Table A.1: Neighborhood Park Cost Estimate - 3.13 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
DRINKING FOUNTAINS				
Metal, 2 dish, ADA accessible, clean-out par	1	EA	\$ 4,000	\$ 4,000
Concrete Pads w/ detection scoring	125	SF	8	<u>1,002</u>
Subtotal				\$ 5,002
FLAGPOLE				
Aluminum - 35' height	1	EA	\$ 3,000	<u>\$ 3,000</u>
Subtotal				\$ 3,000
BARBECUES				
Single post - 36" square	1	EA	\$ 600	\$ 600
Single post - 24" square	2	EA	500	1,000
Concrete Pads	665	SF	8	<u>5,316</u>
Subtotal				\$ 6,916
HOT ASH BINS				
Concrete	1	EA	\$ 550	<u>\$ 550</u>
Subtotal				\$ 550
PLAYGROUND (YOUTH-5-12 Y.O.)				
Equipment	1	ALLOW	\$ 115,000	\$ 115,000
Rubber Surfacing (80%)	2,691	SF	25	67,275
Concrete Pads (80%)	2,691	SF	8	21,528
Conc. Curb @ Perimeter	230	LF	18	4,140
Sand (20%)	673	SF	6	4,038
Drain Inlet w/ filter fabric, connections	1	ALLOW	1,000	<u>1,000</u>
Subtotal				\$ 212,981
PLAYGROUND (TOTS 2-5 Y.O.)				
Equipment	1	ALLOW	\$ 60,000	\$ 60,000
Rubber Surfacing (80%)	1,885	SF	25	47,125
Concrete Pad (80%)	1,885	SF	8	15,080
Conc. Curb @ Perimeter	194	LF	18	3,492
Sand (20%)	471	SF	6	2,826
Drain Inlet w/ filter fabric, connections	1	ALLOW	1,000	<u>1,000</u>
Subtotal				\$ 129,523
SIGNAGE				
Monument Entry Sign	1	EA	\$ 30,000	\$ 30,000
Kiosk Sign	1	EA	4,500	<u>4,500</u>
Subtotal				\$ 34,500
BICYCLE RACKS				
Bicycle Racks	1	EA	\$ 850	<u>\$ 850</u>
Subtotal				\$ 850
CONCRETE WALKS				
4" depth, natural color, broom finish	8,332	SF	\$ 8	<u>\$ 66,656</u>
Subtotal				\$ 66,656
CONCRETE MOW CURBS				
	461.675	L.F.	\$ 10	<u>\$ 4,617</u>
Subtotal				\$ 4,617

Source: County of San Diego Parks and Recreation.

Appendix Table A.1: Neighborhood Park Cost Estimate - 3.13 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
PLASTIC HEADERS	461.675	LF	\$ 4	\$ 1,847
Subtotal				\$ 1,847
UTILITIES				
Potable Water	1	ALLOW	\$ 18,780	\$ 18,780
Sewer	1	ALLOW	25,000	-
Electric	1	ALLOW	30,000	-
Reclaimed Water	1	ALLOW	3,130	3,130
Fire Hydrant	1	EA	30,000	-
Subtotal				\$ 21,910
LANDSCAPING				
Grading	136,343	SF	\$ 0.50	\$ 68,171
Soil Preparation	20	CY	10.00	200
Planting	10,955	SF	4.00	43,820
Mulch	157	CY	36.00	5,668
Turf - hydroseed	87,616	SF	0.10	8,762
Subtotal				\$ 126,621
IRRIGATION				
Turf area	87,616	SF	\$ 3.00	\$ 262,849
Shrub Area	21,261	SF	3.50	74,412
Subtotal				\$ 337,260
SECURITY LIGHTING				
Site Safety Lighting	2	EA	\$ 8,500	\$ 17,000
Subtotal				\$ 17,000
TOTAL - Construction Costs				\$ 1,280,788
DPR ADMINISTRATION	10% of Construction Costs			\$ 128,079
SURVEY AND DESIGN	7% of Construction Costs			89,655
STORMWATER				30,000
CEQA				75,000
CONSTRUCTION MANAGEMENT	5% of Construction Costs			64,039
CONTINGENCY	18% of Construction Costs			230,542
PURCHASING AND CONTRACTING	1% of Construction Costs			12,808
Total - Soft Costs				\$ 630,123
Grand Total -	Park Acres		3.13	\$ 1,910,912
Cost per Acre				\$ 610,500

Source: County of San Diego Parks and Recreation.

Small Park Cost Estimates

Appendix Table A.2: Small Park Cost Estimate - 1.07 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
MOBILIZATION				
Equipment, Trailers, Port-a-potties, etc.	1	ALLOW	\$ 6,303	\$ 6,303
Subtotal				\$ 6,303
MASS GRADING				
	1.068333	Acre	\$ 50,000	\$ 53,417
Subtotal				\$ 53,417
SITE PREPARATION				
Soil Testing	1	ALLOW	\$ 374	\$ 374
Site Survey	1	ALLOW	2,671	2,671
SWPPP	1	ALLOW	321	321
Subtotal				\$ 3,365
TRASH RECEPTACLES				
Concrete	2	EA	\$ 800	\$ 1,600
Subtotal				\$ 1,600
PICNIC TABLES				
Concrete - ADA accessible 8' length	2	EA	\$ 1,700	\$ 3,400
Subtotal				\$ 3,400
BENCHES				
Concrete	2	EA	\$ 1,250	\$ 2,500
Subtotal				\$ 2,500
DRINKING FOUNTAINS				
Metal, 2 dish, ADA accessible, clean-out pan	1	EA	\$ 4,000	\$ 4,000
Concrete Pads w/ detection scoring	43	SF	8	342
Subtotal				\$ 4,342

Source: County of San Diego Parks and Recreation.

Appendix Table A.2: Small Park Cost Estimate - 1.07 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
PLAYGROUND (TOTS 2-5 Y.O.)				
Equipment	1	ALLOW	\$ 60,000	\$ 60,000
Rubber Surfacing (80%)	1,885	SF	25	47,125
Concrete Pad (80%)	1,885	SF	8	15,080
Conc. Curb @ Perimeter	194	LF	18	3,492
Sand (20%)	471	SF	6	2,826
Drain Inlet w/ filter fabric, connections	1	ALLOW	1,000	1,000
Subtotal				\$ 129,523
SIGNAGE				
Monument Entry Sign	0	EA	\$ 30,000	\$ -
Kioks Sign	1	EA	4,500	4,500
Subtotal				\$ 4,500
BICYCLE RACKS				
Bicycle Racks	1	EA	\$ 850	\$ 850
Subtotal				\$ 850
CONCRETE WALKS				
4" depth, natural color, broom finish	2,844	SF	\$ 8	\$ 22,751
Subtotal				\$ 22,751
CONCRETE MOW CURBS				
	157.5792	L.F.	\$ 10	\$ 1,576
Subtotal				\$ 1,576
PLASTIC HEADERS				
	157.5792	LF	\$ 4	\$ 630
Subtotal				\$ 630

Source: County of San Diego Parks and Recreation.

Appendix Table A.2: Small Park Cost Estimate - 1.07 Acre Prototype

Description	Quantity	Unit	Unit Cost	Total Cost
UTILITIES				
Potable Water	1	ALLOW	\$ 6,410	\$ 6,410
Sewer	1	ALLOW	25,000	-
Electric	1	ALLOW	30,000	-
Reclaimed Water	1	ALLOW	1,068	1,068
Fire Hydrant	1	EA	30,000	-
Subtotal				\$ 7,478
LANDSCAPING				
Grading	46,537	SF	\$ 1	\$ 23,268
Soil Preparation	7	CY	10	68
Planting	3,739	SF	4	14,957
Mulch	54	CY	36	1,935
Turf - hydroseed	29,905	SF	0	2,991
Subtotal				\$ 43,218
IRRIGATION				
Turf area	29,905	SF	\$ 3	\$ 89,716
Shrub Area	7,257	SF	4	25,398
Subtotal				\$ 115,114
SECURITY LIGHTING				
Site Safety Lighting	1	EA	\$ 8,500	\$ 8,500
Subtotal				\$ 8,500
TOTAL - Construction Costs				\$ 409,068
DPR ADMINISTRATION	10% of Construction Costs			\$ 40,907
SURVEY AND DESIGN	7% of Construction Costs			28,635
STORMWATER				30,000
CEQA				75,000
CONSTRUCTION MANAGEMENT	5% of Construction Costs			20,453
CONTINGENCY	18% of Construction Costs			73,632
PURCHASING AND CONTRACTING	1% of Construction Costs			4,091
Total - Soft Costs				\$ 272,718
Grand Total -	Park Acres			1.07 \$ 681,786
Cost per Acre				\$ 637,200

Source: County of San Diego Parks and Recreation.