

Appendix E – Locations of Parks and Programming Planned for the Folsom Plan Area (FPA)



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Folsom Plan Area Parks

Summary of Park Programming for the Folsom Plan Area

Community Park West

Basic Park Costs (excl. Area 40)
Youth Baseball Field
Field Lighting (200')
Senior Baseball Field
Field Lighting (320')
Adult Softball Field
Field Lighting (300')
Synthetic Turf Field (96k s.f.)
Field Lighting
Dog Park
Basketball Court (lighted)
Tennis Court (lighted)
Sand Volleyball Court (lighted)
Playground (shaded)
Spray Park
Skate Park
Picnic Pavilion (Group)
Community Clubhouse (5,000 SF)
Restroom
Misc. Site Furnishings
Parking
Park Maintenance Yard - SP Area only
OS Parkland & Aerojet (Area 40)

Community Park East

Basic Park Costs
Youth Baseball Field
Field Lighting (200')
Synthetic Turf Field (96k s.f.)
Field Lighting
Dog Park
Basketball Court (lighted)
Tennis Court (lighted)
Sand Volleyball Court (lighted)
Playground (shaded)
Aquatic Center
Community Center/Gym
Alternate Recreation Facility
Picnic Pavilion (Group)
Restroom
Misc. Site Furnishings
Parking

Summary of Park Programming for the Folsom Plan Area

Neighborhood Park One (NP1)

- Basic Park Costs
- Soccer Field
- Youth Baseball Field
- Playground
- Basketball Court (lighted)
- Group Picnic Area
- Restroom
- Parking
- Miscellaneous Site Furnishings

Neighborhood Park Two (NP2)

- Basic Park Costs
- Soccer Field
- Field Lighting
- Synthetic Turf Field (96k s.f.)
- Field Lighting
- Playground
- Basketball Court (lighted)
- Tennis Court (lighted)
- Group Picnic Area
- Restroom
- Parking
- Miscellaneous Site Furnishings

Neighborhood Park Three (NP3)

- Basic Park Costs
- Soccer Field
- Youth Softball Field
- Field Lights (200')
- Playground
- Basketball Court (lighted)
- Group Picnic Area
- Restroom
- Parking
- Miscellaneous Site Furnishings

Neighborhood Park Four (NP4)

- Basic Park Costs
- Soccer Field
- Youth Softball Field
- Playground
- Basketball Court (lighted)
- Group Picnic Area
- Restroom
- Parking
- Miscellaneous Site Furnishings

Summary of Park Programming for the Folsom Plan Area

Neighborhood Park Five (NP5)

Basic Park Costs
Soccer Field
Youth Softball Field
Playground
Basketball Court (lighted)
Group Picnic Area
Restroom
Parking
Miscellaneous Site Furnishings

Oak Woodland Open Space

Disc Golf
Youth Camping / Fire Access w/ XC
Restroom
Misc. Site Furnishings
Parking

Local Park One (LP1)

Basic Park Costs
Soccer Field (half)
Playground
Group Picnic Area
Restroom
Parking
Miscellaneous Site Furnishings

Local Park Two (LP2)

Basic Park Costs
Spray Park
Playground
Basketball Court (lighted)
Group Picnic Area
Restroom
Parking
Miscellaneous Site Furnishings

**Appendix F – Summary of Folsom Plan Area (FPA)
Estimated Development Costs**



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Summary of Park Programming and Implementation Cost Estimates for the Folsom Plan Area

Park Development Costs - Folsom Plan Area

Community Park West	Unit Cost	Extension
Basic Park Costs (excl. Area 40)	\$ 202,000	\$ 9,667,720
Youth Baseball Field	\$ 145,000	\$ 290,000
Field Lighting (200')	\$ 150,000	\$ 300,000
Senior Baseball Field	\$ 310,000	\$ 620,000
Field Lighting (320')	\$ 178,000	\$ 356,000
Adult Softball Field	\$ 200,000	\$ 400,000
Field Lighting (300')	\$ 150,000	\$ 300,000
Synthetic Turf Field (96k s.f.)	\$ 1,250,000	\$ 2,500,000
Field Lighting	\$ 178,000	\$ 356,000
Dog Park	\$ 150,000	\$ 600,000
Basketball Court (lighted)	\$ 65,000	\$ 130,000
Tennis Court (lighted)	\$ 90,000	\$ 360,000
Sand Volleyball Court (lighted)	\$ 45,000	\$ 90,000
Playground (shaded)	\$ 175,000	\$ 350,000
Spray Park	\$ 500,000	\$ 500,000
Skate Park	\$ 1,500,000	\$ 1,500,000
Picnic Pavilion (Group)	\$ 80,000	\$ 160,000
Community Clubhouse (5,000 SF)	\$ 2,400,000	\$ 2,400,000
Restroom	\$ 280,000	\$ 560,000
Misc. Site Furnishings	\$ 60,000	\$ 60,000
Parking	\$ 3,500	\$ 1,050,000
Park Maintenance Yard - SP Area or	\$ 1,000,000	\$ 1,000,000
OS Parkland & Aerojet (Area 40)	\$ 75,000	\$ 375,000
		\$ 23,924,720
Soft Costs (design/eng, const admin)		\$ 5,981,180
Staff admin costs @ 3.5%		\$ 837,365
Total		\$ 30,743,265
Cost / Acre		\$ 690,860
Community Park East		
Basic Park Costs	\$ 202,000	\$ 5,276,240
Youth Baseball Field	\$ 142,300	\$ 142,300
Field Lighting (200')	\$ 150,000	\$ 150,000
Synthetic Turf Field (96k s.f.)	\$ 1,250,000	\$ 1,250,000
Field Lighting	\$ 178,000	\$ 178,000
Dog Park	\$ 150,000	\$ 375,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Tennis Court (lighted)	\$ 90,000	\$ 180,000
Sand Volleyball Court (lighted)	\$ 45,000	\$ 90,000
Playground (shaded)	\$ 175,000	\$ 175,000
Aquatic Center	\$ 13,000,000	\$ -
Community Center/Gym	\$ 23,750,000	\$ -
Alternate Recreation Facility	\$ 2,000,000	\$ 2,000,000
Picnic Pavilion (Group)	\$ 80,000	\$ 160,000
Restroom	\$ 280,000	\$ 280,000
Misc. Site Furnishings	\$ 50,000	\$ 50,000
Parking	\$ 3,500	\$ 700,000
		\$ 11,071,540
Soft Costs (design/eng, const admin)		\$ 2,767,885
Staff admin costs @ 3.5%		\$ 387,504
Total		\$ 14,226,929
Cost / Acre		\$ 545,093

Summary of Park Programming and Implementation Cost Estimates for the Folsom Plan Area

Neighborhood Park One (NP1)		
Basic Park Costs	\$ 202,000	\$ 2,084,640
Soccer Field	\$ 46,000	\$ 46,000
Youth Baseball Field	\$ 145,000	\$ 145,000
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 192,500
Miscellaneous Site Furnishings	\$ 30,000	\$ 30,000
		\$ 3,018,140
Soft Costs (design/eng, const admin)		\$ 754,535
Staff admin costs @ 3.5%		\$ 105,635
	Total	\$ 3,878,310
	Cost / Acre	\$ 376,535

Neighborhood Park Two (NP2)		
Basic Park Costs	\$ 225,000	\$ 1,127,250
Soccer Field	\$ 46,000	\$ -
Field Lighting	\$ 150,000	\$ -
Synthetic Turf Field (96k s.f.)	\$ 1,250,000	\$ 1,250,000
Field Lighting	\$ 178,000	\$ 178,000
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Tennis Court (lighted)	\$ 90,000	\$ 180,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 175,000
Miscellaneous Site Furnishings	\$ 45,000	\$ 45,000
		\$ 3,475,250
Soft Costs (design/eng, const admin)		\$ 868,813
Staff admin costs @ 3.5%		\$ 121,634
	Total	\$ 4,465,696
	Cost / Acre	\$ 893,139

Neighborhood Park Three (NP3)		
Basic Park Costs	\$ 202,000	\$ 2,363,400
Soccer Field	\$ 46,000	\$ 46,000
Youth Softball Field	\$ 145,000	\$ 290,000
Field Lights (200')	\$ 150,000	\$ 300,000
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 315,000
Miscellaneous Site Furnishings	\$ 45,000	\$ 45,000
		\$ 3,879,400
Soft Costs (design/eng, const admin)		\$ 969,850
Staff admin costs @ 3.5%		\$ 135,779
	Total	\$ 4,985,029
	Cost / Acre	\$ 426,071

Summary of Park Programming and Implementation Cost Estimates for the Folsom Plan Area

Neighborhood Park Four (NP4)

Basic Park Costs	\$ 202,000	\$ 2,143,220
Soccer Field	\$ 46,000	\$ 92,000
Youth Softball Field	\$ 145,000	-
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 192,500
Miscellaneous Site Furnishings	\$ 45,000	\$ 45,000
		\$ 2,992,720
Soft Costs (design/eng, const admin)		\$ 748,180
Staff admin costs @ 3.5%		\$ 104,745
Total		<u>\$ 3,845,645</u>
Cost / Acre		<u>\$ 362,797</u>

Neighborhood Park Five (NP5)

Basic Park Costs	\$ 202,000	\$ 2,026,060
Soccer Field	\$ 46,000	\$ 46,000
Youth Softball Field	\$ 145,000	\$ 290,000
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 262,500
Miscellaneous Site Furnishings	\$ 45,000	\$ 45,000
		\$ 3,189,560
Soft Costs (design/eng, const admin)		\$ 797,390
Staff admin costs @ 3.5%		\$ 111,635
Total		<u>\$ 4,098,585</u>
Cost / Acre		<u>\$ 386,659</u>

Oak Woodland Open Space

Disc Golf	\$ 6,500	\$ 58,500
Youth Camping / Fire Access w/ XC	\$ 100,000	\$ 500,000
Restroom	\$ 215,000	\$ 215,000
Misc. Site Furnishings	\$ 40,000	\$ 40,000
Parking	\$ 3,500	\$ 175,000
		\$ 988,500
Soft Costs (design/eng, const. admin)		\$ 247,125
Staff admin costs @ 3.5%		\$ 34,598
Total		<u>\$ 1,270,223</u>

Local Park One (LP1)

Basic Park Costs	\$ 250,000	\$ 287,500
Soccer Field (half)	\$ 46,000	-
Playground	\$ 160,000	\$ 160,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	-
Miscellaneous Site Furnishings	\$ 50,000	\$ 50,000
		\$ 792,500
Soft Costs (design/eng, const admin)		\$ 198,125
Staff admin costs @ 3.5%		\$ 27,738
Total		<u>\$ 1,018,363</u>
Cost / Acre		<u>\$ 885,533</u>

Summary of Park Programming and Implementation Cost Estimates for the Folsom Plan Area

Local Park Two (LP2)		
Basic Park Costs	\$ 250,000	\$ 565,000
Spray Park	\$ 500,000	\$ 500,000
Playground	\$ 160,000	\$ 160,000
Basketball Court (lighted)	\$ 65,000	\$ 65,000
Group Picnic Area	\$ 80,000	\$ 80,000
Restroom	\$ 215,000	\$ 215,000
Parking	\$ 3,500	\$ 87,500
Miscellaneous Site Furnishings	\$ 30,000	\$ 30,000
		\$ 1,702,500
Soft Costs (design/eng. const. admin.		\$ 425,625
Staff admin costs @ 3.5%		\$ 59,588
Total		\$ 2,187,713
Cost / Acre		\$ 972,317

Total Park Acreage (per Specific Plan Table 4.3)	125.06	
Total Development Cost		\$ 70,719,768
Total Development Cost / Acre		\$ 565,487

