



Greater Vallejo Recreation District

GVRD promotes wellness and healthy lifestyles
by providing safe parks and innovative and fun
recreation programs for all residents.

BOARD OF DIRECTORS

Rizal Aliga
Robert Briseño
Thomas Judt
Tom Starnes
Ward Stewart

GENERAL MANAGER

Gabe Lanusse

Facility and Development Committee Agenda

Directors: Aliga and Stewart

Wednesday, September 24, 2025

Administrative Office-Board Room, 401 Amador Street, Vallejo, CA 94590

3:00 p.m.

This committee shall study and recommend acquisitions of real property and the type of facilities that should be planned for new acquisitions, all joint planning and development programs for district facilities, including any additional facility needs, and the development of present parks. This committee shall review matters related to the engineering and operation of facilities and short and long-range capital improvement plans.

1. Public Comment

Members of the public may speak on any item within the jurisdiction of the committee. Each speaker is limited to 3 minutes and a spokesperson for an organization is limited to 5 minutes.

2. Prop. 68 Franklin Project Update

3. Crest Ranch Park Buildings

4. Site Proposals-Vallejo City Unified School District and City of Vallejo

5. High Glen Property

6. Capital Improvements- Staff Priorities

7. Meeting Adjourn



CAMPBELL AVE

Existing Tree, Typ.

KEY:

-  Stormwater treatment area
-  Fencing
-  Proposed tree
-  Existing tree
-  Access Point
-  Steep slope
-  Existing powerline
-  Proposed lighting Pole
-  Bollard

VALLEJO POLICE ACTIVITIES LEAGUE

WALLACE AVE

Multiuse Natural Turf Field

Multiuse Synthetic Turf Field

BENJAMIN FRANKLIN MIDDLE SCHOOL

6' High Chainlink Fence

Pickleball Courts (3)

Concession / Picnic Area

Play Area

Accessible Ramp to Upper Level

8' High Decorative Fence

4' High Fence

Drop Off Zone

Parking Lot (54 stalls)

Power Line

Basketball Courts (2)

STARR AVE

4' High Decorative Perimeter Fence



FRANKLIN RECREATION CENTER PARK - CONCEPT PLAN
Vallejo, California

Estimate of Probable Construction Costs

prepared for the
Greater Vallejo Recreation District

**Franklin Recreation Center Park
Concept Plan**

Site Area = 290,000SF
6.66 AC

prepared on: 09/03/2025
prepared by: OP
checked by: IA, BR

Item #	Description	Qty	Unit	Cost	Item Total	Subtotal
A. Project Start-up						
1.	Bonding and mobilization	ALLOW	5%	\$ 321,345.64	\$ 321,345.64	
2.	Construction staking	ALLOW	1%	\$ 63,632.80	\$ 63,632.80	
3.	Traffic control	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
4.	Erosion Control/SWPPP	ALLOW	LS	\$ 25,000.00	\$ 25,000.00	
						\$ 419,980.00
B. Demolition						
1.	Clear and grub	234,110	SF	\$ 0.40	\$ 93,644.00	
2.	Remove existing 4' fence and footings	1,650	LF	\$ 15.00	\$ 24,750.00	
3.	Remove infield mix	24,000	SF	\$ 2.00	\$ 48,000.00	
4.	Remove 8X20' dugout shelter	4	EA	\$ 7,500.00	\$ 30,000.00	
5.	Remove and dispose 18' chainlink fence and post	125	LF	\$ 80.00	\$ 10,000.00	
6.	Remove and dispose of bleachers	3	EA	\$ 2,000.00	\$ 6,000.00	
7.	Remove and dispose players bench	5	EA	\$ 1,000.00	\$ 5,000.00	
4.	Remove concrete pavement	950	SF	\$ 5.00	\$ 4,750.00	
5.	Tree removal	5	EA	\$ 2,000.00	\$ 10,000.00	
6.	Remove and dispose batting cage	1	EA	\$ 10,000.00	\$ 10,000.00	
7.	Remove and dispose shipping containers	1	EA	\$ 20,000.00	\$ 20,000.00	
8.	Grind stump	1	EA	\$ 750.00	\$ 750.00	
						\$ 262,890.00
C. Earthwork and Grading						
1.	Rough grading	234,110	SF	\$ 1.00	\$ 234,110.00	
2.	Lime treatment (12-8")	75,200	SF	\$ 2.25	\$ 169,200.00	
						\$ 403,310.00
D. Drainage Improvements						
1.	Storm drain, connect to existing	2	EA	\$ 5,000.00	\$ 10,000.00	
2.	Storm drain catch basin	16	EA	\$ 4,200.00	\$ 67,200.00	
3.	Storm drain manhole	4	EA	\$ 8,000.00	\$ 32,000.00	
4.	6" storm drain pipe	300	LF	\$ 75.00	\$ 22,500.00	
5.	8" storm drain pipe	270	LF	\$ 110.00	\$ 29,700.00	
6.	12" storm drain pipe	900	LF	\$ 165.00	\$ 148,500.00	
7.	18" storm drain pipe	270	LF	\$ 185.00	\$ 49,950.00	
8.	4" perforated pipe	920	LF	\$ 65.00	\$ 59,800.00	
9.	Synthetic turf panel drain	6,000	LF	\$ 12.00	\$ 72,000.00	
10.	Play area drain	2	EA	\$ 2,500.00	\$ 5,000.00	
						\$ 496,650.00
E. Site Construction						
1.	4" Concrete pavement, pedestrian	21,000	SF	\$ 14.00	\$ 294,000.00	
1.	6" Concrete mowband	150	LF	\$ 50.00	\$ 7,500.00	
2.	Concrete pavement at ADA ramp	650	SF	\$ 40.00	\$ 26,000.00	
3.	ADA handrail	130	LF	\$ 200.00	\$ 26,000.00	
4.	4'-0" chainlink fence with 12" mowband	1,050	LF	\$ 75.00	\$ 78,750.00	

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5.	4'-0" chainlink fence gate, 4'-0", single	4	EA	\$ 2,500.00	\$ 10,000.00	
6.	Vehicular gate, 6'-0", double	2	EA	\$ 10,000.00	\$ 20,000.00	
						\$ 462,250.00
F.	Parking Lot					
1.	Vehicular asphalt (w/ class 2 agg base)	26,600	SF	\$ 10.00	\$ 266,000.00	
2.	Parking lot curb	1,500	LF	\$ 35.00	\$ 52,500.00	
3.	Parking lot striping	1	LS	\$ 3,500.00	\$ 3,500.00	
4.	Parking lot signage	2	EA	\$ 500.00	\$ 1,000.00	
						\$ 323,000.00
G.	Multi-Use Natural Turf Field					
1.	Turf from seed	40,350	SF	\$ 0.50	\$ 20,175.00	
2.	Rotor spray irrigation	40,350	LF	\$ 1.25	\$ 50,437.50	
3.	Infield Mix	3,800	SF	\$ 6.50	\$ 24,700.00	
4.	Backstop	ALLOW	LS	\$ 97,000.00	\$ 97,000.00	
5.	12'-0" chainlink fence on 1'-0" mowband	120	LF	\$ 275.00	\$ 33,000.00	
6.	Players area (6'-0" chainlink fence, pedestrian concrete, gate)	2	EA	\$ 7,024.00	\$ 14,048.00	
7.	Players bench	2	EA	\$ 900.00	\$ 1,800.00	
8.	Bases, Home Plate, Pitching Rubber	1	LS	\$ 1,130.00	\$ 1,130.00	
						\$ 242,290.00
H.	Artificial Turf Field					
1.	Synthetic turf (Include carpet, infill, cushion, nailer, and subdrainage)	75,200	SF	\$ 29.00	\$ 2,180,800.00	
2.	8'-0" chainlink fence with 1'-0" mowband	570	LF	\$ 150.00	\$ 85,500.00	
						\$ 2,266,300.00
I.	Pickleball Courts					
1.	Sport court pavement (includes striping, asphalt pavement, aggregate base, and sports curb)	5,760	SF	\$ 12.00	\$ 69,120.00	
2.	Pickleball court net, post, and anchor	3	EA	\$ 4,000.00	\$ 12,000.00	
3.	6'-0" chainlink fence	290	LF	\$ 80.00	\$ 23,200.00	
4.	6'-0" chainlink fence gate, single	1	EA	\$ 2,500.00	\$ 2,500.00	
						\$ 106,820.00

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J. Basketball Courts						
1.	Sport court pavement (includes striping, asphalt pavement, aggregate base, and sports curb)	12,480	SF	\$ 12.00	\$ 149,760.00	
2.	Basketball Standard	4	EA	\$ 10,000.00	\$ 40,000.00	
						\$ 189,760.00
K. Site Furnishings						
1.	Recycle/trash receptacle	10	EA	\$ 1,000.00	\$ 10,000.00	
2.	Bench	10	EA	\$ 2,000.00	\$ 20,000.00	
3.	Picnic table	6	EA	\$ 3,500.00	\$ 21,000.00	
4.	ADA picnic table	2	EA	\$ 3,500.00	\$ 7,000.00	
5.	Bike rack	3	EA	\$ 2,000.00	\$ 6,000.00	
6.	Drinking fountain	ALLOW	LS	\$ 10,000.00	\$ 10,000.00	
7.	Bleachers	4	EA	\$ 2,700.00	\$ 10,800.00	
8.	Basketball Standard	4	EA	\$ 10,000.00	\$ 40,000.00	
						\$ 124,800.00
L. Play Area						
1.	Play equipment	ALLOW	LS	\$ 300,000.00	\$ 300,000.00	
2.	Play area wood fiber	5,400	SF	\$ 5.00	\$ 27,000.00	
3.	9" concrete play curb	520	LF	\$ 60.00	\$ 31,200.00	
4.	4'-0" fence on 1'-0" mowband	110	LF	\$ 75.00	\$ 8,250.00	
						\$ 366,450.00
M. Irrigation						
1.	Controller, Master Valve/ Flow Sensor	ALLOW	LS	\$ 20,000.00	\$ 20,000.00	
2.	Drip irrigation system	36,000	SF	\$ 3.00	\$ 108,000.00	
3.	Rotary spray irrigation	6,800	SF	\$ 1.50	\$ 10,200.00	
4.	Tree bubblers	65	EA	\$ 100.00	\$ 6,500.00	
						\$ 144,700.00
N. Soil Preparation						
1.	Soil preparation and fine grading	83,150	SF	\$ 1.00	\$ 83,150.00	
2.	Fine grading only (bark mulch only)	17,000	SF	\$ 2.00	\$ 34,000.00	
3.	Bioretention soil	6,800	SF	\$ 8.00	\$ 54,400.00	
						\$ 171,550.00

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O. Planting						
1.	Trees, 15 gal	45	EA	\$ 225.00	\$ 10,125.00	
2.	Trees, 24" box	20	EA	\$ 370.00	\$ 7,400.00	
3.	Shrubs and groundcover	36,000	SF	\$ 3.00	\$ 108,000.00	
4.	Bark mulch only	17,000	SF	\$ 1.00	\$ 17,000.00	
5.	No Mow/ Swale Area	6,800	SF	\$ 6.00	\$ 40,800.00	
						\$ 183,330.00
P. Site Electrical						
1.	Parking Lot Light Pole	11	EA	\$ 10,000.00	\$ 121,000.00	
2.	Pathway Bollards	56	EA	\$ 3,000.00	\$ 184,800.00	
3.	Groundbox	75	EA	\$ 1,500.00	\$ 123,750.00	
4.	Distribution Modification	ALLOW	LS	\$ 1,500.00	\$ 1,650.00	
5.	Conduit- 2"	1,360	LF	\$ 8.50	\$ 12,716.00	
6.	Conduit- 1"	4,690	LF	\$ 5.50	\$ 28,374.50	
7.	Conductor #10	9,380	LF	\$ 1.75	\$ 18,056.50	
8.	Conductor Ground #10	4,690	LF	\$ 1.50	\$ 7,738.50	
9.	Trench and Backfill	3,630	LF	\$ 15.00	\$ 59,895.00	
10.	Lighting Control	ALLOW	LS	\$ 2,000.00	\$ 2,200.00	
						\$ 560,180.00
Q. Landscape Maintenance						
1.	Landscape Maintenance	3	MO	\$ 8,000.00	\$ 24,000.00	
						\$ 24,000.00
R. Total Estimated Construction Costs						
						\$ 6,748,260.00
S. Contingencies						
1.	Design contingency	ALLOW	10%	\$ 674,826.00	\$ 674,826.00	
2.	Change order contingency	ALLOW	10%	\$ 674,826.00	\$ 674,826.00	
						\$ 1,349,650.00
T. TOTAL ESTIMATED CONSTRUCTION COSTS & CONTINGENCIES						
						\$ 8,097,910.00

Based on drawing titled "Draft Concept Plan", dated "09/04/2025"

The above items, amounts, quantities, and related information are based on Callander Associates' judgment at this level document preparation and is offered only as reference data. Callander Associates Landscape Architecture, Inc. has no control over construction costs and related factors affecting costs, and advises the client that significant variation may occur between this estimate of probable construction costs and actual construction prices.

Parks and Facilities Capital Improvement Plan (CIP) Priorities

1	Project Name	Staff Estimated Cost
2	Franklin Roof Replacement	\$250,000.00
3	Amador LL building roof replacement	\$60,000.00
4	Grant Mahony Roof Replacement	\$60,000.00
5	SVCC Roof Replacement	\$140,000.00
6	SVCC Replace Room Partition	\$100,000.00
7	Dan Foley Cultural Center Electrical Upgrade	\$100,000.00
8	Independence Restroom Plumbing Replacement	\$60,000.00
9	Crest Property Buildings Removal	\$50,000.00
10	Blue Rock Shade Structure Installation	\$50,000.00
11	Replace the Playground at Beverly Park	\$250,000.00
12	Replace the Playground at Borges Park	\$150,000.00
13	Replace the Playground at Richardson Park	\$250,000.00
14	Replace the playground at Sheveland Park	\$250,000.00
15	Replace the Playground at City Park	\$400,000.00
16	Castlewood Tennis/Pickeball courts renovations	\$250,000.00
17	Dan Foley Soccer Upgrade Field Lighting	\$150,000.00
18	Blue Rock ADA Pathways Improvements	\$200,000.00
19	Blue Rock ADA Restrooms Upgrades	\$400,000.00
20	Dan Foley Cultural Center ADA Restroom Upgrades	\$400,000.00
21	Hanns ADA Pathway Improvements	\$80,000.00
22	VCC ADA Upgrades (Stage & Exit)	\$150,000.00
23	VCC HVAC Upgrades	\$200,000.00
24	Cunninham Pool Shade Structure	\$300,000.00
25	McManus Bleacher Replacement	\$250,000.00
26	401 Building Trash Enclosure installation	\$150,000.00
27	Irrigation Booster pump at Setterquist Park	\$50,000.00
28	Irrigation Booster pump at Borges Park	\$50,000.00
29	Crest Property Buildings Renovations	\$300,000.00
30	Public Request	
31	Project Name	Staff Estimated Cost
32	Glen Cove Tennis/Pickleball courts lighting	\$150,000.00
32B	Glen Cove Parking Lot expansion	
33	River Park - Add a Dog Park- No restroom	\$1,500,000.00
34	Hiddenbrooke request for additional landscape	\$100,000.00
35	Setterquist adding a restroom	\$500,000.00
36	City Park horse shoe area improvements	\$250,000.00
37	North Vallejo Park- Add a restroom	\$500,000.00