

City of Vacaville  
Parks & Recreation Impact Fee  
1992 Update

**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** City-wide Facility

**PARK:** City Park

**PROJECT:** Construct City Park

**Project Description:**

As a nearly 5 million dollar project, the City Park is the most substantial park development project proposed. The major outlays of capital will go towards the construction of a park access road, off-site frontage improvement, and site preparation, including site clearing, grading, landscaping and irrigation. The financing scheme for this development provides for approximately 40% of development costs to be paid by the Park Development Impact Fee, with the balance coming from other sources.

**COMPLETION DATE:**

**PROJECT COST:** \$5,000,000

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	39.1%	\$1,955,000
Developer Dedication	0.0%	\$0
State/Federal Grants 4)	50.0%	\$2,500,000
Other	10.9%	\$545,000
<b>Total</b>	<b>100.0%</b>	<b>\$5,000,000</b>

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	100+ Acres	2)		
Contractor Mobilization/Demobilization 3)	Lump Sum		\$10,000	\$10,000
Site Preparation				\$3,835,000
Site Clearing and Rough Grading	Lump Sum		\$1,200,000	
Drainage	Lump Sum		\$275,000	
Irrigation	Lump Sum		\$415,000	
Material And Compaction Testing	Lump Sum		\$20,000	
Landscape	Lump Sum		\$395,000	
Site Construction Fence	Lump Sum		\$30,000	
Off-Site Frontage Improvements	Lump Sum		\$1,000,000	
Park Access Road Construction	Lump Sum		\$500,000	
Sub Total				\$3,845,000
Project Development Cost 3)				\$1,154,500
<b>Total</b>				<b>\$4,999,500</b>
<b>Total (Rounded)</b>				<b>\$5,000,000</b>

**Notes:**

- 1) Dollar amounts are in January 1, 1992 dollars
- 2) Assumes site is already owned by City of Vacaville

- 3) See generally applicable notes on page 20.
- 4) Assumes State or Federal Grant of 50%.

develop

City of Vacaville  
Parks & Recreation Impact Fee  
1992 Update

**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: City-wide Facility

PARK: CITY PARK

PROJECT: Senior Center

**Project Description**

The proposed senior center is a 14,000 square foot facility with a 100 space parking lot. The financing scheme of this facility provides for approximately 40% to be paid from the Park Development Impact Fee with the balance coming from other sources.

COMPLETION DATE: 2002

PROJECT COST: \$2,070,000

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	39.1%	\$809,000
Developer Dedication		\$0
State/Federal Grants 4)	48.3%	\$1,000,000
Other	12.6%	\$261,000
<b>Total</b>	<b>100.0%</b>	<b>\$2,070,000</b>

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation 14,000 sq. ft. Building	140000 sq. ft.	\$10	\$1,392,500	\$1,392,500
Parking Lot (40% of 100 spaces total)	100 Spaces	\$2,000		\$200,000
<b>Sub Total</b>				<b>\$1,592,500</b>
Project Development Cost 3)				\$477,750
<b>Total</b>				<b>\$2,070,250</b>
<b>Total (Rounded)</b>				<b>\$2,070,000</b>

- 1) Dollar amounts are in January 1, 1992 dollars
- 2) See generally applicable notes on page 20.
- 3) See generally applicable notes on page
- 4) Assumes State/Fed Grant of \$1,000,000

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: City-wide Facility

PARK: City Park

PROJECT: Swimming Pool

**Project Description**

This proposed 50 meter length swimming pool project includes spectator seating and a 100 space parking lot. A deck and pool equipment are also included in the plan.

The swimming pools will be staged to meet Vacaville's Service/Timing standard. The timing of the pool will depend on the timing of growth.

COMPLETION DATE: Varies, depending on demand.

PROJECT COST: \$2,308,000

**SOURCES OF FINANCING**

Park Development Impact Fee

Percent   Amount  
100%   \$2,308,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit</u> <u>Cost</u>	<u>Sub</u> <u>Total</u>	<u>Total</u> <u>Cost</u>
Initial Environmental Study		Lump Sum		
Land	Acre	2)		
Site Structures and Installation				
50 meter swimming pool, deck, and equipment		Lump Sum	\$1,555,200	\$1,575,200
Spectator Seating		Lump Sum	\$20,000	
Parking Lot	100 Spaces	\$2,000		\$200,000
Sub Total				\$1,775,200
Project Development Cost 3)				\$532,560
Total				\$2,307,760
Total (Rounded)				\$2,308,000

**Notes:**

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- 2) Assumes site is already owned by City of Vacaville
- 3) See generally applicable notes on page 20.

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Facility normally found in Community Park

**PARK:** (Location dependent upon community demand.)

**PROJECT:** Gymnasium

**Project Description**

The proposed gymnasium will provide 15,000 square feet of athletic facilities with a 50 space parking lot.

**COMPLETION DATE:** Varies, depending on demand

**PROJECT COST:** \$2,093,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$2,093,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation 15,000 sq. ft. Building	Lump Sum		\$1,510,000	\$1,510,000
Parking Lot	50 Spaces	\$2,000		\$100,000
Sub Total				\$1,610,000
Project Development Cost 3)				\$483,000
Total				\$2,093,000
Total (Rounded)				\$2,093,000

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: Community Park

PARK: Laguna Hills Park Proposed

PROJECT: Construct Laguna Hills Park

**Project Description**

The proposed Laguna Hills Community Park offers a playground, six individual picnic spaces and one group picnic area suitable for groups of up to 100 people. Each picnic area is equipped with appropriate tables, shelters and barbecues built into concrete pads. Included in the development costs for this facility is a 2250 foot park access road, a 40 space parking lot, and a restroom. In addition, park development will include substantial off-site frontage improvements.

COMPLETION DATE: 1996

PROJECT COST: \$2,240,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$2,240,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Contractor Mobilization/Demobilization 3)	Lump Sum		\$10,000	\$10,000
Site Preparation				\$1,268,000
Site Clearing and Rough Grading	Lump Sum		\$118,000	
Utility Connections	Lump Sum		\$10,000	
Drainage (to proposed detention basin)	Lump Sum		\$50,000	
Electrical and Lighting	Lump Sum		\$80,000	
Irrigation	Lump Sum		\$384,000	
Material And Compaction Testing	Lump Sum		\$5,000	
Park Access Road Construction	2250 Feet	\$44.44	\$100,000	
Landscape	Lump Sum		\$273,000	
Site Construction Fence	Lump Sum		\$4,000	
Off-Site Frontage Improvements	Lump Sum		\$200,000	
Decomposed Granite Walkways	25000 sq. ft.	\$1.76	\$44,000	
Site Structures and Installation				\$205,000
Restroom (include 1000' of sewer connection)	Lump Sum		\$165,000	
Play Ground	Lump Sum		\$40,000	
Site Furniture and Installation				\$160,000
Benches	15 Each	\$300	\$4,500	
Group Picnic Area for 100 people: including shelter, tables and barbecue	Lump Sum		\$111,000	
Individual Picnic Sites: each with shelter, concrete pad, table and barbecue	4 Each	\$8,000	\$32,000	
Portable Backstops	3 Each	\$1,000	\$3,000	
Park Name Sign	1 Each	\$3,000	\$3,000	
Park Regulatory Signs	8 Each	\$75	\$600	
Trash Receptacles	13 Each	\$300	\$3,900	
Drinking Fountains	1 Each	\$2,000	\$2,000	
Parking Lot	40 Spaces	\$2,000		\$80,000
Sub Total				\$1,723,000
Project Development Cost 3)				\$516,900
Total				\$2,239,900
Total (Rounded)				\$2,240,000

**Notes:**

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Community Park

**PARK:** El Mira Leisure Park Proposed

**PROJECT:** Construct El Mira Leisure Park

**Project Description**

The proposed El Mira Leisure Park includes a playground, a parking lot and picnic facilities. The site offers 6 individual picnic spaces each with table, shelter, and barbecue. A similarly equipped group picnic site will be able to serve up to 100 people. The park plan also includes 6 benches, 2 drinking fountains, lighting and 3 portable backstops. In addition, the construction plan of the park includes substantial off-site frontage improvements.

**PROJECT COST:** \$2,055,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$2,055,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Contractor Mobilization/Demobilization 3)	Lump Sum		\$10,000	\$10,000
Site Preparation				\$1,135,000
Site Clearing and Rough Grading	Lump Sum		\$103,000	
Utility Connections	Lump Sum		\$10,000	
Drainage	Lump Sum		\$80,000	
Electrical and Lighting	Lump Sum		\$96,000	
Irrigation	Lump Sum		\$300,000	
Material And Compaction Testing	Lump Sum		\$5,000	
Concrete Work	Lump Sum		\$47,000	
Landscape	Lump Sum		\$286,000	
Site Construction Fence	Lump Sum		\$8,000	
Off-Site Frontage Improvements	Lump Sum		\$200,000	
Site Structures and Installation				\$200,000
Restroom	Lump Sum		\$120,000	
Play Ground	Lump Sum		\$80,000	
Site Furniture and Installation				\$176,000
Benches	10 Each	\$300	\$3,000	
Group Picnic Area for 100 people: including shelter, tables and barbecue	Lump Sum		\$111,000	
Individual Picnic Sites: each with shelter, concrete pad, table and barbecue	6 Each	\$8,000	\$48,000	
Portable Backstops	3 Each	\$1,000	\$3,000	
Park Name Sign	1 Each	\$3,000	\$3,000	
Park Regulatory Signs	6 Each	\$75	\$450	
Trash Receptacles	11 Each	\$300	\$3,300	
Drinking Fountains	2 Each	\$2,000	\$4,000	
Pipe Bollards	5 Each	\$50	\$250	
Parking Lot	30 Spaces	\$2,000		\$60,000
Sub Total				\$1,581,000
Project Development Cost 3)				\$474,300
Total				\$2,055,300
Total (Rounded)				\$2,055,000

**Notes:**

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- 2) Assumes site will be dedicated by developer
- 3) See generally applicable notes on page 20.

City of Vacaville  
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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Facility normally found in Community Park

**PARK:** (Location dependent upon community demand.)

**PROJECT:** Community Center

**Project Description**

This proposed community center offers 20,000 square feet of community space and includes a 50 space parking lot.

**COMPLETION DATE:** Varies, depending on demand

**PROJECT COST:** \$2,366,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$2,366,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub-Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation 20,000 sq. ft. building				\$1,720,000
Parking Lot	50 Spaces	\$2,000		\$100,000
Sub Total				\$1,820,000
Project Development Cost 3)				\$546,000
Total				\$2,366,000
Total (Rounded)				\$2,366,000

**Notes:**

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City of Vacaville  
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**PROJECT DESCRIPTION**

PARK AND RECREATION PROJECTS

PARK TYPE: Community Park

PARK: Community Center Park

PROJECT: Lap Pool

**Project Description**

This 25 meter lap pool will be added to an existing pool site. The project includes deck and pool equipment improvements.

The Lap pool will be staged to meet Vacaville's Service/Timing standard. Timing of the lap pool will depend on the timing of growth.

COMPLETION DATE: Varies, depending on demand

PROJECT COST: \$887,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$887,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation 25 Meter Lap Pool, Deck and Equipment (To be added to existing pool site.)	Lump Sum		\$682,500	\$682,500
Sub Total				\$682,500
Project Development Cost 3)				\$204,750
Total				\$887,250
Total (Rounded)				\$887,000

**Notes:**

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- 3) See generally applicable notes on page 20.



City of Vacaville  
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PROJECT DESCRIPTION

PARK AND RECREATION PROJECTS

PARK TYPE: Community Park

PARK: John Arlington Community Park

PROJECT: Construct additions to John Arlington Park

Project Description

The proposed improvements to the John Arlington Community Park include the addition of a 100 space parking lot, a series of decomposed gravel walkways, various other items such as signs, trash receptacles, a drinking fountain, 15 acres of open turf, and perimeter landscape.

COMPLETION DATE: 2004

PROJECT COST: \$377,000

SOURCES OF FINANCING

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	100%	\$377,000

DETAILED COST ESTIMATE

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Preparation				\$83,800
Site Clearing and Rough Grading	Lump Sum		\$10,000	
Drainage	Lump Sum		\$8,000	
Electrical and Lighting	Lump Sum		\$7,000	
Irrigation	Lump Sum		\$20,000	
Material And Compaction Testing	Lump Sum		\$1,000	
Landscape	Lump Sum		\$23,000	
Site Construction Fence	Lump Sum		\$9,000	
Decomposed Granite Walkways	3295 sq. feet	\$1.76	\$5,800	
Site Furniture and Installation				\$6,300
Park Name Sign	1 Each	\$3,000	\$3,000	
Park Regulatory Signs	4 Each	\$75	\$300	
Trash Receptacles	3 Each	\$300	\$900	
Drinking Fountains	1 Each	\$2,000	\$2,000	
Pipe Bolards	2 Each	\$50	\$100	
Parking Lot	100 Spaces	\$2,000		\$200,000
Sub Total				\$290,100
Project Development Cost 3)				\$87,030
Total				\$377,130
Total (Rounded)				\$377,000

Notes:

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- 3) See generally applicable notes on page 20.

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Community Park

**PARK:** Keating Park

**PROJECT:** Construct additions to Keating Park

**Project Description**

The addition of a 35 space parking lot to the Keating Community Park.

**COMPLETION DATE:** 2004

**PROJECT COST:** \$91,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$91,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Parking Lot	35 Spaces	\$2,000	\$70,000	\$70,000
Sub Total				\$70,000
Project Development Cost 3)				\$21,000
Total				\$91,000
Total (Rounded)				\$91,000

**Notes:**

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- 2) Assumes site is already owned by City of Vacaville.
- 3) See generally applicable notes on page 20.

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Community Park

**PARK:** Nelson Park

**PROJECT:** Construct additions to Nelson Park

**Project Description**

The improvements to the Nelson Community Park include a small playground suited for tot-sized youngsters, and a 23 space parking lot. In addition, the project provides for many other facility improvements such as 3 barbeques, 10 picnic tables, park signs, trash receptacles, a drinking fountain, and open turf.

**COMPLETION DATE:** 2004

**PROJECT COST:** \$378,000

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	100%	\$378,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit</u> <u>Cost</u>	<u>Sub</u> <u>Total</u>	<u>Total</u> <u>Cost</u>
Initial Environmental Study		Lump Sum		
Land		Acre	2)	
Contractor Mobilization/Demobilization 3)		Lump Sum	\$5,000	\$5,000
Site Preparation				\$194,450
Site Clearing and Rough Grading		Lump Sum	\$15,300	
Drainage		Lump Sum	\$19,000	
Electrical and Lighting		Lump Sum	\$8,000	
Irrigation		Lump Sum	\$75,000	
Material And Compaction Testing		Lump Sum	\$1,000	
Concrete Work (400' walk and 150' curb)		Lump Sum	\$3,150	
Landscape		Lump Sum	\$69,000	
Site Construction Fence		Lump Sum	\$4,000	
Site Structures and Installation				\$37,000
Play Ground (one tot lot)		Lump Sum	\$37,000	
Site Furniture and Installation				\$8,050
Benches	2	Each	\$300	\$600
Picnic Tables	10	Each	\$350	\$3,500
Barbecues	3	Each	\$150	\$450
Park Regulatory Signs	4	Each	\$75	\$300
Trash Receptacles	4	Each	\$300	\$1,200
Drinking Fountain	1	Each	\$2,000	\$2,000
Parking Lot	23	Spaces	\$2,000	\$46,000
Sub Total				\$290,500
Project Development Cost 3)				\$87,150
Total				\$377,650
Total (Rounded)				\$378,000

**Notes:**

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: Neighborhood Park

PARK: Where applicable

PROJECT: Construction of a neighborhood park

**Project Description**

Ten 6-acre neighborhood parks including picnic facilities, a playground, tot lot, a ten station fitness course, open space, trees and shrubs. The six individual picnic spaces in the plan are complete with tables, shelters, and barbecues. The project also includes six benches, a drinking fountain, lighting and off-site frontage improvements. Building of neighborhood parks will be staged to meet Vacaville's Service/Timing standard. Location and timing of these parks will depend on location and timing of growth.

COMPLETION DATE: Varies, depending on demand

PROJECT COST: \$1,249,000

**SOURCES OF FINANCING**

Park Development Impact Fee	<u>Percent</u> 100%	<u>Amount</u> \$1,249,000
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**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Lump Sum			\$270,000
Contractor Mobilization/Demobilization 3)	Lump Sum			\$10,000
Site Preparation				\$531,700
Site Clearing and Rough Grading	Lump Sum		\$48,000	
Utility Connections	Lump Sum		\$5,000	
Drainage	Lump Sum		\$35,000	
Electrical and Lighting	Lump Sum		\$48,000	
Irrigation	Lump Sum		\$120,000	
Material And Compaction Testing	Lump Sum		\$5,000	
Concrete Work, 23,000 sq. ft:	Lump Sum		\$56,700	
Walks and 350' of curb				
Landscape	Lump Sum		\$118,000	
Off-Site Frontage Improvements	Lump Sum		\$91,000	
Site Construction Fence	Lump Sum		\$5,000	
Site Structures and Installation				\$80,000
Playgrounds	2 Each	\$40,000	\$80,000	
Site Furniture and Installation				\$69,300
Picnic Shelters: tables, concrete pads, and barbecues	6 Each	\$8,000	\$48,000	
Park Name Sign	1 Each	\$3,000	\$3,000	
Regulatory Signs	4 Each	\$75	\$300	
Trash Receptacles	5 Each	\$300	\$1,500	
Ten Station Fitness Course	Lump Sum		\$12,500	
Benches	6 Each	\$300	\$1,800	
Drinking Fountains	1 Each	\$2,000	\$2,000	
Pipe Bollards	4 Each	\$50	\$200	
Sub Total				\$961,000
Project Development Cost 3)				\$288,300
Total				\$1,249,300
Total (Rounded)				\$1,249,000

**Notes:**

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- 2) Assumes site is already owned by City of Vacaville
- 3) See generally applicable notes on page 20.

land: \$45,000/ac  
improvements 163,167/ac

land: 21.02%  
improv: 78.98%

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Neighborhood Park

**PARK:**

**PROJECT:** Neighborhood Center (site built)

**Project Description**

This proposed neighborhood center is a 4000 square foot facility with a 20 space parking lot.

**COMPLETION DATE:**

**PROJECT COST:** \$455,000

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	100%	\$455,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation 4000 sq. ft. site built building	Lump Sum		\$310,000	\$310,000
Site Furniture and Installation				
Parking Lot	20 Spaces	\$2,000		\$40,000
Sub Total				\$350,000
Project Development Cost 3)				\$105,000
<b>Total</b>				<b>\$455,000</b>
<b>Total (Rounded)</b>				<b>\$455,000</b>

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Neighborhood Park

**PARK:** Variable

**PROJECT:** Neighborhood Center (modular)

**Project Description**

A 960 square foot modular neighborhood center will be located in a neighborhood park, location variable.

**COMPLETION DATE:** Varies, depending on demand

**PROJECT COST:** \$68,000

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	100%	\$68,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Preparation				
Utilities	Lump Sum		\$3,000	\$13,000
Landscape	Lump Sum		\$7,000	
Irrigation	Lump Sum		\$3,000	
Site Structures and Installation				
960 sq. ft. Modular Building			\$39,500	\$39,500
<b>Sub Total</b>				<b>\$52,500</b>
Project Development Cost 3)				\$15,750
<b>Total</b>				<b>\$68,250</b>
<b>Total (Rounded)</b>				<b>\$68,000</b>

**Notes:**

- 1) Dollar amounts are in January 1, 1992 dollars
- 2) Assumes site is already owned by City of Vacaville
- 3) See generally applicable notes on page 20.

City of Vacaville  
Parks & Recreation Impact Fee  
1992 Update

**PROJECT DESCRIPTION**

**ARK AND RECREATION PROJECTS**

PARK TYPE: Where applicable

PARK: Where applicable

PROJECT: Baseball/Softball Fields (with and without lighting)

**Project Description**

The proposed baseball and softball fields include fences, backstops, and team dugout benches. Each site includes a scoreboard, infield bases and a spectator bleacher. Cost of a ballfield includes a 50 space parking lot, and a provision to add, on the average, one restroom for every four ballparks built. Ballfields will be staged to meet Vacaville's Service/Timing standard. Location and timing of ballfields will depend on location and timing of growth.

COMPLETION DATE: Varies, depending on demand.

PROJECT COST: \$432,000 (with lighting)    \$328,000 (without lighting)

**SOURCES OF FINANCING**

Park Development Impact Fee

	(with lighting)	(without lighting)
<u>Percent</u>	<u>Amount</u>	<u>(Amount)</u>
100%	\$432,000	\$328,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Contractor Mobilization/Demobilization 3)	25% Each	\$10,000		\$2,500
Site Preparation				\$148,500
Site Clearing and Rough Grading	Lump Sum		\$10,000	
Utility Connections	Lump Sum		\$2,000	
Drainage	Lump Sum		\$8,000	
Electrical and Lighting	Lump Sum		\$80,000	
Irrigation	Lump Sum		\$25,000	
Material And Compaction Testing	Lump Sum		\$1,500	
Concrete Work	Lump Sum		\$1,000	
Landscape	Lump Sum		\$21,000	
Site Structures and Installation				\$72,000
Restroom 4)	25% Each	\$120,000	\$30,000	
Athletic Field Components:	Lump Sum		\$42,000	
Infield Mix				
Fences and Backstop				
Site Furniture and Installation				\$9,625
20' Benches	2 Each	\$450	\$900	
Scoreboard	1 Each	\$4,000	\$4,000	
8 Row Bleacher	1 Each	\$3,200	\$3,200	
Field Signs	5 Each	\$75	\$375	
Bat Racks	2 Each	\$75	\$150	
Bases/Pitching Rubber	Lump Sum		\$400	
Drinking Fountains, Small	2 Each	\$300	\$600	
Parking Lot	50 Spaces	\$2,000		\$100,000
Sub Total			<u>without lighting</u> \$252,625	<u>with lighting</u> \$332,625
Project Development Cost 5)			\$75,788	\$99,788
Total			\$328,413	\$432,413
Total (Rounded)			\$328,000	\$432,000

**Notes:**

- 1) Dollar amounts are in January 1, 1992 dollars
- 2) Assumes site is already owned by City of Vacaville
- 3) Assumes four baseball/softball fields will be included in the average construction contract.
- 4) Assumes one restroom will be added, on the average for every four added baseball/softball fields.
- 5) See generally applicable notes on page 20.

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: Where applicable.

PARK: Where applicable.

PROJECT: Football/Soccer Field

**Project Description**

The proposed football and soccer field provides for soccer goals, landscaping and irrigation.

Football and soccer fields will be staged to meet Vacaville's Service/Timing standard. Location and timing of fields will depend on location and timing of growth.

COMPLETION DATE: Varies, depending on demand.

PROJECT COST: \$116,000

**SOURCES OF FINANCING**

Park Development Impact Fee

<u>Percent</u>	<u>Amount</u>
100%	\$116,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre 2)			
Contractor Mobilization/Demobilization 3)	Lump Sum			\$10,000
Site Preparation				\$73,200
Site Clearing and Rough Grading	Lump Sum		\$12,000	
Drainage	Lump Sum		\$10,000	
Irrigation	Lump Sum		\$30,700	
Material And Compaction Testing	Lump Sum		\$500	
Landscape	Lump Sum		\$20,000	
Site Structures and Installation				\$6,000
Athletic Field Components:				
Goals	Lump Sum		\$6,000	
Sub Total				\$89,200
Project Development Cost 3)				\$26,760
Total				\$115,960
Total (Rounded)				\$116,000

**Notes:**

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**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

PARK TYPE: Where applicable

PARK: Where applicable

PROJECT: Tennis Courts (with and without lights)

**Project Description**

Proposed is one standard tennis court complete with fencing, net and sport lighting.

The tennis courts will be staged to meet Vacaville's Service/Timing standard. Location and timing of the courts will depend on location and timing of growth.

COMPLETION DATE: Varies, depending on demand

**PROJECT COST:**

\$54,000    \$30,000  
(with lighting) (without lighting)

**SOURCES OF FINANCING**

	<u>Percent</u>	<u>Amount</u>
Park Development Impact Fee	100%	\$54,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Structures and Installation				
1 standard tennis court: including fencing, net and posts	Lump Sum		\$23,300	\$41,300
Electrical and Sport Lights	Lump Sum		\$18,000	
Sub Total			\$23,300	\$41,300
Project Development Cost 3)			\$6,990	\$12,390
Total			\$30,290	\$53,690
Total (Rounded)			\$30,000	\$54,000

**Notes:**

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- 3) See generally applicable notes on page 20.

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1992 Update

**PROJECT DESCRIPTION**

**PARK AND RECREATION PROJECTS**

**PARK TYPE:** Where applicable.

**PARK:** Where applicable.

**PROJECT:** Basketball Court

**Project Description**

The project is an asphalt basketball court, 84' x 50', with posts and backboards and concrete perimeter band. Basketball courts will be staged to meet Vacaville's Service/Timing standard. Location and timing of the courts will depend on location and timing of growth.

**COMPLETION DATE:** Varies, depending on demand.

**PROJECT COST:** \$36,000

**SOURCES OF FINANCING**

Park Development Impact Fee

Percent	Amount
100%	\$36,000

**DETAILED COST ESTIMATE**

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Sub Total</u>	<u>Total Cost</u>
Initial Environmental Study		Lump Sum		
Land		Acre 2)		
Site Preparation and Installation				\$27,500
Court surface preparation and construction:		Lump Sum	\$24,500	
Grading and Drainage				
84'x50' asphalt court with 12" concrete band				
Athletic Components:		Lump Sum	\$3,000	
posts and backboards				
Sub Total				\$27,500
Project Development Cost 3)				\$8,250
Total				\$35,750
Total (Rounded)				\$36,000

**Notes:**

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- 3) See generally applicable notes on page 20.

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PROJECT DESCRIPTION

PARK AND RECREATION PROJECTS

PARK TYPE: Where applicable

PARK: Where applicable

PROJECT: Volleyball Court

Project Description

This project is an asphalt volleyball court, 30' x 60', including nets and posts. Volleyball courts will be staged to meet Vacaville's Service/Timing standard. Location and timing of the courts will depend on the location and timing of growth.

COMPLETION DATE: Varies, depending on demand

PROJECT COST: \$18,000

SOURCES OF FINANCING

Park Development Impact Fee

Percent    Amount  
100%       \$18,000

DETAILED COST ESTIMATE

<u>Item</u>	<u>Quantity</u>	<u>Unit</u> <u>Cost</u>	<u>Sub</u> <u>Total</u>	<u>Total</u> <u>Cost</u>
Initial Environmental Study	Lump Sum			
Land	Acre	2)		
Site Preparation and Installation				\$13,600
Ground preparation and surfacing: Grading and Drainage	Lump Sum		\$13,000	
30'x60' asphalt court with 12" concrete band				
Athletic Components: nets and posts	Lump Sum		\$600	
Sub Total				\$13,600
Project Development Cost 3)				\$4,080
Total				\$17,680
Total (Rounded)				\$18,000

Notes:

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- 2) Assumes site is already owned by City of Vacaville
- 3) See generally applicable notes on page 20.

4,080  
 8,000  
 1,000  
 13,000  
 x 3  
 \$ 39,000 = \$110,000

City of Vacaville  
Parks & Recreation Impact Fee  
1992 Update

Generally Applicable Notes

Project Development Cost

The project development cost is estimated as 30% of Facility Unit Cost. It accounts for the costs of the following: Design, Contract Documents, Contract Administration, Survey and Contingency.

Parking Lot

The construction cost of parking lots is \$2,000/space and includes: curb and gutter, drainage, lighting, asphalt and base, and striping.

Notes on Site Preparation

Landscaping includes: fine grading, hydroseeding, trees, shrubs and groundcover and their installation, soil preparation and amendment, 90 day maintenance period.

Irrigation includes: main and lateral line installation, valves, control wiring and controllers, dedicated phone line for central irrigation control, backflow preventors, turf heads, drip systems for shrubs and ground cover, and pipe sleeving under pavement.

Utility Connections include: sewer, water, telephone, electric, stubouts and points of connection.

[17503D001(S0054)/Parkcost/Parcos02.wk3 Range:DETAILS&NOTE]

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7-15  
5-16

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