

**APPENDIX B**  
**FY 2017 San Ysidro Impact Fee Study**  
**Cost Estimate for Park and Recreation Projects**

|                          |                    |
|--------------------------|--------------------|
| <b>LAND ACQUISITION:</b> | \$600,000 per acre |
|--------------------------|--------------------|

**FACILITIES DESIGN AND CONSTRUCTION:** <sup>(1, 2, 3):</sup>

|   |                            |
|---|----------------------------|
| Aquatics Complex (Swimming Pool Development) <sup>(4)</sup> | \$6,777,000 per complex    |
| Basketball Court  | \$221,000 each             |
| Children’s Play Area – ADA Upgrade                          | \$782,000 lump sum         |
| Children’s Play Area - New                                  | \$869,000 each             |
| Comfort Station – ADA Upgrade                               | \$646,000 each             |
| Comfort Station – New                                       | \$869,000 each             |
| Park Site Development <sup>(5)</sup>                        | \$782,000 per acre         |
| Parking Lot Expansion                                       | \$712,000 per 1/2 acre     |
| Path of Travel – ADA Upgrade <sup>(6)</sup>                 | \$1,003,000 lump sum       |
| Picnic Shelter  | \$307,000 each             |
| Recreation Center – Expansion                               | \$710 per square foot      |
| Recreation Center – New (17,000 s.f. building)              | \$600 per square foot      |
| Security Lighting   | \$555,000 lump sum         |
| Sports Field Lighting                                       | \$646,000 per sports field |

(1) Improvement costs are provided as a general summary estimate. Costs will vary according to specific site requirements, and size and quantity of facilities needed, and should be determined on a case by case basis. Individual project costs will vary based on the specific improvements included in the project, economy of scale, quantity of improvements, etc.

(2) Cost estimates include construction administration and contingencies, project administration, design and inspection.

(3) Costs should be adjusted annually to reflect the Engineering News Record Construction Cost Index for Los Angeles (CCI) rate change (from March-to-March). The above costs incorporate the 2011 (2.72%), 2012 (2.48%), 2013 (0.00%), 2014 (4.35%), and 2015 (2.46%) CCI rate changes.

(4) Aquatics Complex includes a standard 25-yard x 25-meter swimming pool; a pool house building with locker rooms, restrooms, and administrative offices; and other recreational or therapeutic aquatic facilities.

(5) Park Site Development includes: Grading and drainage; irrigation; turf and landscaping; walkways; fencing; security lighting; drinking fountains; benches; tables; trash receptacles; and identification signage.

(6) Path of travel upgrades are required when existing paths are inaccessible, and when existing inaccessible facilities are located along the paths of other facilities that are being improved. This includes the path of travel from the site entry point at the public right-of-way that is closest to public transportation stops and designated accessible parking areas. Facilities that may require upgrades include parking areas, sidewalks and curb ramps, sanitary facilities, drinking fountains, benches and tables, public telephones, signage, etc.