



REPORT

THE CITY OF SAN DIEGO TO THE PARKS AND RECREATION BOARD

DATE ISSUED: 3/7/2024

REPORT NO.: # 101

ATTENTION: Parks and Recreation Board
Agenda of March 21, 2024

SUBJECT: Robb Field Community Park General Development Plan Amendment

SUMMARY

Issue – Should the Parks and Recreation Board recommend approval of the General Development Plan (GDP) Amendment for Robb Field Community Park to include pickleball courts, multi-use/padel courts, enclosed soccer courts, community garden, additional comfort station, reconfiguration of the soccer fields to accommodate sports lighting, fencing, synthetic turf, running track, reconfiguration of the baseball fields to include sports lighting and a concession station, new recreation and fitness center, relocation of handball courts, new children's play area, additional parking lots, additional pedestrian pathways to improve circulation along with additional pedestrian lighting and surveillance cameras.

Department Recommendation – Recommend approval of the proposed General Development Plan (GDP) Amendment for Robb Field Community Park.

Other Recommendations – The following groups have reviewed and considered the proposed project. Actions taken and recommendations made by these groups are listed under Discussion below.

Robb Field Community Recreation Group (CRG)
Mission Bay Park Improvement Fund Oversight Committee (MBPIFOC)

Fiscal Impact – The current budget for this project stands at approximately \$2.4 million. The majority of these funds are sourced from Mission Bay Park Improvement Funds (#200386), supplemented by contributions from Ocean Beach Urban CO (#400124) and GFCIP Contributions (#400265), along with a \$250,000 State Grant Fund.

As of now, \$1.1 million has been expended and encumbered for preliminary engineering, conceptual design, and the GDP amendment process. This leaves \$1.3 million available to proceed with the design of the phase I improvements.

The estimated probable construction cost for the proposed improvements is \$53.9 million, and with a 10% contingency, the total budget is set at \$59.3 million. Taking into account an 18.2% inflation factor from the notice to proceed with construction in May 2026, the overall projected cost increases to \$70 million. A detailed cost breakdown is provided as an attachment to this report for your reference.

Water and Energy Conservation Status – The proposed improvements for Robb Field Community Park comply with all water and energy conservation guidelines contained in Council Policy 200-14.

Climate Action Plan (CAP) Impact – The project supports Strategy 2 (Clean and Renewable Energy), by adding LED security lighting to the new pathways and sports lighting to the fields within the park which will increase energy efficiency.

Strategic/Tactical Equity Plan Impact – This project directly supports the Strategic Plan's Priority Areas & Outcomes: Protect & Enrich Every Neighborhood by adding LED security lighting to the new pathways and sports lighting to the fields within the park in the Mission Bay Park Community.

San Diegans and Mission Bay Park Community will also benefit from accessible, convenient, safe, and comfortable recreational spaces and will have equitable access to a network that will include robust services and programming, that are tailored to their local needs and interests.

Environmental – The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) for approval of the design consultant services contract, which includes subsurface geotechnical borings.

A Preliminary Environmental Assessment (PEA) was completed to determine the impacts of this project and concluded:

- The Project will not require a Site Development Permit (SDP).
- The Project will require a Coastal Development Permit (CDP) from the California Coastal Commission (CCC).

BACKGROUND

The project is located within the Mission Bay Park Community area of the City of San Diego in Council District 2. This project is to obtain an approved GDP Amendment for Robb Field Community Park to include pickleball courts, multi-use/padel courts, enclosed soccer courts, community garden, additional comfort station, reconfiguration of the soccer fields to accommodate sports lighting, fencing, synthetic turf, running track, reconfiguration of the baseball fields to include sports lighting and a concession station, new recreation and fitness center, relocation of handball courts, new children's play area, additional parking lots, additional pedestrian pathways to improve circulation along with additional pedestrian lighting and surveillance cameras.

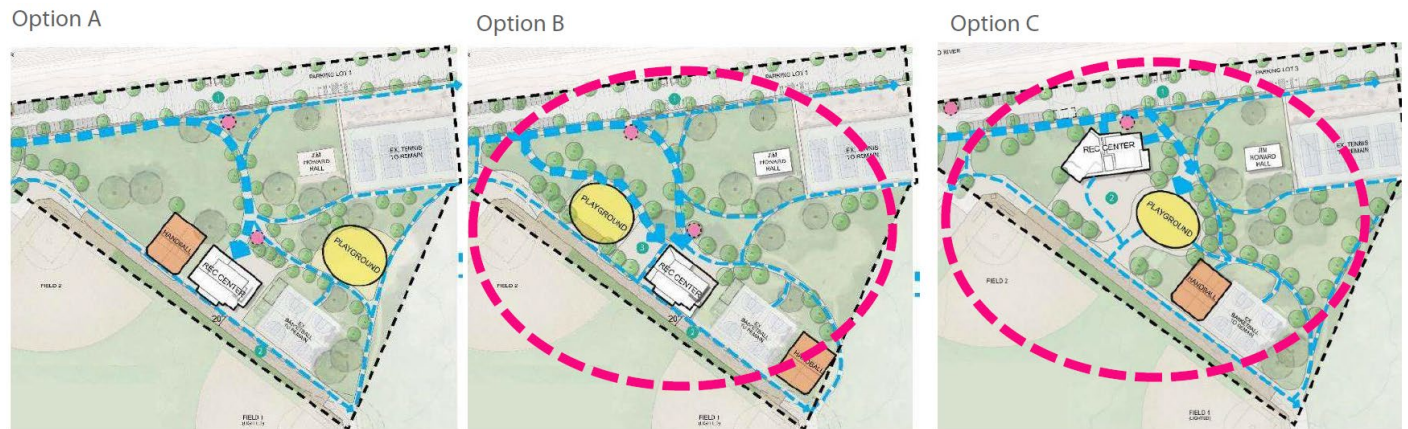
DISCUSSION

On April 4, 2023, the inaugural community meeting for the proposed GDP Amendment took place in person, facilitated by the Robb Field CRG at Ocean Beach Recreation Center. The primary objective of this initial workshop was to gather general input from the community and to elicit public preferences for the draft conceptual design concerning the three alternatives' studies for the renovation/reconstruction of the recreation and fitness center. Approximately 40 community members attended this meeting.

The public had the opportunity to explore four stations, each organized with boards showcasing park site amenities, enabling them to provide feedback on their vision for the park. City staff actively recorded public input throughout the event. Key themes that emerged during the first workshop included concerns about security and maintenance, a strong emphasis on sustainable design, discussions about funding, and dialogues regarding amenities such as pickleball, community gardens, and multi-use courts.



Among the three proposed options for enhancing the existing recreation-fitness center, public preference leans towards Options B and C. Option B involves remodeling the existing recreation-fitness center, with a focus on relocating the current handball court and playground for improved accessibility to the parking lots. Additionally, the community has expressed a preference for the construction of a completely new recreation fitness center, favoring this option over a mere remodel.

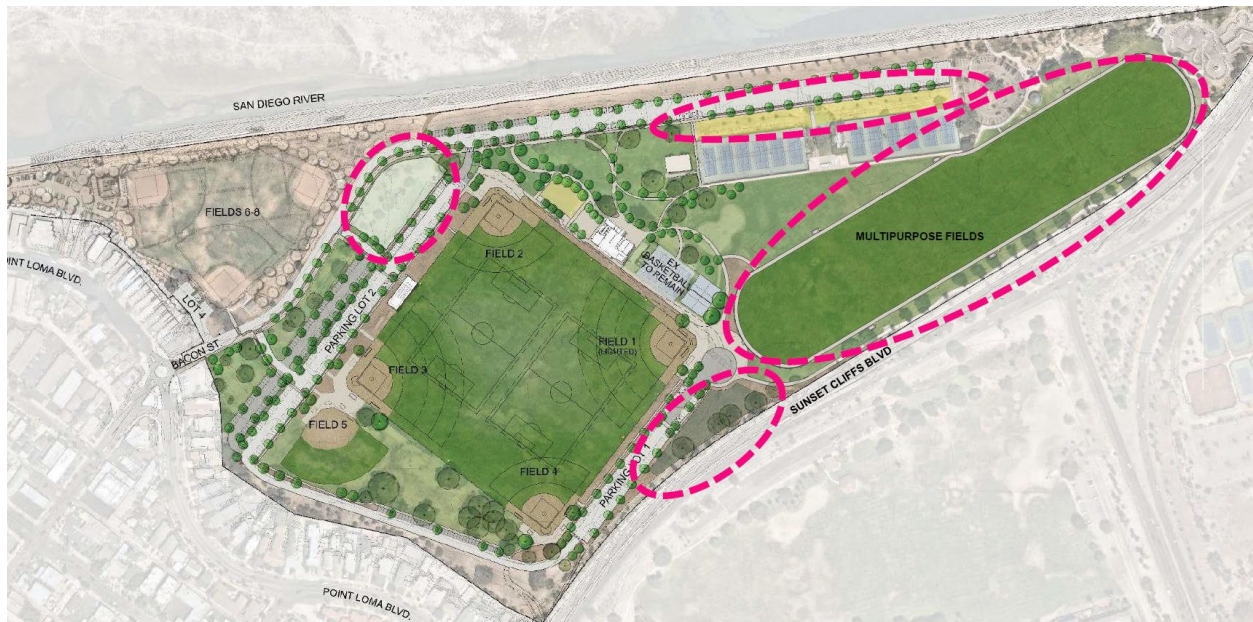


On July 11, 2023, the second community meeting for the proposed GDP Amendment occurred in person, facilitated by the Robb Field CRG at Ocean Beach Recreation Center. The primary focus of this second workshop was to solicit general input from community groups and present the progress on the conceptual design, which incorporated feedback received in the initial workshop. Approximately 40 community members were in attendance, and various stakeholders either presented in person or submitted prepared statements for presentation. The presenting stakeholders included:

- Robb Field Recreation Alliance: Jill Wyatt, John McKaveney, and Todd Sprague
- AGIA Padel, LLC: Ryan Redondo
- Peninsula Community Garden Association: Deanna Chandra
- The Pickleball Association of San Diego, PASD: Michael Shinzaki and Stefan Boyland
- Small Sided Soccer Park: Adam Rahrer

The community expressed preferences for certain concept alternatives:

- Synthetic turf was favored over natural grass at the multipurpose fields/back 9.
- There was a preference against adding a community garden, with concerns primarily related to the proposed location.
- The community expressed a preference for the inclusion of pickleball and multi-use/padel courts.



- Pinwheel design (Left) for baseball fields 1-4 was preferred rather than existing field layout (Right) by the community.



These insights from both community members and stakeholders contributed significantly to shaping the direction of the proposed GDP amendment and ensuring alignment with the diverse needs and preferences of the community.

On October 3, 2023, the third community meeting for the proposed GDP Amendment took place in person, facilitated by the Robb Field CRG at Ocean Beach Recreation Center. The primary objective of this workshop was to gather a consensus from the public on the proposed general development plan amendment and to gauge public preferences on a few pending items. A notable attendance of approximately 80 community members participated, with 30 advocating for the phased construction of new handball courts to ensure no disruption to play at the existing courts.



The OB Planning Board, OB Community Development Corporation, OB Town Council, and Peninsula Community Garden Association supported and advocated for the addition of a community garden at the park. The public and CRG have approved its inclusion in the new proposed location adjacent to Bacon St.



Additionally, we got public consensus on the pending items below:

- Community members supported an additional comfort station adjacent to the back 9.
- Community members supported the addition of enclosed soccer fields east of parking lot 1.



During the meeting, the preferred concept received "unofficial approval" from 8 out of 10 CRG board members. The robust community engagement and the positive response from the CRG board members indicated a promising trajectory for the proposed GDP Amendment, reflecting the collaborative efforts and considerations of the community and project stakeholders.

On November 2nd, 2023, the fourth community meeting for the proposed GDP Amendment was held in person, hosted by the Robb Field CRG at Jim Howard Hall. The primary objective of this meeting was to obtain the CRG approval recommendation for the proposed General Development Plan Amendment of Robb Field Community Park. Approximately 30 community members attended, with a significant presence of OMBAC Rugby players and San Diego Surfers Rugby players.

Following the presentation by the City Project Manager, a discussion ensued. Both the OMBAC Rugby players and the San Diego Surfers Rugby players emphasized a preference for natural turf over synthetic turf, not only for rugby but potentially for other sports as well. The Handball Players reiterated their ongoing need to keep the existing handball courts open during the construction of the proposed new ones.

The community garden advocates expressed appreciation for the proposed GDP amendment, highlighting that it provides for a community garden without interfering with sports activities. City staff and the consultant team reassured meeting attendees that the proposed GDP Amendment addressed all raised issues and concerns. It was emphasized that the Amendment is crafted to enable park users and the community to navigate future challenges while maintaining a significant role in the decision-making process.

The Robb Field Community Park GDP Amendment passed unanimously [11|0|0], as presented. This unanimous approval underscores the collaborative efforts and successful resolution of community concerns, reflecting a positive outcome for the proposed amendments.

ALTERNATIVES

1. Recommend approval of the proposed GDP Amendment for Robb Field Community Park.
2. Recommend approval of the proposed GDP Amendment for Robb Field Community Park with conditions.
3. Do not recommend approval of the proposed GDP Amendment for Robb Field Community Park.

Respectfully submitted,



Jason Grani
Interim Deputy Director, FPPD Division
Engineering & Capital Projects Department



Prepared by: Juliana Grotzinger
Associate Civil Engineer – Project Manager
Engineering & Capital Projects Department

JG/jg

Attachments:

1. Proposed Robb Field Community Park General Development Plan Amendment
2. Notice of Exemption (NOE) – 02/15/2022
3. Notice of Right to Appeal Environmental Determination (NORA) – 01/19/2022
4. Meeting Minutes Robb Field CRG Meeting – 11/02/2023
5. Meeting Minutes Mission Bay Park Improvement Fund Oversight Committee (MBPIFOC) – 02/06/2024
6. Opinion of probable construction cost

cc: Council District 2 Office

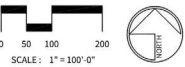
ATTACHMENTS

ATTACHMENT 1

PROPOSED ROBB FIELD COMMUNITY PARK GENERAL DEVELOPMENT PLAN AMENDMENT



-Striping at synthetic field shown for graphic purposes only. Field area can accommodate soccer, football, rugby, and lacrosse field sizes. Final multi-use striping to be determined in the future.
-Existing handball courts to remain until new ones are built



DATE	ACTION	REFERENCE DOCUMENTS	COST \$:	ACRES:
1945	SITE ACQUIRED	RESO. NO. TRANSF. FROM STATE		66.76
04-24-1962	SITE DEDICATED	ORD. NO. 8628 NS		66.76
03-30-68	GDP CONSULTANT HIRED	RESO. NO.	NAME:	
2-79-80	PDR BOARD APPROVAL	PDR APPROVAL	DATE:	
1967	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO. 3757-D
2-58	RESTROOM	CIP NO.	J.O. NO.	DRWG. NO. 5684-D
2-58	PARKING LOT	CIP NO.	J.O. NO.	DRWG. NO. 4825-D
5-72	IMPROVEMENT PLANS	CIP NO.	J.O. NO. 64983	DRWG. NO. 14712-D
6-72	IMPROVEMENT PLANS	CIP NO.	J.O. NO. 64983	DRWG. NO. 14927-D
1-76	SPRINKLER SYSTEM	CIP NO.	J.O. NO. 144016	DRWG. NO. 15640-D
2-76	TENNIS/PADEL COURTS	CIP NO.	J.O. NO. 144016	DRWG. NO. 15674-D
6-85	PARKING RESTROOM	CIP NO.	J.O. NO. 119259	DRWG. NO. 20739-D

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	66.76 AC	PLAY AREA	9,675 SF	PAVED WALKWAYS	233,706 SF
IMPROVED AREA	51 AC	MULTI-PURPOSE CT.	13,520 SF	MULTI-USE PATHWALK LANE	12,450 SF
TURF	21.44 AC	TENNIS CTS	73,360 SF	PARKING IMPROVEMENTS	275,008 SF
SYNTHETIC TURF	8.3 AC	RESTROOMS	5,161 SF	PARKING STALLS STD.	843
SHRUB BED	2.8 AC	REC. BLDG.	10,800 SF	PARKING STALLS-DISABLED	26
DIRT INFIELDS	1.29 AC	TENNIS BLDG.	3,038 SF	HANDBALL COURT	7,242 SF
NON-PROGRAMMED AREA	8.1 AC	CONCESSION STAND	1,000 SF	LAWN EDGING	19,922 LF
				BLACHERS	16 EA
				TRACK AT SYNTHETIC TURF	40,780 SF
				PADELMULTI-PURPOSE CTS	34,678 SF
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CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT	
THE GENERAL DEVELOPMENT PLAN	
(ROBB FIELD)	
(NEIGHBORHOOD OR COMMUNITY) PARK	
PSD	
(MB-113)	
LAMBERT COORDINATES: 215-1695	THOMAS BROTHERS PAGE: PG. 59-83

ATTACHMENT 2

NOTICE OF EXEMPTION (NOE) - 02/15/2022

NOTICE OF EXEMPTION

(Check one or both)

TO: X Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Engineering & Capital Projects Department
525 B Street, Suite 750, MS 908A
San Diego, CA 92101

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name: As-Needed Design Engineering Services for the Robb Field Community Park Improvements Project

WBS No.: B-19133.02.06, B-19157.02.06, B-19174.02.06, B-19175.02.06, B-19187.02.06

Project Location-Specific: The project is sited within Robb Field Community Park and is bound by Bacon Street to the north, West Point Loma Boulevard to the west, and Sunset Boulevard to the south. The project is located within Mission Bay Park (Council District 2).

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: Award an as-needed design engineering services agreement for the Robb Field Community Park Improvements Project, including environmental and construction management support services, field surveys, data collection, geotechnical investigation, technical studies, design drawings, project management and coordination.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: City of San Diego
Engineering and Capital Projects Department
Contact: Jerry Jakubauskas
Email/Phone: jjakubauskas@sandiego.gov / 619-533-3755
525 B Street, Suite 750 (MS 908A), San Diego, CA 92101

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☐ Categorical Exemption:
- ☒ Statutory Exemptions: 15262 (Feasibility and Planning Studies)

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) for approval of the design consultant services contract, which includes subsurface geotechnical borings.

Lead Agency Contact Person: Jerry Jakubauskas

Telephone: (619) 533-3755

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

Carrie Purcell

Carrie Purcell, Assistant Deputy Director

February 15, 2022

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

ATTACHMENT 3

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION (NORA) - 01/19/2022



THE CITY OF SAN DIEGO

Date of Notice: January 19, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

ENGINEERING & CAPITAL PROJECTS DEPARTMENT

WBS Nos. B-19133.02.06; B-19157.02.06; B-19174.02.06; B-19175.02.06; B-19187.02.06

PROJECT NAME: As-Needed Design Engineering Services for the Robb Field Community Park Improvements

COMMUNITY PLAN AREA: Mission Bay Park

COUNCIL DISTRICT: 2

LOCATION: The project is sited within Robb Field Community Park and is bound by Bacon Street to the north, West Point Loma Boulevard to the west, and Sunset Boulevard to the south.

PROJECT DESCRIPTION: Award an as-needed design engineering services agreement for the Robb Field Community Park Improvements Project, including environmental and construction management support services, field surveys, data collection, geotechnical investigation, technical studies, design drawings, project management and coordination.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego

ENVIRONMENTAL DETERMINATION: This activity is statutorily exempt from CEQA pursuant to CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego Engineering & Capital Projects Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined that the project meets the statutory exemption criteria set forth in CEQA State Guidelines, Section 15262 (Feasibility and Planning Studies) for approval of the design consultant services contract, which includes subsurface geotechnical borings.

CITY PROJECT MANAGER:

Jerry Jakubauskas

MAILING ADDRESS:

525 B Street, Suite 750, San Diego, CA 92101

E-MAIL / PHONE NUMBER:

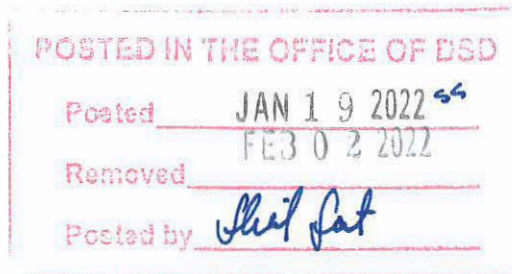
jjakubauskas@sandiego.gov / 619-533-3755

On January 19, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Project Manager listed above.

Applications to appeal CEQA determination to the City Council must be filed in the Office of the City Clerk within 10 business days from the date of the posting of this Notice (February 2, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to Hearings1@sandiego.gov by 5:00pm on the last day of the appeal period; your email appeal will be acknowledged within 24 hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked within 5 business days of the date the appeal is filed.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter, 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



ATTACHMENT 4

MEETING MINUTES ROBB FIELD CRG MEETING - 11/02/2023

SAN DIEGO PARKS & RECREATION DEPARTMENT
ROBB FIELD COMMUNITY RECREATION GROUP
NOVEMBER 2, 2023 MINUTES

of the

Special Meeting held at:

Jim Howard Hall
2525 Bacon Street
San Diego, CA 92107

Attendance (Officers):

Jim Nickel (OB Rec. Center), Chairperson
Rasheed Hassan (X Flag Football), Vice President
Kellee Waters (Kiwanis Club of OB), Corresp. Secretary
Todd Sprague (Peninsula Tennis Club), Treasurer

Attendance (Members):

Cameron Fugundes (Volo San Diego)
Michelle Huber (Peninsula Little League)
Kim Latham (At-Large)
John McKaveney (Albion Soccer Club)
Annika Santos (SD Surfers Rugby)
Bruce Sherman (Handball Players)
Whitney Wilkinson (At-Large)
Jill Wyatt (PYSA)

Absent:

Connor Mariani (SD Old Aztecs Rugby)
Jackson Wyatt (High Tech High School)

Guests:

Juliana Grotzinger, Robb Field Project Manager
Jeff Justus, Schmidt Design Group
Other attendees, as per attached list

City Staff

Luke Kosta, Center Director III
Jerry Abbott, District Manager

CALL TO ORDER:

Chairperson, Jim Nickel, called the special meeting of the Robb Field Community Recreation Group (Robb Field CRG) to order at 7:01 pm on Thursday, November 2, 2023. A quorum was present.

INTRODUCTIONS:

The Robb Field CRG members, City Staff, and guests in attendance introduced themselves.

APPROVAL OF AGENDA:

The proposed agenda for the November 2, 2023 special meeting of the Robb Field CRG was presented for approval.

MOTION: It was moved/seconded (Michelle Huber/Whitney Wilkinson) to approve the November 2, 2023 agenda, as presented. Motion passed unanimously [10|0|0].

APPROVAL OF THE MINUTES:

The proposed minutes of the September 7, 2023 regular meeting of the Robb Field CRG were presented for approval.

John McKaveney requested that a typographical error (the word “excused” next to his name) be corrected.

MOTION: It was moved/seconded (Rasheed Hassan/Kim Latham) to approve the September 7, 2023 minutes, as corrected. Motion passed [5|0|5]. Abstained: Kellee Waters, Cameron Fugundes, Michelle Huber, Annika Santos, and Jill Wyatt.

PUBLIC FORUM:

One speaker spoke about a recent security issue at Robb Field. Two other speakers spoke about the safety and environmental advantages of playing rugby on real turf playing fields instead of on synthetic turf playing fields.

CHAIRPERSON'S REPORT:

Chairperson, Jim Nickel, thanked the CRG members for their participation in the CRG meetings and in the City's three related informational meetings this past year. Jim emphasized that good attendance is important and that a quorum of more than 50% of the membership is required to transact business. Jim encouraged the members to recruit any additional CRG members from other organizations that regularly use the Robb Field facilities.

SECRETARY'S REPORT:

Corresponding Secretary, Kellee Waters, reported that as of October 31, 2023 all Robb Field CRG organizational members and at-large members have had a good attendance record. None are currently at risk of loss of membership due to three consecutive non-excused absences or four annual absences from Robb Field CRG meetings. Kellee reminded all Robb Field CRG members that if they have a medical reason or other valid reason for missing a meeting, they should notify the Robb Field office to request an excused absence. The entire January through October, 2023 Robb Field CRG attendance report is attached to these minutes.

FINANCIAL REPORT:

Treasurer, Todd Sprague, reported the following unaudited financial information provided by the City of San Diego in the "Budget to Actuals Report" for the Robb Field account for Period 2 of Fiscal Year 2024. Period 2 encompassed the time period beginning August 1, 2023 and ending August 31, 2023. The total revenue through August 31, 2023 was \$8,326, and consisted of -\$220 of interest income, and \$8,546 of income from P&R usage fees. The expenses incurred but not yet paid (encumbrances) included \$6,575 for soil and conditioner and \$400 for miscellaneous professional/technical services. The expenses actually paid for supplies totaled \$355. The expenses actually paid for miscellaneous professional/technical services totaled \$927. As of August 31, 2023, the balance in the Robb Field Recreation Center fund was \$123,137.33. The City's unaudited Fiscal Year 2024 Budget to Actuals Report for Period 2 for the Robb Field Recreation Center is attached to these minutes. The Budget-to-Actuals reports for Periods 3 and 4 are not available at this time.

MOTION: It was moved/seconded (Whitney Wilkinson/Annika Santos) to approve the Budget-to-Actuals Report for Robb Field for Period 2 of Fiscal Year 2024 as presented, subject to audit. Motion passed unanimously [10|0|0].

SAN DIEGO CITY STAFF REPORTS:

Center Director III, Luke Kosta, reported that as of October 16, 2024 Robb Field now has two security guards who work from 6:00 am to 9:00 pm Monday through Friday and one security guard who works from 8:00 am to 4:00 pm on Saturday and Sunday.

District Manager, Jerry Abbott, reported that his responsibilities include the hiring of grounds maintenance staff and full-time recreation center staff. Jerry reported that he has recently hired two new Grounds Maintenance Workers (GMW's) to fill the two vacancies that currently exist. Jerry also reported that there is a shortage of trucks for the GMW's to use and he is working on trying to solve that problem.

FITNESS CLUB REPORT:

Luke Kosta reported that the Fitness Club is now open but the hours of operation are still somewhat limited. The Fitness Club is open from 10:00 am to 1:00 pm and from 4:00 pm to 7:00 pm on Tuesday and Thursday and from 10:00 am to 1:00 pm on Saturday and Sunday. As of the end of September, the Fitness Club has sold 316 day passes for use of the Fitness Club facilities.

ACTION ITEMS:

1. Reinstatement of the Handball Players organizational membership in the Robb Field CRG.

Jim Nickel explained that he had recently learned that Gary Gilmore, the Handball Players longtime representative on the CRG, had passed away after a serious protracted illness. Jim reported that he had received a written request from the Robb Field Handball Association that their organizational membership be reinstated and that Bruce Sherman be approved as their representative on the CRG.

MOTION: It was moved/seconded (Rasheed Hassan/John McKaveney) that the Robb Field Handball Association's organizational membership in the Robb Field CRG be immediately reinstated and that Bruce Sherman be approved as their representative. Motion passed unanimously [10|0|0].

2. Approval of the Robb Field Community Park GDP Amendment.

Juliana Grotzinger presented a brief summary of the proposed changes to the GDP as they relate to Robb Field. She explained that these proposed changes represent the consensus of extensive input and feedback from the park users and the community. In the discussion that followed Juliana's presentation the OMBAC Rugby players and the San Diego Surfers Rugby players both emphasized that natural turf was preferable to synthetic turf for rugby and possibly for other sports as well. The Handball Players reiterated their continuing need for a place to play handball and similar sports during the entire time the demolition and construction activities take place. The community gardeners expressed appreciation that the proposed GDP amendment provides for a community garden at a location that would not interfere with sports activities. Juliana and her team members reassured the meeting attendees that the GDP amendment as proposed did address all of the issues and concerns that had been raised. The GDP amendment is crafted to enable the park users and the community to deal with future issues and continue to have a major role in the decision-making process.

MOTION: It was moved/seconded (Todd Sprague/Jill Wyatt) to approve the latest updated version of the Robb Field Community Park GDP Amendment, as presented. Motion passed unanimously [11|0|0].

3. Approval of the Fiscal Year '25 Robb Field budget proposal.

Luke Kosta presented the proposed Robb Field budget for Fiscal Year '25. Jerry Abbot addressed several issues that were raised in the ensuing discussion. Jerry pointed out that actual FY'24 Robb Field income was running well ahead of budget, so there will be a smaller than budgeted loss and less than the budgeted depletion of the Recreation Center Fund (RCF) in FY'24. A copy of the proposed FY'25 budget is attached to these minutes.

MOTION: It was moved/seconded (Todd Sprague/John McKaveney) to approve the proposed Fiscal Year '25 budget for Robb Field, as presented. Motion passed unanimously [11|0|0].

4. Election of Robb Field CRG officers for 2024.

Jim Nickel presented the nominating committee's slate of Robb Field officers to serve for the calendar year 2024. The nominees are: Rasheed Hassan – Chairperson/President, John McKaveney – Vice Chairperson, Kellee Waters – Corresponding Secretary, and Todd Sprague – Treasurer. Jim requested additional nominations from the floor, but there were none.

MOTION: It was moved/seconded (Michelle Huber/Kim Latham) to close the nominations and elect the entire slate of officers, as nominated by the nominating committee, namely Rasheed Hassan – Chairperson/President, John McKaveney – Vice Chairperson, Kellee Waters – Corresponding Secretary, and Todd Sprague – Treasurer. Motion passed [10|0|1]. Abstained: Rasheed Hassan.

COMMUNITY/ORGANIZATION REPORTS:

In view of the lateness of the hour, Chairperson Jim Nickel requested that the Organization and At-Large member reports be deferred until the next meeting. There were no objections.

ADJOURNMENT:

MOTION: It was moved/seconded (Rasheed Hassan/Whitney Wilkinson) to adjourn the meeting. Motion passed unanimously [11|0|0]. Meeting adjourned at 9:18 pm.

NEXT MEETING:

The next meeting of the Robb Field CRG will be a regular meeting at Jim Howard Hall on Thursday, March 7, 2024 at 7:00 pm.

CRG MEMBERS: If you expect to miss the meeting, please email Cynthia Comacho at Ccomacho@san Diego.gov or call (619) 531-1563.

If there are any questions regarding these minutes, please contact Luke Kosta at KostaL@san Diego.gov or Jim Nickel at jimnickel@earthlink.net . This information will be made available in alternative formats upon request.

Submitted by:

Luke Kosta, Center Director III and Recording Secretary

Date

Reviewed by:

Angelina Black, Area Manager, Parks and Recreation Dept.

Date

Approved by:

James R. Nickel, Chairperson

Date

OTHER ROBB FIELD CRG MEETING GUEST ATTENDEES

Attachment to the Minutes of the Robb Field CRG Special Meeting held on November 2, 2023

The following list of guest attendees who were present at the Special Meeting of the Robb Field CRG held on November 2, 2023 was derived from the sign-in sheets generated at that meeting.

Robb Field CRG Meeting Guest Attendees (First & Last Names and Affiliation, if known)

1. Juliana Grotzinger – City of SD, Project Mgr.
2. Jeff Justus – Schmidt Design Group
3. Mike Saunders – OMBAC Rugby
4. Cameron Stevens – Armada Rugby
5. Jonathan Hackett – OMBAC Rugby
6. Nael Housa – OMBAC Rugby
7. Ashley Torrecillas – SD Surfers Rugby
8. Christie Xie – SD Surfers Rugby
9. Nina Johnson – SD Surfers Rugby
10. Amy Verdonik – SD Surfers Rugby
11. Tiffany Trew – SD Surfers Rugby
12. Shekee Collins – SD Surfers Rugby
13. Wing Ly – SD Surfers Rugby
14. Brandon Walden – OMBAC Rugby
15. Soren Ferrell – OMBAC Rugby
16. Alfonso Cormil – OMBAC Rugby
17. Howard Tulsomoa – OMBAC Rugby
18. Tai Tulsomoa – OMBAC Rugby
19. Cooper Nelson – OMBAC Rugby
20. Alexa Scott – SD Surfers Rugby
21. Deanna Chandra – Peninsula Garden
22. Tim H. – OMBAC Rugby
23. Celso Fernandez – OMBAC Rugby
24. James Sedillo – OMBAC Rugby
25. Raquel Goli – SD Surfers Rugby
26. Madison Arenchild – SD Surfers Rugby
27. Bryt, surfers d1 coordinator – SD Surfers Rugby
28. Kimruayy Tran – SD Surfers Rugby
29. Meyan Lloyd – SD Surfers Rugby
30. Emma Nelson – OBBAC Rugby
31. Dan Ponti – OMBAC Rugby
32. Carole Farr – Peninsula Tennis Club
33. John Broderick – SDDTA
34. Adam Rahrer – Cherry Pick Capital
35. Yaritza Cordova – SD Surfers & Armada Rugby
36. Pablo – Armada Rugby
37. Gabby Williams – SD Surfers Rugby
38. Nate Smith – PYSA
- 39.
- 40.

ATTACHMENT 5

**MEETING MINUTES MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE
(MBPIFOC) - 02/06/2024**

MINUTES

**City of San Diego Boards and Commissions
San Diego Parks and Recreation Department
MISSION BAY PARK IMPROVEMENT FUND OVERSIGHT COMMITTEE
February 6, 2024**

Meeting Location:

Santa Clara Recreation Center
1008 Santa Clara Place
San Diego, CA 92109

Mailing Address:

Balboa Park
Administration Building
2125 Park Boulevard
San Diego, CA 92101

ATTENDANCE:

Members Present

Cindy Adams
Chuck Dunning
Jim Gross
Giovanni Ingolia
Jeff Johnson
Cathie Jolley
Ryan Karlsgodt
Judith Munoz
Julie Roland
Darlene Walter

Members Absent

Josh Coyne- excused

Guests

Stephanie Saathoff
Jeff Justus
Jenn Montgomery

City Staff Present

Mike Rodrigues
Kevin Oliver
Jerry Abbott
Karla Tirado
Carrie Munson

CALL TO ORDER – Chairperson, J. Munoz, called the meeting to order at 6:39 p.m.

APPROVAL OF THE MINUTES – December 5, 2023

MOTION: MOVED/SECONDED

A motion was made by D. Walter and seconded by C. Dunning to approve the December 5, 2023 meeting minutes as written. The motion carried 8-0 with 2 abstentions (C Jolley & R. Karlsgodt)

REQUEST FOR CONTINUANCE – none

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS – none

CHAIRPERSONS REPORT – none

CITY STAFF REPORT – none

ACTION ITEMS:

Consent (These items are adopted without discussion; they can be moved to adoption by any committee member)

101. none

Adoption (Each adoption item requires individual action; they can be moved to consent by action of the committee)

201. Request for approval of Robb Field Community Park GDP Amendment

Kevin Oliver with Engineering and Capital Projects provided a brief background regarding the Robb Field Athletic Area and shared the process for the General Development Plan amendment. He introduced Jeff Justus and Jenn Montgomery with Schmidt Design Group

Jeff Justus and Jenn Montgomery provided a comprehensive overview of the proposed GDP amendment which received unanimous approval from the Robb Field Community Recreation Group. The proposal includes concepts for athletic field renovations/reconfiguration with some synthetic turf, replacement of comfort station, new playground, community garden, new recreation facility with fitness center, accessible pathways, adding Pickleball courts, additional parking and sports lighting

MOTION: MOVED/SECONDED

A motion was made by G. Ingolia and seconded by J. Johnson to approve and support the Robb Field General Development Plan proposed amendment as presented. Carried 10-0

INFORMATION ITEMS

301. none

WORKSHOP ITEMS

401. none

ADJOURNMENT – Chairperson Munoz adjourned the meeting at 7:08 p.m.

Notice of next regularly scheduled meeting: Tuesday, March 5, 2024

Respectfully Submitted,

Mike Rodrigues
District Manager, Mission Bay Park

ATTACHMENT 6

OPINION OF PROBABLE CONSTRUCTION COST

Submitted By

CAMPBELL-ANDERSON & ASSOCIATES, INC.

January 15, 2024

City of San Diego, California

ROBB FIELD PARK IMPROVEMENTS

GDP Conceptual Estimate

INDEX

Section I	Main Summary
Section II	Restrooms
Section III	New Recreation Center
Section IV	Site Development

Section I

Main Summary

PROJECT: ROBB FIELD PARK IMPROVEMENTS
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVR Studio
DATE: JANUARY 15, 2024
GFA: 3,364 SF-Restrooms
7,466 SF-New Rec.Ctr.
10,830 SF - Total

MAIN SUMMARY

		Cost	Cost/SF
1.0	RESTROOMS (1,682 SF x 2)	\$2,860,400	\$850.30
2.0	NEW RECREATION CENTER (7,466 SF)	\$4,790,900	\$641.70
3.0	SITE DEVELOPMENT	\$46,252,900	\$4,270.81
	Sub-Total	\$53,904,200	\$4,977.30
4.0	DESIGN CONTINGENCY (10%)	\$5,390,400	\$497.73
5.0	INFLATION ADJUSTMENT BEYOND A CONSTRUCTION START DATE OF MAY, 2026 (18.20%)	\$10,791,600	\$996.45
	Total Construction Cost	\$70,086,200	\$6,471.49

EXCLUSIONS

- All professional fees.
- Construction contingency.
- Inflation adjustment beyond a start date of construction of May, 2026 with a 30 month duration including a 6 month "Beach Construction Moratorium".
- Furniture, fixtures, and equipment (including telephone/data cabling and equipment).
- Automatic sprinkler system to any building.
- Costs associated with abnormal soil conditions.
- PV system to any building.
- AV equipment to Recreation Center Buildings.
- All site development costs including site utility capacity upgrades.

ALTERNATE

- **Increase EV Parking Scope to 43 Charging Stations and 169 Capable Stations. ADD \$1,260,000**

EV Parking final count to be determined by City code requirements.

Section II

Restrooms

PROJECT: RESTROOMS
 ROBB FIELD PARK IMPROVEMENTS
 LOCATION: SAN DIEGO, CALIFORNIA
 STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVRP Studios
 DATE: JANUARY 15, 2024
 GFA: 1,682 SF-Restrooms

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
1.0	SUBSTRUCTURE	\$78,400	
	a) Normal Foundations	\$73,000	\$43.40
	b) Basement Excavations	0	\$0.00
	c) Special Conditions	5,400	\$3.21
2.0	SUPERSTRUCTURE	230,500	
	a) Lowest Floor Construction	82,100	48.81
	b) Upper Floor Construction	0	0.00
	c) Roof Construction	148,400	88.23
	d) Balcony Construction	0	0.00
3.0	EXTERNAL CLADDING	438,700	
	a) Roof Finish	121,500	72.24
	b) Walls Below Ground Floor	0	0.00
	c) Walls Above Ground Floor	193,300	114.92
	d) Windows and External Doors	123,900	73.66
	e) Balcony Finishes	0	0.00
4.0	INTERIOR PARTITIONS & DOORS	139,800	
	a) Permanent Partitions	139,800	83.12
	b) Moveable Partitions	0	0.00
	c) Doors	0	0.00
5.0	VERTICAL MOVEMENT	0	
	a) Stairs	0	0.00
	b) Elevators	0	0.00
6.0	FINISHES	31,400	
	a) Floor Finishes	12,300	7.31
	b) Wall Finishes	0	0.00
	c) Ceiling Finishes	19,100	11.36
7.0	FITTINGS & EQUIPMENT	34,100	20.27
8.0	MECHANICAL	198,000	
	a) Plumbing and Drainage	186,600	110.94
	b) Fire Protection	0	0.00
	c) HVAC	11,400	6.78
Subtotal carried forward		\$1,150,900	\$684.24

PROJECT: RESTROOMS
ROBB FIELD PARK IMPROVEMENTS
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVRP Studios
DATE: JANUARY 15, 2024
GFA: 3,364 SF-Restrooms

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
Subtotal brought forward		\$1,150,900	\$684.24
9.0	ELECTRICAL	40,900	
	a) Service and Distribution	14,400	\$8.56
	b) Lighting and Power	26,500	\$15.76
	c) Systems	0	\$0.00
SUBTOTAL		\$1,191,800	\$708.56
10.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE (20%)	238,400	\$141.74
TOTAL		\$1,430,200	\$850.30

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 3
STAGE:	ROBB FIELD PARK IMPROVEMENTS GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24	

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
a) NORMAL FOUNDATIONS			
1. Reinforced concrete strip footing including all necessary concrete, formwork, reinforcement, and earthwork : size 2'-0" x 2'-0" thick	53 LF	140.00	7,420
2. Ditto : size 2'-6" x 2'-0" thick	5 LF	150.00	750
3. Ditto : size 3'-0" x 2'-0" thick	337 LF	160.00	53,920
4. Reinforced concrete drilled pier foundation including all necessary concrete, formwork, reinforcement, and earthwork : size 2'-6" diameter x 6'-0" deep	3 EA	2,500.00	7,500
5. Miscellaneous	ALLOWANCE		3,410
TO SUMMARY			\$73,000

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 4
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
b) BASEMENT EXCAVATIONS			Nil
	TO SUMMARY		\$0

1.0 SUBSTRUCTURE			
c) SPECIAL CONDITIONS			
1. Over excavation and recompaction of native soils to create building pad, average 3'-0" thick	519 CY	10.00	5,190
2. Miscellaneous	ALLOWANCE		210
	TO SUMMARY		\$5,400

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 5
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
a) LOWEST FLOOR CONSTRUCTION			
1. 5" thick reinforced concrete slab-on-grade over two layers of sand with visqueen membrane on compacted subgrade	1,682 SF	20.00	33,640
2. Thickenings to slab-on-grade for: strip footings	609 LF	15.00	9,135
3. Ditto: pad foundations	3 EA	250.00	750
4. Construction joints	ALLOWANCE		3,000
5. 4" thick concrete paving around exterior of building with broom finish over compacted subgrade	2,108 SF	15.00	31,620
6. Miscellaneous	ALLOWANCE		3,955
	TO SUMMARY		\$82,100

2.0 SUPERSTRUCTURE

b) UPPER FLOOR CONSTRUCTION			Nil
	TO SUMMARY		\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 6
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
c) ROOF CONSTRUCTION			
1. Structural steel columns and beams	14 Tons	7,500.00	105,000
2. 1-1/2" thick galvanized metal deck	3,638 SF	10.00	36,380
3. Miscellaneous	ALLOWANCE		7,020
TO SUMMARY			\$148,400

2.0 SUPERSTRUCTURE			
d) BALCONY CONSTRUCTION			
TO SUMMARY			Nil
TO SUMMARY			\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 7
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
a) ROOF FINISH			
1. Corrugated metal roof finish including associated flashings on metal roof deck	3,638 SF	25.00	90,950
2. Metal fascia Finish	269 LF	40.00	10,760
3. Roof drainage	4 EA	3,500.00	14,000
4. Miscellaneous	ALLOWANCE		5,790
TO SUMMARY			\$121,500

3.0 EXTERIOR CLADDING			
b) WALLS BELOW GROUND FLOOR			
TO SUMMARY			Nil
			\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 8
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
c) WALLS ABOVE GROUND FLOOR			
1. 8" thick CMU walls including grout and reinforcement	2,086 SF	45.00	93,870
2. Architectural finish to CMU including water repellant and antigrffiti coating	4,172 SF	10.00	41,720
3. Perforated metal screen to perimeter	408 SF	50.00	20,400
4. Fiber cement cladding attached to CMU including furring channels and trim pieces	1,123 SF	25.00	28,075
5. Miscellaneous	ALLOWANCE		9,235
TO SUMMARY			\$193,300

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 9
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
d) WINDOWS AND EXTERNAL DOORS			
1. FRP doors in HM frames including hardware and finish, single door	13 EA	6,000.00	78,000
2. Ditto : double doors	4 Prs	10,000.00	40,000
3. Miscellaneous	ALLOWANCE		5,900
	TO SUMMARY		\$123,900

3.0 EXTERIOR CLADDING			
e) BALCONY FINISHES			
	TO SUMMARY		Nil
			\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 10
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
a) PERMANENT PARTITIONS			
1. 8" thick CMU walls including grout and reinforcement	2,031 SF	45.00	91,395
2. Architectural finish to CMU including water repellant and antigrffiti coating	4,172 SF	10.00	41,720
3. Miscellaneous	ALLOWANCE		6,685
	TO SUMMARY		\$139,800

PROJECT:	RESTROOMS		SHEET 11
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
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4.0 INTERIOR PARTITIONS AND DOORS

b) MOVEABLE PARTITIONS			Nil
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TO SUMMARY			\$0
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4.0 INTERIOR PARTITIONS AND DOORS

c) DOORS			Nil
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TO SUMMARY			\$0
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PROJECT:	RESTROOMS		SHEET 12
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
5.0 VERTICAL MOVEMENT			
a) STAIRS			Nil
		TO SUMMARY	\$0

5.0 VERTICAL MOVEMENT			
b) ELEVATORS			Nil
		TO SUMMARY	\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 13
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
a) FLOOR FINISHES			
1. Sealed concrete finish	1,682 SF	4.00	6,728
2. Coved base	624 LF	8.00	4,992
3. Miscellaneous	ALLOWANCE		580
TO SUMMARY			\$12,300

6.0 INTERIOR FINISHES			
b) WALL FINISHES			
TO SUMMARY			Nil
TO SUMMARY			\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 14
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
c) CEILING FINISHES			
1. Paint finish to exposed structure	3,638 SF	5.00	18,190
3. Miscellaneous	ALLOWANCE		910
TO SUMMARY			\$19,100

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 15
STAGE:	ROBB FIELD PARK IMPROVEMENTS GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24	

Element/Specification	Quantity	Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT			
1. Code/ID signage	ALLOWANCE		10,000
2. Handicap grab bars	2 SETS	250.00	500
3. Toilet paper dispenser	12 EA	150.00	1,800
4. Soap dispenser	4 EA	50.00	200
5. Electric hand dryer	2 EA	2,500.00	5,000
6. Vanity to outdoor sinks	20 LF	400.00	8,000
7. Bench seating	20 LF	350.00	7,000
9. Miscellaneous	ALLOWANCE		1,600
	TO SUMMARY		\$34,100

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 16
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
a) PLUMBING AND DRAINAGE			
1. Plumbing fixtures including cold water piping and associated vent / drainage	16 EA	8,500.00	136,000
2. Floor drains including connection to drainage	14 EA	1,000.00	14,000
3. Drinking fountain, dual including piping	1 EA	9,000.00	9,000
4. Test, clean and sterilize	17 FXTS	150.00	2,550
5. Miscellaneous	ALLOWANCE		8,050
6. Plumbing General Requirements and Supervision	ALLOWANCE		17,000
	TO SUMMARY		\$186,600

PROJECT:	RESTROOMS		SHEET 17
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
b) FIRE PROTECTION			Nil
		TO SUMMARY	\$0

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 18
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
c) HVAC			
1. Exhaust system to restrooms and storage	1,682 SF	5.00	8,410
2. Test, balance and warrant	ALLOWANCE		1,500
3. Miscellaneous	ALLOWANCE		490
4. HVAC General Requirements and Supervision	ALLOWANCE		1,000
	TO SUMMARY		\$11,400

PROJECT:	RESTROOMS	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 19
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
a) SERVICE AND DISTRIBUTION			
1. Service and distribution	1,682 SF	7.00	11,774
2. Mechanical equipment connections	ALLOWANCE		2,000
3. Miscellaneous	ALLOWANCE		626
TO SUMMARY			\$14,400

9.0 ELECTRICAL			
b) LIGHTING AND POWER			
1. New light fixtures including BCW and controls	1,682 SF	12.00	20,184
2. New convenience power outlets including BCW and controls	1,682 SF	3.00	5,046
3. Miscellaneous	ALLOWANCE		1,270
TO SUMMARY			\$26,500

PROJECT:	RESTROOMS		SHEET 20
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
c) SYSTEMS			Nil
		TO SUMMARY	\$0

Section III

New Recreation Center

PROJECT: NEW RECREATION CENTER
 ROBB FIELD PARK IMPROVEMENTS
 LOCATION: SAN DIEGO, CALIFORNIA
 STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVRP Studios
 DATE: JANUARY 15, 2024
 GFA: 7,466 SF-New Rec.Ctr.

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
1.0	SUBSTRUCTURE	\$128,600	
	a) Normal Foundations	\$117,100	\$15.68
	b) Basement Excavations	0	0.00
	c) Special Conditions	11,500	1.54
2.0	SUPERSTRUCTURE	755,100	
	a) Lowest Floor Construction	201,200	26.95
	b) Upper Floor Construction	0	0.00
	c) Roof Construction	553,900	74.19
	d) Balcony Construction	0	0.00
3.0	EXTERNAL CLADDING	1,155,100	
	a) Roof Finish	310,400	41.58
	b) Walls Below Ground Floor	0	0.00
	c) Walls Above Ground Floor	723,300	96.88
	d) Windows and External Doors	121,400	16.26
	e) Balcony Finishes	0	0.00
4.0	INTERIOR PARTITIONS & DOORS	225,100	
	a) Permanent Partitions	155,800	20.87
	b) Moveable Partitions	47,300	6.34
	c) Doors	22,000	2.95
5.0	VERTICAL MOVEMENT	0	
	a) Stairs	0	0.00
	b) Elevators	0	0.00
6.0	FINISHES	248,000	
	a) Floor Finishes	156,800	21.00
	b) Wall Finishes	18,900	2.53
	c) Ceiling Finishes	72,300	9.68
7.0	FITTINGS & EQUIPMENT	75,900	10.17
8.0	MECHANICAL	470,000	
	a) Plumbing and Drainage	163,900	21.95
	b) Fire Protection	0	0.00
	c) HVAC	306,100	41.00
Subtotal carried forward		\$3,057,800	\$409.56

PROJECT: NEW RECREATION CENTER
ROBB FIELD PARK IMPROVEMENTS
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVR Studio
DATE: JANUARY 15, 2024
GFA: 7,466 SF-New Rec.Ctr.

ELEMENTAL SUMMARY

		Elemental Costs	Cost/SF
Subtotal brought forward		\$3,057,800	\$409.56
9.0	ELECTRICAL	549,400	
	a) Service and Distribution	81,200	10.88
	b) Lighting and Power	235,100	31.49
	c) Systems	233,100	31.22
10.0	DEMOLITION	385,200	51.59
SUBTOTAL		\$3,992,400	\$534.74
11.0	GENERAL CONDITIONS, OVERHEAD, PROFIT, BOND AND INSURANCE (20%)	798,500	\$106.95
TOTAL		\$4,790,900	\$641.70

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 3
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
a) NORMAL FOUNDATIONS			
1. Reinforced concrete strip footing including all necessary concrete, formwork, reinforcement, and earthwork : size 1'-0" x 2'-0" thick	83 LF	70.00	5,810
2. Ditto : size 1'-4" x 2'-0" thick	261 LF	95.00	24,795
3. Ditto : size 2'-0" x 2'-0" thick	314 LF	140.00	43,960
4. Ditto : size 3'-0" x 2'-0" thick	38 LF	160.00	6,080
5. Reinforced concrete pad foundation including all necessary concrete, formwork, reinforcement, and earthwork : size 3'-0" x 3'-0" x 2'-0" thick	6 EA	1,310.00	7,860
6. Ditto : size 4'-0" x 4'-0" x 2'-0" thick	5 EA	1,940.00	9,700
7. Ditto : size 5'-0" x 5'-0" x 2'-0" thick	3 EA	2,500.00	7,500
8. Ditto : size 6'-0" x 6'-0" x 2'-0" thick	1 EA	3,380.00	3,380
9. Ditto : size 6'-0" x 4'-0" x 2'-0" thick	1 EA	2,420.00	2,420
4. Miscellaneous	ALLOWANCE		5,595
TO SUMMARY			\$117,100

PROJECT:	NEW RECREATION CENTER	LOCATION:	SHEET 4
	ROBB FIELD PARK IMPROVEMENTS		SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
1.0 SUBSTRUCTURE			
b) BASEMENT EXCAVATIONS			Nil
TO SUMMARY			\$0

1.0 SUBSTRUCTURE

c) SPECIAL CONDITIONS

1.	Over excavation and recompaction of native soils to create building pad, average 3'-0" thick	1,093 CY	10.00	10,930
2.	Miscellaneous	ALLOWANCE		570
TO SUMMARY				\$11,500

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 5
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
a) LOWEST FLOOR CONSTRUCTION			
1. 5" thick reinforced concrete slab-on-grade over two layers of sand with visqueen membrane on compacted subgrade	7,466 SF	16.00	119,456
2. Thickenings to slab-on-grade for: strip footings	1,082 LF	15.00	16,230
3. Ditto: pad foundations	16 EA	250.00	4,000
4. Construction joints	ALLOWANCE		5,500
5. 4" thick concrete paving around exterior of building with broom finish over compacted subgrade	3,099 SF	15.00	46,485
5. Miscellaneous	ALLOWANCE		9,529
	TO SUMMARY		\$201,200

2.0 SUPERSTRUCTURE

b) UPPER FLOOR CONSTRUCTION			Nil
	TO SUMMARY		\$0

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 6
	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
STAGE:	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
2.0 SUPERSTRUCTURE			
c) ROOF CONSTRUCTION			
1. Structural steel columns and beams	58 Tons	7,500.00	435,000
2. 1-1/2" thick galvanized metal deck	9,251 SF	10.00	92,510
3. Miscellaneous	ALLOWANCE		26,390
TO SUMMARY			\$553,900

2.0 SUPERSTRUCTURE			
d) BALCONY CONSTRUCTION			
TO SUMMARY			Nil
TO SUMMARY			\$0

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 7
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
a) ROOF FINISH			
1. Corrugated metal roof finish including associated flashings and insulation on metal roof deck	5,007 SF	30.00	150,210
2. Metal fascia Finish	302 LF	40.00	12,080
3. PVC Flat roof finish including associated flashings and insulation on metal roof deck	4,244 SF	18.00	76,392
4. Roof drainage	12 EA	4,000.00	48,000
5. Paint fiish to exposed soffit structure	1,785 SF	5.00	8,925
6. Miscellaneous	ALLOWANCE		14,793
TO SUMMARY			\$310,400

3.0 EXTERIOR CLADDING

b) WALLS BELOW GROUND FLOOR			Nil
TO SUMMARY			\$0

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 8
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
c) WALLS ABOVE GROUND FLOOR			
1. 8" thick CMU walls including grout and reinforcement	1,958 SF	45.00	88,110
2. Architectural finish to CMU including water repellant and antigraffiti coating	3,916 SF	10.00	39,160
3. Aluminium framed and glazed curtain wall including supporting steel framing	1,234 SF	150.00	185,100
4. Aluminium framed and glazed storefront including supporting steel framing	675 SF	120.00	81,000
5. Exterior wood framed walls with 6" studs including batt insulation and 5/8" gypboard finish to internal face : finished externally with 7/8" cement plaster over sheathing with waterproofing system	3,104 SF	45.00	139,680
6. Ditto : finished externally with fiber cement board over sheathing with waterproofing system and trim pieces	657 SF	60.00	39,420
7. Premium cost for exterior plywood shear panels	1,907 SF	10.00	19,070
8. Metal louvers including framing and finish	153 SF	50.00	7,650
9. Exterior patio vertical shade structure	559 SF	60.00	33,540
10. Wood framed awnings cantilevered off exterior walls	1,024 SF	45.00	46,080
11. 5/8" gypboard lining to internal face of CMU walls including furring channels	20 SF	10.00	200
12. Parapet coping	328 LF	30.00	9,840
13. Miscellaneous	ALLOWANCE		34,450
TO SUMMARY			\$723,300

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 9
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
3.0 EXTERIOR CLADDING			
d) WINDOWS AND EXTERNAL DOORS			
1. Aluminum-framed and glazed exterior door including hardware : single door	5 EA	6,000.00	30,000
2. Ditto : double door	2 Prs	8,000.00	16,000
3. Exterior HM doors in HM frames including hardware and finish : single doors	5 EA	4,000.00	20,000
4. Ditto : double door	3 Prs	5,500.00	16,500
5. Aluminum framed and glazed windows	331 SF	100.00	33,100
5. Miscellaneous	ALLOWANCE		5,800
	TO SUMMARY		\$121,400

3.0 EXTERIOR CLADDING			
e) BALCONY FINISHES			
	TO SUMMARY		Nil
	TO SUMMARY		\$0

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 10
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
a) PERMANENT PARTITIONS			
1. 8" thick CMU walls including grout and reinforcement	1,250 SF	45.00	56,250
2. Architectural finish to CMU including water repellant and antigrffiti coating	2,500 SF	10.00	25,000
3. Internal wood-framed partitions clad both sides with 5/8" drywall including batt insulation	3,177 SF	15.00	47,655
4. Premium cost for exterior plywood shear panels	1,500 SF	10.00	15,000
5. 5/8" gypboard lining to internal face of CMU walls including furring channels	440 SF	10.00	4,400
6. Miscellaneous	ALLOWANCE		7,495
TO SUMMARY			\$155,800

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 11
	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
STAGE:	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
4.0 INTERIOR PARTITIONS AND DOORS			
b) MOVEABLE PARTITIONS			
1. Folding partition to Multi-Purpose Room including supporting structure above : 10'-0" high	30 LF	1,500.00	45,000
3. Miscellaneous	ALLOWANCE		2,300
TO SUMMARY			\$47,300

4.0 INTERIOR PARTITIONS AND DOORS

c) DOORS

1. Internal solid core wood door in hollow metal frame including hardware and finish : single door	6 EA	3,500.00	21,000
2. Miscellaneous	ALLOWANCE		1,000
TO SUMMARY			\$22,000

PROJECT:	NEW RECREATION CENTER		SHEET 12
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
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5.0 VERTICAL MOVEMENT

a) STAIRS			Nil
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TO SUMMARY			\$0
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5.0 VERTICAL MOVEMENT

b) ELEVATORS			Nil
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TO SUMMARY			\$0
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PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 13
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
a) FLOOR FINISHES			
1. Floor finishes including base	7,466 SF	20.00	149,320
2. Miscellaneous	ALLOWANCE		7,480
TO SUMMARY			\$156,800

6.0 INTERIOR FINISHES			
b) WALL FINISHES			
1. Paint finish to walls	10,575 SF	1.70	17,978
2. Miscellaneous	ALLOWANCE		922
TO SUMMARY			\$18,900

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 14
	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
STAGE:	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
6.0 INTERIOR FINISHES			
c) CEILING FINISHES			
1. 5/8" gypboard attached to structure including paint	428 SF	7.50	3,210
2. Acoustical lay-in ceiling system : 2'-0" x 2'-0" tile	5,083 SF	11.00	55,913
3. Paint finish to exposed structure	1,955 SF	5.00	9,775
4. Miscellaneous	ALLOWANCE		3,402
TO SUMMARY			\$72,300

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 15
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
7.0 FITTINGS AND EQUIPMENT			
1. Code/ID signage, fire extinguishers, etc.	ALLOWANCE		20,000
2. Handicap grab bars	5 SETS	250.00	1,250
3. Toilet paper dispenser	7 EA	150.00	1,050
4. Soap dispenser	6 EA	50.00	300
5. Electric hand dryer	4 EA	2,500.00	10,000
6. Vanity to outdoor sinks	13 LF	400.00	5,200
7. Mirrors	3 EA	350.00	1,050
8. Mop rack	1 EA	150.00	150
9. Millwork to base/upper cabinets in break room	8 LF	1,200.00	9,600
10. Window Blinds to Storefront and Fixed Windows	1,006 SF	20.00	20,120
11. Kitchen appliances	ALLOWANCE		3,500
12. Miscellaneous	ALLOWANCE		3,680
	TO SUMMARY		\$75,900

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 16
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
a) PLUMBING AND DRAINAGE			
1. Plumbing fixtures including cold water piping and associated vent / drainage	15 EA	8,500.00	127,500
2. Floor drains including connection to drainage	8 EA	1,000.00	8,000
3. Drinking fountain, dual including piping	2 EA	9,000.00	18,000
4. Test, clean and sterilize	17 FXTS	150.00	2,550
5. Miscellaneous	ALLOWANCE		7,850
	TO SUMMARY		\$163,900

PROJECT:	NEW RECREATION CENTER		SHEET 17
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
b) FIRE PROTECTION			Nil
		TO SUMMARY	\$0

PROJECT:	NEW RECREATION CENTER		SHEET 18
	ROBB FIELD PARK IMPROVEMENTS	LOCATION:	SAN DIEGO, CALIFORNIA
STAGE:	GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24

Element/Specification	Quantity	Unit Rate	Estimated Cost
8.0 MECHANICAL			
c) HVAC			
1. HVAC system	7,466 SF	35.00	261,310
2. Test, balance and warrant	ALLOWANCE		3,500
3. Miscellaneous	ALLOWANCE		13,290
4. HVAC General Requirements and Supervision	ALLOWANCE		28,000
TO SUMMARY			\$306,100

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 19
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
a) SERVICE AND DISTRIBUTION			
1. Service and distribution	7,644 SF	7.50	57,330
2. Mechanical equipment connections	ALLOWANCE		20,000
3. Miscellaneous	ALLOWANCE		3,870
TO SUMMARY			\$81,200

9.0 ELECTRICAL			
b) LIGHTING AND POWER			
1. New light fixtures including BCW and controls	7,466 SF	25.00	186,650
2. New convenience power outlets including BCW and controls	7,466 SF	5.00	37,330
3. Miscellaneous	ALLOWANCE		11,120
TO SUMMARY			\$235,100

PROJECT:	NEW RECREATION CENTER	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 20
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
9.0 ELECTRICAL			
c) SYSTEMS			
1. Fire alarm system	7,466 SF	10.00	74,660
2. Telephone/data outlet including conduit and cabling	7,466 SF	5.00	37,330
3. Security infrastructure	ALLOWANCE		20,000
4. AV system infrastructure	ALLOWANCE		75,000
5. IDF rack system for tel/data/AV	ALLOWANCE		15,000
6. Miscellaneous	ALLOWANCE		11,110

TO SUMMARY \$233,100

10.0 DEMOLITION

1. Complete demolition and removal of existing building including foundations	5,707 SF	50.00	285,350
2. Hazardous material abatement	5,707 SF	15.00	85,605
3. Miscellaneous	ALLOWANCE		14,245

TO SUMMARY \$385,200

Section IV

Site Development

PROJECT: SITE DEVELOPMENT
ROBB FIELD PARK IMPROVEMENTS
LOCATION: SAN DIEGO, CALIFORNIA
STAGE: GDP CONCEPTUAL ESTIMATE

CLIENT: AVR Studio
DATE: JANUARY 15, 2024
GFA: 3,364 SF-Restrooms
7,466 SF-New Rec.Ctr
10,830 SF - Total

SITE DEVELOPMENT SUMMARY

		Cost	Cost/SF
1.0	SITE CLEARANCE AND DEMOLITION	\$1,465,000	\$135.27
2.0	SITE IMPROVEMENTS	\$41,177,100	\$3,802.13
3.0	SITE UTILITIES	\$3,610,800	\$333.41
	TOTAL	\$46,252,900	\$4,270.81

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 2
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
SITE DEVELOPMENT			
a) SITE CLEARANCE AND DEMOLITION			
1. General site clearance and removal from site of all debris	2,070,545 SF	0.50	1,035,273
2. Demolition and removal of existing Site Utilities	ALLOWANCE		150,000
3. Miscellaneous	ALLOWANCE		35,527
4. General conditions, overhead, profit, bond and insurance (20%)	ALLOWANCE		244,200
	TO SUMMARY		\$1,465,000

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 3
STAGE:	ROBB FIELD PARK IMPROVEMENTS GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
b) SITE IMPROVEMENTS				
1. New concrete paving including base course on compacted subgrade : integral color	218,370	SF	15.00	3,275,550
2. Clean and slurry seal existing AC paving to Bacon Street including striping	28,140	SF	3.50	98,490
3. New AC paving including base course on compacted subgarde for new parking and associated roadways	246,305	SF	7.00	1,724,135
4. Concrete curbing to AC paving	12,885	LF	25.00	322,125
5. Pedestrian ramps, truncated domes, etc. to pedestrian circulation	ALLOWANCE			20,000
6. Synthetic "Back 9" Multipurpose Fields including sub-drainage system and field markings	349,985	SF	21.00	7,349,685
7. Chain link fencing with vinyl coating, 4' high	940	LF	120.00	112,800
8. Double Gates to fencing	1	PR	2,000.00	2,000
9. Synthetic "Fenced Soccer Fields" including sub-drainage system and field markings	10,000	SF	39.00	390,000
10. New handball courts including ball-wall and striping	7,200	SF	42.00	302,400
11. New pickleball courts including fencing and striping	20,400	SF	35.00	714,000
12. New Multipurpose Sports Area	40,600	SF	20.00	812,000
13. New playground including rubberized play surface and equipment	9,000	SF	35.00	315,000
14. New Picnic Area including Site Furniture	13,600	SF	20.00	272,000
15. New Community Garden	16,200	SF	15.00	243,000
16. New Baseball / Softball Fields including turf and infield	480,600	SF	6.00	2,883,600
17. Concessions stand to Baseball Fields	900	SF	700.00	630,000
Carry Forward				\$19,466,785

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 4
STAGE:	ROBB FIELD PARK IMPROVEMENTS GDP CONCEPTUAL ESTIMATE	DATE:	15-Jan-24	

Element/Specification	Quantity	Unit	Rate	Estimated Cost
SITE DEVELOPMENT				
c) SITE IMPROVEMENTS (Cont'd)	Brought Forward			19,466,785
18. Baseball / Softball fencing, backstops and equipment	5 EA	100,000.00		500,000
19. Batting cages	2,800 SF	50.00		140,000
20. Bleacher seating with Shade Structure	21 EA	35,000.00		735,000
21. Sports Lighting to all Sports Fields	ALLOWANCE			2,000,000
22. Dumpster enclosures	2 EA	75,000.00		150,000
23. Electronic Monument Entry Sign	1 EA	75,000.00		75,000
24. Wayfinding Signage	10 EA	20,000.00		200,000
25. General site signage including identification and ADA	ALLOWANCE			50,000
26. Parking Lot Trees : 24" box	154 EA	600.00		92,400
27. Flowering Trees : 36" box	20 EA	900.00		18,000
28. Accent Trees : 48" box	114 EA	1,250.00		142,500
29. Protect existing trees to remain	37 EA	1,000.00		37,000
30. New landscaping and irrigation including groundcover, top soil and bark mulch	508,685 SF	10.00		5,086,850
31. Landscape and hardscape features	ALLOWANCE			350,000
32. Parking / Roadway lighting including footing and BCW	158 EA	10,000.00		1,580,000
33. General pedestrian site lighting	ALLOWANCE			250,000
34. Mass excavation Cut / Fill	50,800 CY	10.00		508,000
35. Imported Fill	33,600 CY	45.00		1,512,000
36. Rough and finish grading	1,935,470 SF	0.25		483,868
37. SWPP's Installation and maintenance	1,935,470 SF	0.20		387,094
Carry Forward				\$33,764,497

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 5
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
SITE DEVELOPMENT			
c) SITE IMPROVEMENTS (Cont'd)	Brought Forward		33,764,497
38. EV Charging stations (count towards new parking stalls only)	6 EA	10,000.00	60,000
39. EV Charging stations, Capable (count towards new parking stalls only)	25 EA	5,000.00	125,000
40. Protection of adjacent finishes to remain	ALLOWANCE		25,000
41. Miscellaneous	ALLOWANCE		339,703
42. General conditions, overhead, profit, bond and insurance (20%)	ALLOWANCE		6,862,900
	TO SUMMARY		\$41,177,100

PROJECT:	SITE DEVELOPMENT	LOCATION:	SAN DIEGO, CALIFORNIA	SHEET 6
STAGE:	ROBB FIELD PARK IMPROVEMENTS	DATE:	15-Jan-24	
	GDP CONCEPTUAL ESTIMATE			

Element/Specification	Quantity	Unit Rate	Estimated Cost
SITE DEVELOPMENT			
c) SITE UTILITIES			
1. Storm drainage system to site	1,935,470 SF	0.50	967,735
2. Biofiltration basin	14,525 SF	45.00	653,625
3. Storm drain vault and pumps, size 10' x 10' x 8' deep	1 EA	100,000.00	100,000
4. Wet site utilities to new buildings	4 EA	75,000.00	300,000
5. Dry site utilities to new buildings	4 EA	100,000.00	400,000
6. New electrical service capacity upgrade to site	ALLOWANCE		500,000
7. Miscellaneous	ALLOWANCE		87,640
8. General conditions, overhead, profit, bond and insurance (20%)	ALLOWANCE		601,800
TO SUMMARY			\$3,610,800