

El Cerrito Parks and Recreation Facilities Master Plan

OPINION OF PROBABLE COST

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INTRODUCTION

PURPOSE

The Opinion of Probable Cost provides a cost estimate for the improvements and enhancements proposed by the *Master Plan's* recommendations. These costs were established using 2018 industry standards.

The cost estimates provided in this section are specifically for the proposed improvements and enhancements – these costs go beyond the in-kind replacement of features throughout the City's recreation network.

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1. ADULT/MULTI-GENERATION PROGRAMMING SPACE

1.1	Permanent building or additional space	Qty	Unit	\$/Unit	
1.1a	Permanent building or additional space	1	LS	\$5,000,000	\$5,000,000
				Subtotal	\$5,000,000
	Total				\$5,000,000

2. ARLINGTON PARK AND CLUBHOUSE

2.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
2.1a	BBQ pits, playground surface (school-age), wallboard to cover wiring, GFI replacements	1	LS	\$68,018	\$68,018
				Subtotal	\$68,018
2.3	Update and Renovate Clubhouse/Address Facility Repairs	Qty	Unit	\$/Unit	
2.3a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$278,780	\$278,780
				Subtotal	\$278,780
2.4	ADA Site Deficiencies	Qty	Unit	\$/Unit	
2.4a	Per 2009 ADA Transition Plan	1	LS	\$64,500	\$64,500
				Subtotal	\$64,500
2.5	Remaining Park Deficiencies	Qty	Unit	\$/Unit	
2.5a	Benches/seating, garbage containers, entry sign	1	LS	\$90,000	\$90,000
				Subtotal	\$90,000
2.7	Improve Group Picnic Areas	Qty	Unit	\$/Unit	
2.7a	Barbecue/barbecue pit	4	EA	\$900	\$3,600
2.7b	Picnic table	13	EA	\$3,700	\$48,100
2.7c	Large Shelter (1,130sf)	1	EA	\$50,000	\$50,000
2.7d	BBQ Counter and Podium	1	EA	\$10,000	\$10,000
				Subtotal	\$111,700
2.8	Improve Sport Courts	Qty	Unit	\$/Unit	
	<i>Basketball Court</i>				
2.8a	Basketball court hardscape - asphalt	2,000	SF	\$9	\$18,000
2.8b	Basketball court hoops	2	EA	\$1,000	\$2,000
	<i>Tennis courtyard</i>				
2.8c	Asphalt paving	3000	SF	\$9	\$27,000
2.8d	Low-profile bleachers	2	EA	\$4,500	\$9,000
2.8e	Drinking Fountain	1	EA	\$4,500	\$4,500
2.8f	Picnic table	1	EA	\$3,700	\$3,700
				Subtotal	\$64,200

2.9	Update/Replace Play Areas	Qty	Unit	\$/Unit	
2.9a	Playground surface - resilient	2,100	SF	\$30	\$63,000
2.9b	Playground structures	2	EA	\$100,000	\$200,000
2.9c	Tot-lot surface - resilient	3,500	SF	\$30	\$105,000
2.9d	Tot-lot structures	4	EA	\$100,000	\$400,000
				Subtotal	\$768,000
2.10	Support Blue-to-Green Connections (UGP)	Qty	Unit	\$/Unit	
2.10a	Blue-to-Green Connections	1	LS	\$450,500	\$450,500
				Subtotal	\$450,500
	Total				\$1,895,698

3. BAXTER CREEK GATEWAY PARK

3.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
3.1a	Interpretive signage	5	EA	\$5,000	\$25,000
				Subtotal	\$25,000
3.2	Pollinator Pathway	Qty	Unit	\$/Unit	
3.2a	Special planting	1	LS	\$10,000	\$10,000
				Subtotal	\$10,000
3.3	Remaining Park Deficiencies	Qty	Unit	\$/Unit	
3.3a	Garbage containers	1	LS	\$6,800	\$6,800
				Subtotal	\$6,800
3.5	Blue-to-Green Connections	Qty	Unit	\$/Unit	
3.5a	Blue-to-Green Connections	1	LS	\$159,000	\$159,000
				Subtotal	\$159,000
	Total				\$200,800

4. BRUCE KING MEMORIAL DOG PARK

4.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
4.1a	Doggie bag station	1	EA	\$800	\$800
				Subtotal	\$800
4.2	Stormwater Management Landscaping	Qty	Unit	\$/Unit	
4.2a	Stormwater management landscaping	1	LS	\$15,000	\$15,000
				Subtotal	\$15,000
4.3	Social Gathering at Portrero	Qty	Unit	\$/Unit	
4.3a	Bench/seating	2	EA	\$3,000	\$6,000
	Bike rack	2	EA	\$350	\$700
				Subtotal	\$6,700
4.4	Additional Dog Structures	Qty	Unit	\$/Unit	
4.4a	Dog play structures	2	EA	\$5,000	\$10,000
				Subtotal	\$10,000
4.5	Remaining Park Deficiencies	Qty	Unit	\$/Unit	
4.5a	Garbage containers	1	LS	\$5,100	\$5,100
				Subtotal	\$5,100
4.6	Blue-to-Green Connections	Qty	Unit	\$/Unit	
4.6a	Blue-to-Green Connections	1	LS	\$371,000	\$371,000
				Subtotal	\$371,000
4.7	Change Park Surfacing	Qty	Unit	\$/Unit	
4.7a	Decomposed granite	9600	SF	\$5	\$48,000
				Subtotal	\$48,000
	Total				\$456,600

5. CANYON TRAIL PARK AND CLUBHOUSE

5.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
5.1a	Repair park pathways, update or remove horse shoe pit, monitor roof leaks, bathroom exhaust fan, replace make-up air bird screen, replace grate for floor drain	1	LS	\$147,470	\$147,470
				Subtotal	\$147,470
5.2	Improve Group Picnic Areas (2)	Qty	Unit	\$/Unit	
5.2a	Barbecue/barbecue pit	1	EA	\$900	\$900
5.2b	Picnic table	4	EA	\$3,700	\$14,800
				Subtotal	\$15,700
5.3	Signage at Lower Park	Qty	Unit	\$/Unit	
5.3a	Entry Sign	1	EA	\$5,000	\$5,000
				Subtotal	\$5,000
5.4	Pollinator Pathway	Qty	Unit	\$/Unit	
5.4a	Special planting	1	LS	\$10,000	\$10,000
				Subtotal	\$10,000
5.6	Address Facility Repairs	Qty	Unit	\$/Unit	
5.6a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$240,204	\$240,204
				Subtotal	\$240,204
5.7	ADA Site Deficiencies	Qty	Unit	\$/Unit	
5.7a	Per 2009 ADA Transition Plan	1	LS	\$216,600	\$216,600
				Subtotal	\$216,600
5.8	Remaining Park Deficiencies	Qty	Unit	\$/Unit	
5.8a	Benches/seating	1	LS	\$27,000	\$27,000
				Subtotal	\$27,000
5.9	Update/Replace Play Area	Qty	Unit	\$/Unit	
5.9a	Playground surface - resilient	2,500	SF	\$30	\$75,000
5.9b	Playground structures	1	EA	\$100,000	\$100,000
				Subtotal	\$175,000

5.10	Improve Playfield and Dugout	Qty	Unit	\$/Unit	
5.10a	Irrigated turf area	66,000	SF	\$3	\$198,000
5.10b	Play field	1	LS	\$70,000	\$70,000
5.10c	Play field dugout - benches, concrete, fencing, drainage	1	LS	\$16,000	\$16,000
				Subtotal	\$284,000
	Total				\$1,120,974

6. CASA CERRITO CHILDCARE

6.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
6.1a	GFI outlets, smoke detector, second door seal, leaking pipes	1	LS	\$3,266	\$3,266
				Subtotal	\$3,266
6.2	Nature Play	Qty	Unit	\$/Unit	
6.2a	Nature play feature	1	LS	\$10,000	\$10,000
				Subtotal	\$10,000
6.4	Address Facility Repairs	Qty	Unit	\$/Unit	
6.4a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$207,874	\$207,874
				Subtotal	\$207,874
6.5	ADA Deficiencies	Qty	Unit	\$/Unit	
6.5a	Per 2009 ADA Transition Plan	1	LS	\$26,100	\$26,100
				Subtotal	\$26,100
	Total				\$247,240

7. CASTRO PARK AND CLUBHOUSE

7.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
7.1a	Repair pathways, replace BBQ pit, provide GFI outlets, clean exhaust fan grill	1	LS	\$55,289	\$55,289
				Subtotal	\$55,289
7.2	Pickleball Amenities	Qty	Unit	\$/Unit	
7.2a	Court striping and adjustable nets	1	LS	\$5,000	\$5,000
				Subtotal	\$5,000
7.3	Add BBQ near Picnic Tables in Playground	Qty	Unit	\$/Unit	
7.3a	Barbecue/barbecue pit	1	EA	\$900	\$900
				Subtotal	\$900
7.5	Address Facility Repairs	Qty	Unit	\$/Unit	
7.5a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$314,188	\$314,188
				Subtotal	\$314,188
7.6	ADA Site Deficiencies	Qty	Unit	\$/Unit	
7.6a	Per 2009 ADA Transition Plan	1	LS	\$126,100	\$126,100
				Subtotal	\$126,100
7.7	Improve Group Picnic Area near Lawrence Street	Qty	Unit	\$/Unit	
7.7a	Barbecue/barbecue pit	2	EA	\$900	\$1,800
7.7b	Picnic table	4	EA	\$3,700	\$14,800
7.7c	Playground structure	1	EA	\$100,000	\$100,000
				Subtotal	\$116,600
7.9	Update/Replace Play Areas	Qty	Unit	\$/Unit	
7.9a	Playground surface - resilient	255	SF	\$30	\$7,650
7.9b	Playground structures	3	EA	\$100,000	\$300,000
				Subtotal	\$307,650
7.10	Additional Projects from 2015 Renovations	Qty	Unit	\$/Unit	
7.10a	Additional Projects from 2015 Renovations	1	LS	\$108,581	\$108,581
				Subtotal	\$108,581
	Total				\$1,034,308

8. CENTENNIAL PARK

8.1	Phase 2 of Centennial Park Project	Qty	Unit	\$/Unit	
8.1a	Phase 2 of Centennial Park Project	1	LS	\$466,500	\$466,500
				Subtotal	\$466,500
	Total				\$466,500

9. CENTRAL PARK

9.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
9.1a	Replace garbage containers, playground structures and surfaces	1	LS	\$271,100	\$271,100
				Subtotal	\$271,100
9.2	Improve Basketball Court	Qty	Unit	\$/Unit	
9.2a	Basketball court hardscape - asphalt	1,200	SF	\$9	\$10,800
9.2b	Basketball court hoops	1	EA	\$1,000	\$1,000
				Subtotal	\$11,800
9.3	Bike Parking	Qty	Unit	\$/Unit	
9.3a	Bike Rack	2	EA	\$350	\$700
				Subtotal	\$700
9.5	Repair Park Pathways	Qty	Unit	\$/Unit	
9.5a	Walkway paving - asphalt	8,458	SF	\$9	\$76,122
				Subtotal	\$76,122
9.6	Remaining Park Deficiencies	Qty	Unit	\$/Unit	
9.6a	Benches/seating, paving	1	LS	\$62,880	\$62,880
				Subtotal	\$62,880
9.7	Update Playfield	Qty	Unit	\$/Unit	
9.7a	Irrigated landscape area	47,500	SF	\$3	\$142,500
9.7b	Play field	1	LS	\$70,000	\$70,000
				Subtotal	\$212,500
9.8	Update Play Areas	Qty	Unit	\$/Unit	
9.8a	Playground structures	2	EA	\$100,000	\$200,000
9.8b	Playground surface - resilient	2,200	SF	\$30	\$66,000
9.8c	Tot-lot structures	3	EA	\$100,000	\$300,000
9.8d	Tot-lot surface - resilient	1,300	SF	\$30	\$39,000
				Subtotal	\$605,000
9.10	Restroom	Qty	Unit	\$/Unit	
9.10a	Restroom	300	SF	\$500	\$150,000
				Subtotal	\$150,000

9.11	Add a Group Picnic Area	Qty	Unit	\$/Unit	
9.11a	Barbecue/barbecue pit	2	EA	\$900	\$1,800
9.11b	Picnic table	4	EA	\$3,700	\$14,800
9.11c	Small shelter	1	EA	40000	\$40,000
				Subtotal	\$56,600
	Total				\$1,446,702

10. CERRITO CREEK (AT EL CERRITO PLAZA)

10.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
10.1a	Bench/seating	1	EA	\$3,000	\$3,000
				Subtotal	\$3,000
10.2	Signage for Connection	Qty	Unit	\$/Unit	
10.2a	Signage for Connection to Ohlone Greenway and Creekside Park	1	LS	\$10,000	\$10,000
				Subtotal	\$10,000
10.3	Remaining Deficiencies	Qty	Unit	\$/Unit	
10.3a	Garbage containers, D.G. paving	1	LS	\$16,400	\$16,400
				Subtotal	\$16,400
	Total				\$29,400

11. CERRITO VISTA PARK AND RECRATION FACILITY

11.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
11.1a	Wood locks at restroom, repair flat roof, replace seal on toilet, clean clogged exhaust grille	1	LS	\$6,668	\$6,668
				Subtotal	\$6,668
11.2	Address Facility Repairs	Qty	Unit	\$/Unit	
11.2a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$143,074	\$143,074
				Subtotal	\$143,074
11.3	ADA Site Deficiencies	Qty	Unit	\$/Unit	
11.3a	Per 2009 ADA Transition Plan	1	LS	\$177,600	\$177,600
				Subtotal	\$177,600
11.4	Improve and Expand Group Picnic Area	Qty	Unit	\$/Unit	
11.4a	Barbecue/barbecue pit	4	EA	\$900	\$3,600
	Volleyball court - turf, irrigation, nets	1	LS	\$9,000	\$9,000
	Picnic table	9	EA	\$3,700	\$33,300
				Subtotal	\$45,900
11.5	Artificial Turf Field with Lights	Qty	Unit	\$/Unit	
11.5a	Artificial turf	138000	SF	\$9	\$1,242,000
11.5b	Irrigation (clean/cool fields)	138000	SF	\$1	\$138,000
11.5c	Subdrainage	138000	SF	\$3	\$414,000
11.5d	Lighting	4	EA	\$250,000	\$1,000,000
				Subtotal	\$2,794,000
11.6	Update/Replace School Age Playground Structure	Qty	Unit	\$/Unit	
11.6a	Playground structure	1	SF	\$100,000	\$100,000
				Subtotal	\$100,000
11.7	Concession Stand	Qty	Unit	\$/Unit	
11.7a	Concession stand	150	SF	\$500	\$75,000
				Subtotal	\$75,000
11.10	Restroom Near Tennis Courts	Qty	Unit	\$/Unit	
11.10a	Restroom	300	SF	\$500	\$150,000
				Subtotal	\$150,000
	Total				\$3,492,242

12. COMMUNITY CENTER

12.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
12.1a	Electrical deficiency at day care	1	LS	\$200	\$200
				Subtotal	\$200
12.4	Address Facility Repairs	Qty	Unit	\$/Unit	
12.4a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$797,111	\$797,111
				Subtotal	\$797,111
	Total				\$797,311

13. CREEKSIDE PARK

13.1 Adult Fitness Stations		Qty	Unit	\$/Unit	
13.1a	Fitness stations	3	EA	\$5,500	\$16,500
				Subtotal	\$16,500
13.2 Repair/Replace Interpretive Signage		Qty	Unit	\$/Unit	
13.2a	Interpretive signage	3	EA	\$5,000	\$15,000
				Subtotal	\$15,000
13.3 Additional Seating/Social Gathering		Qty	Unit	\$/Unit	
13.3a	Picnic table	2	EA	\$3,700	\$7,400
				Subtotal	\$7,400
13.4 Bike Parking		Qty	Unit	\$/Unit	
13.4a	Bike Rack	2	EA	\$350	\$700
				Subtotal	\$700
13.5 Remaining Deficiencies		Qty	Unit	\$/Unit	
13.5a	Garbage containers	1	LS	\$1,700	\$1,700
				Subtotal	\$1,700
13.8 Blue-to-Green Connections		Qty	Unit	\$/Unit	
13.8a	Blue-to-Green Connections	1	LA	\$424,000	\$424,000
				Subtotal	\$424,000
13.9 Update/Replace Play Area		Qty	Unit	\$/Unit	
13.9a	Playground structure	1	EA	\$100,000	\$100,000
13.9b	Playground surface - resilient	815	SF	\$30	\$24,450
				Subtotal	\$124,450
	Total				\$589,750

14. DOROTHY ROSENBERG MEMORIAL PARK

14.2	Address Facility Repairs	Qty	Unit	\$/Unit	
14.2a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$433,945	\$433,945
				Subtotal	\$433,945
	Total				\$433,945

15. FAIRMONT PLAYFIELD AND CLUBHOUSE

15.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
15.1a	Exterior lighting, sheet metal gutters, correct indoor drinking fountain	1	LS	\$24,780	\$24,780
				Subtotal	\$24,780
15.2	Signage	Qty	Unit	\$/Unit	
15.2a	Directive signage	1	EA	\$500	\$500
				Subtotal	\$500
15.3	ADA Site Deficiencies	Qty	Unit	\$/Unit	
15.3a	Per 2009 ADA Transition Plan	1	LS	\$7,400	\$7,400
				Subtotal	\$7,400
15.5	Address Facility Repairs	Qty	Unit	\$/Unit	
15.5a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$261,728	\$261,728
				Subtotal	\$261,728
15.6	Remaining Deficiencies	Qty	Unit	\$/Unit	
15.6a	Benches/seating, pathway	1	LS	\$31,580	\$31,580
				Subtotal	\$31,580
15.7	Turf Playfield	Qty	Unit	\$/Unit	
15.7a	Irrigated turf area	24,500	SF	\$3	\$73,500
				Subtotal	\$73,500
	Total				\$399,488

16. HARDING PARK AND CLUBHOUSE

16.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
16.1a	GFI outlets, replace broken window, repair bathroom faucet, install grate at bathroom floor drain	1	LS	\$7,508	\$7,508
				Subtotal	\$7,508
16.2	Foul Ball Fence	Qty	Unit	\$/Unit	
16.2a	16' chain link fence	130	LF	\$80	\$10,400
				Subtotal	\$10,400
16.6	Address Facility Repairs	Qty	Unit	\$/Unit	
16.6a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$430,010	\$430,010
				Subtotal	\$430,010
16.7	ADA Site Deficiencies	Qty	Unit	\$/Unit	
16.7a	Per 2009 ADA Transition Plan	1	LS	\$65,600	\$65,600
				Subtotal	\$65,600
16.8	Remaining Deficiencies	Qty	Unit	\$/Unit	
16.8a	Sidewalk concrete	1	LS	\$57,681	\$57,681
				Subtotal	\$57,681
16.9	Update/Replace Play Area	Qty	Unit	\$/Unit	
16.9a	Playground structure	1	EA	\$100,000	\$100,000
	Playground surface - resilient	1,500	SF	\$30	\$45,000
				Subtotal	\$145,000
16.10	Improve Group Picnic Area	Qty	Unit	\$/Unit	
16.10a	BBQ Counter and Podium	1	EA	\$10,000	\$10,000
16.10b	Picnic table	4	EA	\$3,700	\$14,800
16.10c	Small shelter (630 sf)	1	EA	\$40,000	\$40,000
				Subtotal	\$64,800
	Total				\$780,999

17. HILLSIDE NATURAL AREA

17.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
17.1a	Bench/s	4	EA	\$3,000	\$12,000
				Subtotal	\$12,000
17.3	Dedicated Bike Park	Qty	Unit	\$/Unit	
17.3a	Dedicated Bike Park	1	LS	\$106,000	\$106,000
				Subtotal	\$106,000
17.4	Hillside Natural Area Master Plan	Qty	Unit	\$/Unit	
17.4a	Hillside Natural Area Master Plan (high)	1	LS	\$150,000	\$150,000
				Subtotal	\$150,000
17.5	Restroom	Qty	Unit	\$/Unit	
17.5a	Restroom	300	SF	\$500	\$150,000
				Subtotal	\$150,000
17.6	Trail Connections and Active Recreation	Qty	Unit	\$/Unit	
	<i>Existing Trail Improvements</i>				
17.6a	Minor Site Grading and Trail Construction	52800	SF	\$1	\$27,984
17.6b	Clearing and Grubbing	1.25	MI	\$5,300	\$6,625
	<i>New Trails</i>				
17.6c	Site Grading and Trail Construction	13200	SF	\$1	\$6,996
17.6d	Clearing and Grubbing	0.5	MI	\$5,300	\$2,650
17.6e	Wayfinding and Interpretive Signs	2	EA	\$1,590	\$3,180
	<i>Nature Trail</i>				
17.6f	Site Grading and Trail Construction	26400	SF	\$1	\$13,992
17.6g	Clearing and Grubbing	1	MI	\$5,300	\$5,300
17.6h	Wayfinding and Interpretive Signs	2	EA	\$1,590	\$3,180
				Subtotal	\$69,907
17.7	Celebrate Creeks and Natural Habitat	Qty	Unit	\$/Unit	
	<i>Creek Enhancement</i>				
17.7a	Debris Removal	1	LS	\$5,300	\$5,300
17.7b	Restoration Planting	1	AC	\$79,500	\$79,500

	<i>Fire Supression and Restoration Planting</i>				
17.7c	Remove existing trees (diseased, hazardous)	10	EA	\$1,060	\$10,600
17.7d	Restoration planting	1	AC	\$79,500	\$79,500
				Subtotal	\$174,900
17.9	Trailheads and Gateways	Qty	Unit	\$/Unit	
	<i>Trailheads and Gateways</i>				
17.9a	Wood Bollards	35	EA	\$318	\$11,130
17.9b	(7) 20x10 DG running surface	1400	SF	\$3	\$4,452
				Subtotal	\$15,582
	Total				\$678,389

18. HUBER PARK AND CLUBHOUSE

18.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
18.1a	GFI receptacle, replace doors, cleanout at restroom	1	LS	\$8,962	\$8,962
				Subtotal	\$8,962
18.2	Bike Parking	Qty	Unit	\$/Unit	
18.2a	Bike Rack	2	EA	\$350	\$700
				Subtotal	\$700
18.5	Address Facility Repairs	Qty	Unit	\$/Unit	
18.5a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$78,032	\$78,032
				Subtotal	\$78,032
18.6	ADA Site Deficiencies	Qty	Unit	\$/Unit	
18.6a	Per 2009 ADA Transition Plan	1	LS	\$174,300	\$174,300
				Subtotal	\$174,300
18.7	Previously Identified Park Improvements	Qty	Unit	\$/Unit	
18.7a	Previously Identified Park Improvements	1	LS	\$305,000	\$305,000
				Subtotal	\$305,000
18.8	Blue-to-Green Connections	Qty	Unit	\$/Unit	
18.8a	Blue-to-Green Connections	1	LS	\$132,500	\$132,500
				Subtotal	\$132,500
	Total				\$699,494

19. MADERA PLAYGROUND

19.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
19.1a	Replace light cover, replace sheet metal gutter, clean out bathroom floor drain	1	LS	\$10,542	\$10,542
				Subtotal	\$10,542
19.4	Address Facility Repairs	Qty	Unit	\$/Unit	
19.4a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$268,790	\$268,790
				Subtotal	\$268,790
19.5	ADA Site Deficiencies	Qty	Unit	\$/Unit	
19.5a	Per 2009 ADA Transition Plan	1	LS	\$29,300	\$29,300
				Subtotal	\$29,300
19.6	Update/Replace Play Area	Qty	Unit	\$/Unit	
19.6a	Playground structure	1	EA	\$100,000	\$100,000
19.6b	Playground surface - resilient	770	SF	\$30	\$23,100
				Subtotal	\$123,100
	Total				\$431,732

20. OHLONE GREENWAY - CITY LIMIT TO CONLONE AVENUE

20.1 Immediate Work Priorities		Qty	Unit	\$/Unit	
20.1a	Replace playground surface at Central and Stockton	1	LS	\$6,000	\$6,000
				Subtotal	\$6,000
20.2 Basketball or Multi-Use 'Sport Court'		Qty	Unit	\$/Unit	
20.2a	Basketball court hardscape - asphalt	2,000	SF	\$9	\$18,000
	Basketball court hoops	2	EA	\$1,000	\$2,000
				Subtotal	\$20,000
20.3 Remaining Deficiencies		Qty	Unit	\$/Unit	
20.3a	Walkway paving at Knott Avenue and Conlone Avenue	1	LS	\$109,800	\$109,800
				Subtotal	\$109,800
20.4 Linear/Community Park		Qty	Unit	\$/Unit	
20.4a	Bench/seating	9	EA	\$3,000	\$27,000
20.4b	Bike Rack	2	EA	\$350	\$700
20.4c	Picnic tables	5	EA	\$3,700	\$18,500
20.4d	Playground structures	1	EA	\$100,000	\$100,000
20.4e	Playground surface - resilient	1,200	SF	\$30	\$36,000
20.4f	Special planting	1	LS	\$10,000	\$10,000
20.4g	Asphalt paving	200	LF	\$9	\$1,800
				Subtotal	\$194,000
20.6 Public Restroom		Qty	Unit	\$/Unit	
20.6a	Restroom	300	SF	\$500	\$150,000
				Subtotal	\$150,000
	Total				\$479,800

21. PATHS, TRAILS, AND PUBLIC STAIRWAYS

21.3	Trails Master Plan	Qty	Unit	\$/Unit	
21.3a	Trails Master Plan	1	LS	\$100,000	\$100,000
				Subtotal	\$100,000
	Total				\$100,000

22. POINSETT PARK AND CLUBHOUSE

22.1 Immediate Work Priorities		Qty	Unit	\$/Unit	
22.1a	Replace BBQ grill, GFI receptacles, security hardware, drinking fountain, insulate hot water supply	1	LS	\$1,600	\$1,600
				Subtotal	\$1,600
22.2 Improve Group Picnic Area		Qty	Unit	\$/Unit	
22.2a	Barbecue/barbecue pit	1	EA	\$900	\$900
22.2b	Picnic table	2	EA	\$3,700	\$7,400
				Subtotal	\$8,300
22.4 Bike Parking		Qty	Unit	\$/Unit	
22.4a	Bike rack	2	EA	\$350	\$700
				Subtotal	\$700
22.6 Address Facility Repairs		Qty	Unit	\$/Unit	
22.6a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$82,072	\$82,072
				Subtotal	\$82,072
22.7 ADA Site Deficiencies		Qty	Unit	\$/Unit	
22.7a	Per 2009 ADA Transition Plan	1	LS	\$23,100	\$23,100
				Subtotal	\$23,100
22.8 Remaining Deficiencies		Qty	Unit	\$/Unit	
22.8a	Basketball court, backstop	1	LS	\$119,200	\$119,200
				Subtotal	\$119,200
22.9 Update/Replace Play Area		Qty	Unit	\$/Unit	
22.9a	Playground structure	1	EA	\$100,000	\$100,000
22.9b	Playground surface - resilient	1,600	SF	\$30	\$48,000
				Subtotal	\$148,000
	Total				\$382,972

23. RICHMOND/BLAKE POCKET PARK

23.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
23.1a	Bench	1	EA	\$3,000	\$3,000
				Subtotal	\$3,000
23.2	Park Signage	Qty	Unit	\$/Unit	
23.2a	Entry sign	1	EA	\$1,500	\$1,500
				Subtotal	\$1,500
23.3	Play area	Qty	Unit	\$/Unit	
23.3a	Tot-age structure	1	EA	\$50,000	\$50,000
				Subtotal	\$50,000
	Total				\$54,500

24. SWIM CENTER

22.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
22.1a	Replace BBQ grill, GFI receptacles, security hardware, drinking fountain, insulate hot water supply	1	LS	\$1,600	\$1,600
				Subtotal	\$1,600
22.2	Improve Group Picnic Area	Qty	Unit	\$/Unit	
22.2a	Barbecue/barbecue pit	1	EA	\$900	\$900
22.2b	Picnic table	2	EA	\$3,700	\$7,400
				Subtotal	\$8,300
22.4	Bike Parking	Qty	Unit	\$/Unit	
22.4a	Bike rack	2	EA	\$350	\$700
				Subtotal	\$700
22.6	Address Facility Repairs	Qty	Unit	\$/Unit	
22.6a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$82,072	\$82,072
				Subtotal	\$82,072
22.7	ADA Site Deficiencies	Qty	Unit	\$/Unit	
22.7a	Per 2009 ADA Transition Plan	1	LS	\$23,100	\$23,100
				Subtotal	\$23,100
22.8	Remaining Deficiencies	Qty	Unit	\$/Unit	
22.8a	Basketball court, backstop	1	LS	\$119,200	\$119,200
				Subtotal	\$119,200
22.9	Update/Replace Play Area	Qty	Unit	\$/Unit	
22.9a	Playground structure	1	EA	\$100,000	\$100,000
22.9b	Playground surface - resilient	1,600	SF	\$30	\$48,000
				Subtotal	\$148,000
	Total				\$382,972

25. TASSAJARA PARK AND CLUBHOUSE

25.1	Immediate Work Priorities	Qty	Unit	\$/Unit	
25.1a	Outlet for kiln, screen access door, kiln room louver, lavatory faucet	1	LS	\$2,562	\$2,562
				Subtotal	\$2,562
25.2	Improve and Expand Group Picnic Area	Qty	Unit	\$/Unit	
25.2a	Barbecue/barbecue pit	3	EA	\$900	\$2,700
	Picnic table	3	EA	\$3,700	\$11,100
				Subtotal	\$13,800
25.3	Restore Pathway	Qty	Unit	\$/Unit	
25.3a	Accessible asphalt path and stairs with hand rail	1	LS	\$15,000	\$15,000
				Subtotal	\$15,000
25.5	Address Facility Repairs	Qty	Unit	\$/Unit	
25.5a	Per 2018 Inventory and Deficiencies Assessment	1	LS	\$249,623	\$249,623
				Subtotal	\$249,623
25.6	ADA Site Deficiencies	Qty	Unit	\$/Unit	
25.6a	Per 2009 ADA Transition Plan	1	LS	\$61,300	\$61,300
				Subtotal	\$61,300
25.7	Remaining Deficiencies	Qty	Unit	\$/Unit	
25.7a	Entry sign	1	LS	\$5,000	\$5,000
				Subtotal	\$5,000
25.8	Update Play Area	Qty	Unit	\$/Unit	
25.8a	Playground structure	3	EA	\$100,000	\$300,000
25.8b	Playground surface - resilient	4,500	SF	\$30	\$135,000
				Subtotal	\$435,000
25.9	Correct Playfield Turf	Qty	Unit	\$/Unit	
25.9a	Irrigated turf area	34,775	SF	\$3	\$104,325
				Subtotal	\$104,325
25.10	Update Basketball Court	Qty	Unit	\$/Unit	
25.10a	Basketball court hardscape - asphalt	2,960	SF	\$9	\$26,640
25.10b	Basketball court hoops	1	EA	\$1,000	\$1,000
				Subtotal	\$27,640
	Total				\$914,250

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El Cerrito Parks and Recreation Facilities Master Plan

OPINION OF PROBABLE COST