

VAN BUSKIRK PARK MASTER PLAN



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INTRODUCTION

PROJECT BACKGROUND & HISTORY

For almost 60 years the Van Buskirk Golf Course provided the opportunity for residents and visitors to learn, practice and play the sport of golf. Over the years it hosted numerous tournaments as well as provided a venue for Edison High School to use as a home course for competition. Since the early 2000's, golf as an industry, has experienced a decline in interest and revenue to support operations resulting in limited number of new courses being constructed and courses closing around the country. Van Buskirk Golf Course, like many other courses was affected by the declining interest in golf. Throughout the 2010's the City was subsidizing the operations of both the Van Buskirk and Swenson golf courses and made the difficult decision to close the Van Buskirk course. Despite the closure, many fond memories and experiences remain for those who played the course. The following is a brief history of the course, the relationship to the Swensen Golf Course and the repurposing of the golf course as a multi-use park for residents.

1969

The new starter house and pro shop opens.

2011

KemperSports manages both City courses, Van Buskirk and Swenson. Golf's declining popularity has increased City subsidies from \$450,000 in 2015 to \$850,000 in 2017.



2018

Vandals repeated acts damage the course, especially the greens, forcing closure of the back-nine.



08/2019

The City Council unanimously approves a plan to keep Swenson Park Golf Course open for the foreseeable future but closes Van Buskirk Golf Course on August 31. The City turns over control of Swenson golf course to KemperSports Management for the next 15 years.

1961

Van Buskirk Golf Course, designed by Larry Nordstrom, opens on approximately 214 acres given to the City of Stockton by the Van Buskirk family. The course starts out as a nine-hole layout on flat land, making it easy to walk.



1970

Nine holes are added to change Van Buskirk into a traditional, 18-hole, par-72, championship golf course that plays 6,502 yards from the white tees. The new nine holes compose the front-nine and the original nine holes become the back-nine.

2017

Stockton Mayor Michael Tubbs said Swenson Park had the potential to become a mixed-use development, prompting a grassroots movement to raise awareness of the park, "Friends of Swenson". The group organized a farmers market, summer concerts, and car shows, and a restaurant opened to show the City the community could enjoy the site as is.

01/2019

Residents meet at Van Buskirk Community Center to share ideas on how to repurpose the golf course. Suggestions include nature trails, a public park, soccer fields, a university and a skating rink.



08/2019

Van Buskirk Golf Course closes.

CONTEXT

COMMUNITY

The community of south Stockton has a higher diversity and is younger when compared to the general population of California. Many barriers make it challenging for residents to access parks. 72% of Stockton residents live in areas with less than 3 acres of parks or open space per 1,000 residents, a standard used by Parks for Californians. 55% of residents in Conway and other neighborhoods adjacent to Van Buskirk do not have access to a vehicle. These existing circumstances as well as the physical barriers; Interstate 5, State Route 4, and the French Camp Slough, make it more challenging for the community to access Van Buskirk Park and other open spaces. Based on community engagement response residents of the surrounding neighborhoods are invested in improving the park. Interest shown was associated with establishing new facilities adjacent to the existing community center and the benefits that the new park will provide for their community.

OPPORTUNITIES

The Van Buskirk site is a relatively blank canvas for repurposing and improving the area to provide a variety of recreation uses and facilities currently unavailable in this area. At approximately 192 acres, this is the largest park site in the City of Stockton. The site is primarily flat and is within walking distance from the Conway, Terranova and Willow Park neighborhoods and several schools for recreational and educational opportunities.

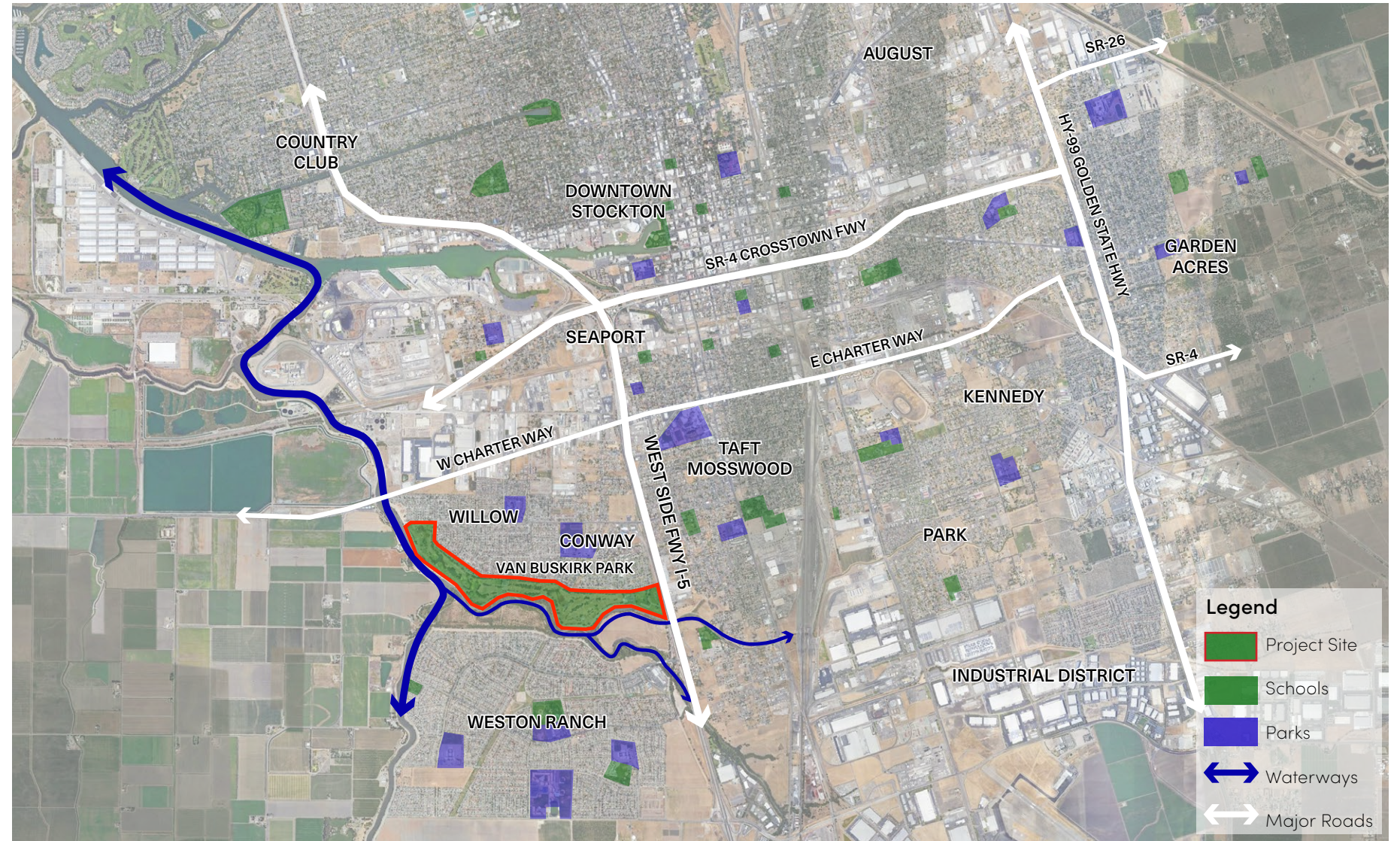
The eastern portion of Van Buskirk Park, including the community center, are well used by the residents and have a variety of recreational and educational uses as well as after school activities. There is opportunity to expand and propose new facilities in this area that will leverage the use of the existing facilities and infrastructure (parking,

restrooms, utilities, etc.) as part of the master plan. The former golf clubhouse and parking area is also an opportunity for improvements and community facilities. While the buildings are in a state of decline, the opportunity to renovate or replace the structures and utilize the existing parking and utilities (water, sewer, electrical) will reduce the initial investment for improving this area.

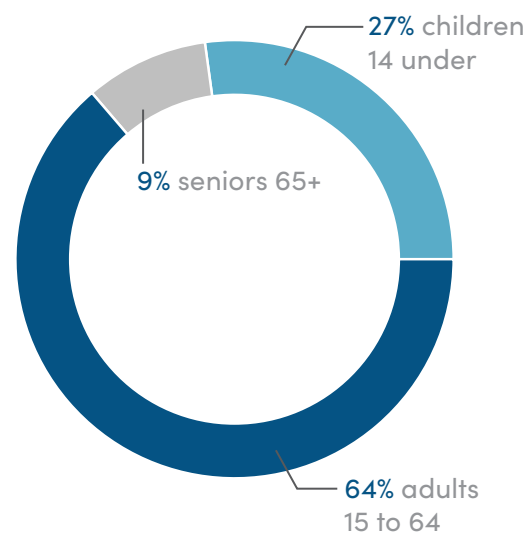
In addition to the existing facilities, the existing jurisdictional wetlands on site can be restored to provide important habitat for local wildlife and the French Camp Slough can provide river access and wildlife viewing areas. While there are existing trees, many are non-native and declining, this provides the opportunity to reforest the area with native trees to reinforce the natural quality of the area and provide additional wildlife habitat.

CONSTRAINTS

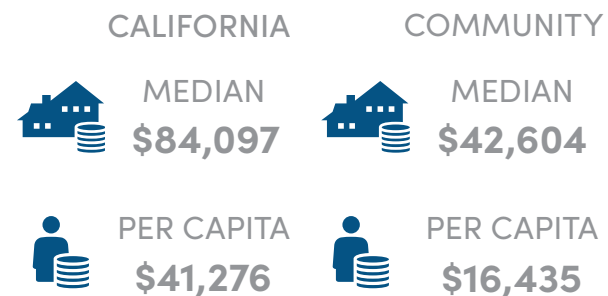
The development of the park has challenges as well, the property is 192 acres and will be a massive undertaking to program a site of this scale. Realistically it would not be feasible for the City to develop the entire site and to maintain a park of that size. Since the closure of the golf course there have been issues with the unhoused population using the site, being able to keep the site safe and secure will need to be an important part of the design.



AGE DISTRIBUTION (2021)



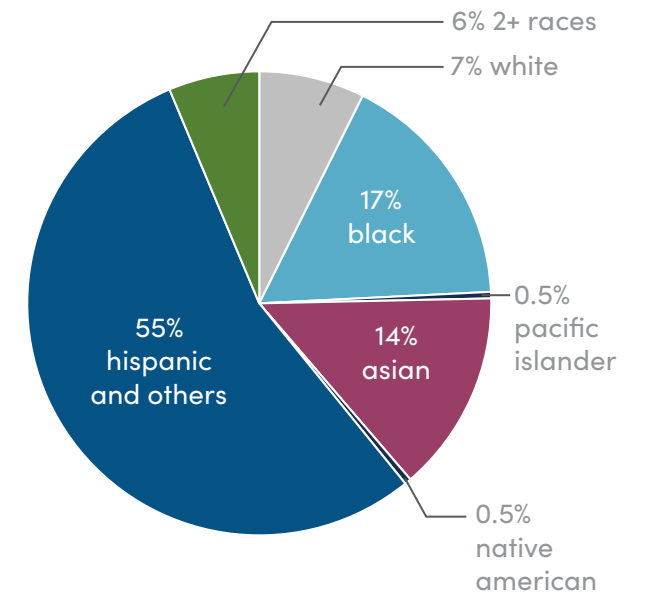
STATE VS LOCAL INCOME



COMMUNITY POPULATION & HOUSING



COMMUNITY DIVERSITY (2021)



Source: American Community Survey 2021

2



PUBLIC ENGAGEMENT

ENGAGEMENT SUMMARY

PUBLIC ENGAGEMENT SUMMARY

Over the course of two years five public meetings were held, two online surveys were conducted, and meetings with stakeholders and interested public agencies took place to understand the community's concerns and to determine what programming was most desired by the community and City staff.

PROCESS

A variety of outreach methods were utilized to gather feedback including: stakeholder meetings, public meetings, and online surveys. Working with City staff, the design team was able to provide engagement opportunities in various venues to solicit community board community input and participation.

ENGAGEMENT METHODS

STAKEHOLDERS

During the research and design process, meetings with fourteen stakeholder groups that represented diverse interests provided the design team with specific needs and uses to consider in the programming and site design for the park. These included the following:

- Conway Home Resident Council
- Visionary Home Builders
- San Joaquin County Public Health Services
- Jobs Plus Employment Center
- San Joaquin County Housing Authority
- Kipp Charter School
- REACH of Stockton
- STAND Affordable Housing
- Reinvent South Stockton Coalition
- Edison High School Cross Country Coach
- Stockton High School Golf Coaches

PUBLIC MEETINGS

One virtual public meeting and four in-person public meetings were held with 126 attendees. The public was engaged at various stages of the project from initial programming to park design discussions.

In-person surveys were conducted at the meetings as well as open format discussions to allow those attending the opportunity to learn about the project, ask questions of the design team and City staff and provide input on the types of uses and programs being proposed.

The public meetings in September 2022 were joint meetings with the US Army Corp of Engineers (USACE) for the community to learn about the potential use of much of the western portion of the property for future flood control, wetland and habitat mitigation. Those attending had the opportunity to provide input on the portion of the park that may be utilized for future flood mitigation.

SURVEYS

Two online surveys were conducted by the design team and the City. The surveys provided the opportunity for participants to provide input on the type of programming and desired uses for the park. Three site plan alternatives were provided along with representative images to help communicate how uses could be arranged on the site

“We want a park where residents feel space that provides opportunities for youth activities. I was very interested in the walking trails and outdoor fitness course”

Comment from public meeting participant

as well as the programs. The survey also included several open-ended questions giving participants the opportunity to provide comments on what they preferred

CITY & PUBLIC AGENCY MEETINGS

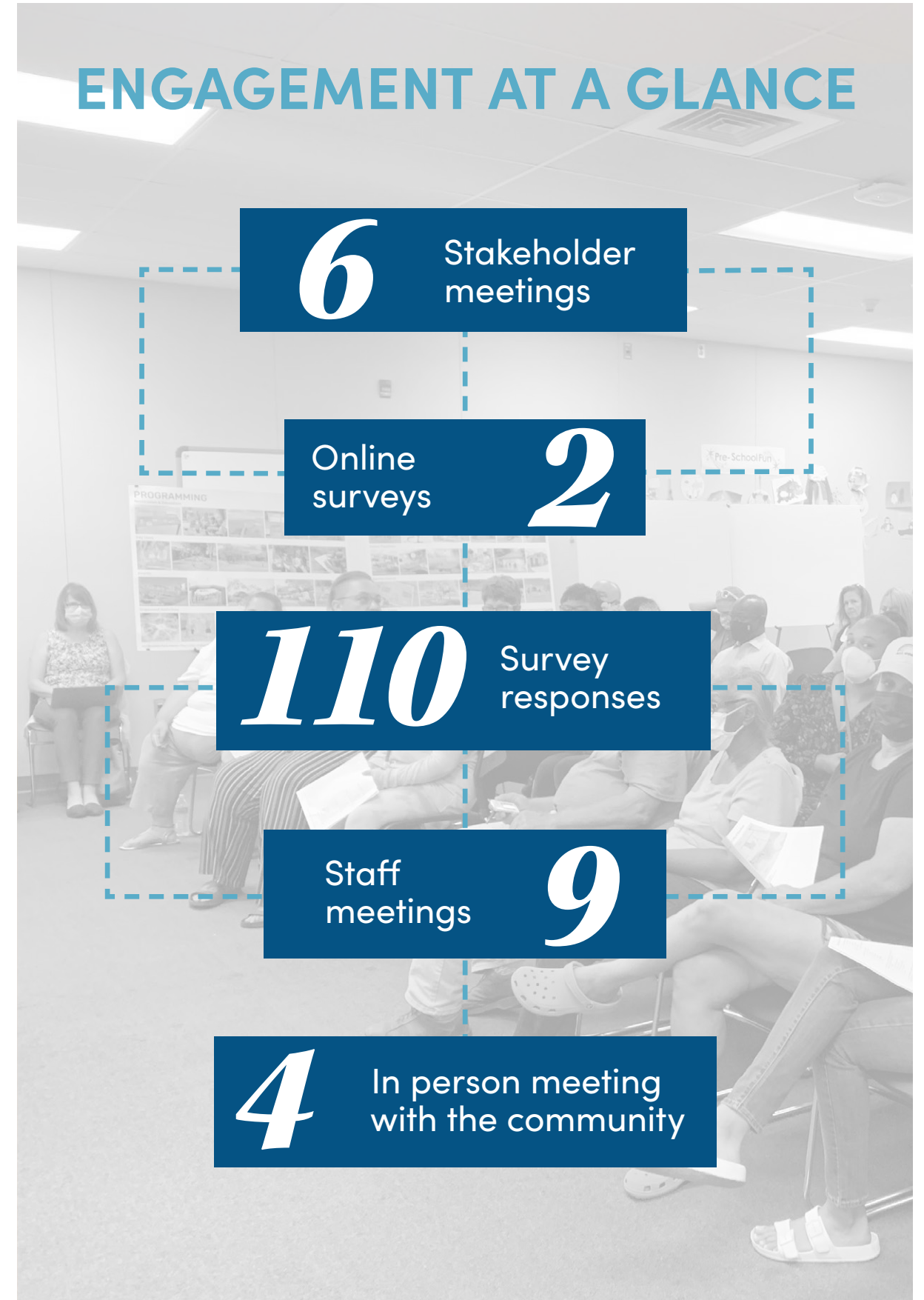
The design team met regularly with City staff throughout the project to ensure the design would meet the community's needs and would be a feasible and implementable project in the future.

Once the team had developed a preferred alternative the design team presented to a larger group of community agencies including:

- City Manager's Office
- City of Stockton Community Development
- City of Stockton Public Works
- City of Stockton Police Chief
- City of Stockton Fire Chief

Throughout the project process the design team and City staff worked with the USACE and San Joaquin Area Flood Control Agency (SJAFCA) to establish a partnership and agree upon the potential uses for Van Buskirk Park.

Currently City staff is working with SJAFCA and USACE to determine what future environmental mitigation measures and restoration could be implemented at Van Buskirk and the final design of these measures.



ENGAGEMENT SUMMARY

TIMELINE

FEBRUARY 2021

- Project kick off with City staff

MARCH 2021

- Stakeholder meeting #1
- Design team introduction with SJAFCA to understand how improvements to the site relate to the levee and flood control
- Stakeholder meeting #2

APRIL 2021

- Design team met on site with the Edison High School cross country coach to walk a potential course for the team to use in the future. Currently the students at Edison are limited to using the high school property for events and a course at Van Buskirk would provide the students with a better course for races and other potential running events.

MAY 2021

- Virtual public meeting
- Public meeting #1 held at Weston Ranch Library

JUNE 2021

- Online survey #1 goes live for eight weeks

JULY 2021

- Public meeting #1 held at Van Buskirk Community Center

AUGUST 2021

- Stakeholder meeting with Stockton High School golf coaches. The design team met with several of the high school golf coaches to discuss the idea of establishing a golf training academy at Van Buskirk, since the teams were impacted by the closure of the golf course.

FALL/ WINTER 2021-2022

- Design team used results from the first round of engagement to develop site plan alternatives for Van Buskirk Park.

APRIL 2022

- City staff and design team had a work session with USACE about the opportunities for flood mitigation at Van Buskirk.
- Design team presented a the preferred site plan to a larger group of City staff, police and fire chiefs. The design team received valuable feedback on how to design the site to deter negative uses.

MAY 2022

- Design team presented site plan alternatives and project update to City Council.

SEPTEMBER 2022

- Online survey #2 goes live for eight weeks. This survey was intended to be focused on youth participation as directed by City Council.

- Public meeting #2 held at Van Buskirk Community Center
- Public meeting #2 held at Weston Ranch Library

ENGAGEMENT HIGHLIGHTS

KEY TAKEAWAYS & CONCERNS

The community continually expressed Van Buskirk Park to be safe, easily accessed by emergency services to keep the site secure and free of negative uses.

Many comments were provided to ensure that the park has uses that will engage younger kids as well as middle school and high school age kids. There was also a desire for opportunities that will create stronger community connections through a variety of events.

Through the public meetings the design team was able to have many one on one conversations with community members about their concerns about the park as well some deeper insight into the history of this community. Many residents described how the closure of the golf course has led to the deterioration of the property and how they are very excited to see the site become activated in the future.



Public meetings at Weston Ranch Library.

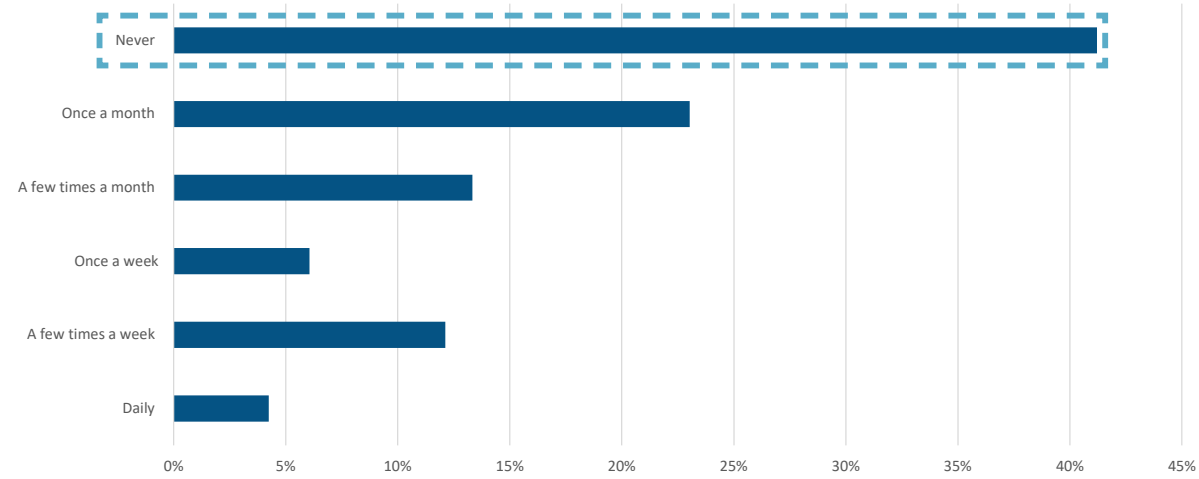
SURVEY HIGHLIGHTS

COMPLIED ENGAGEMENT DATA

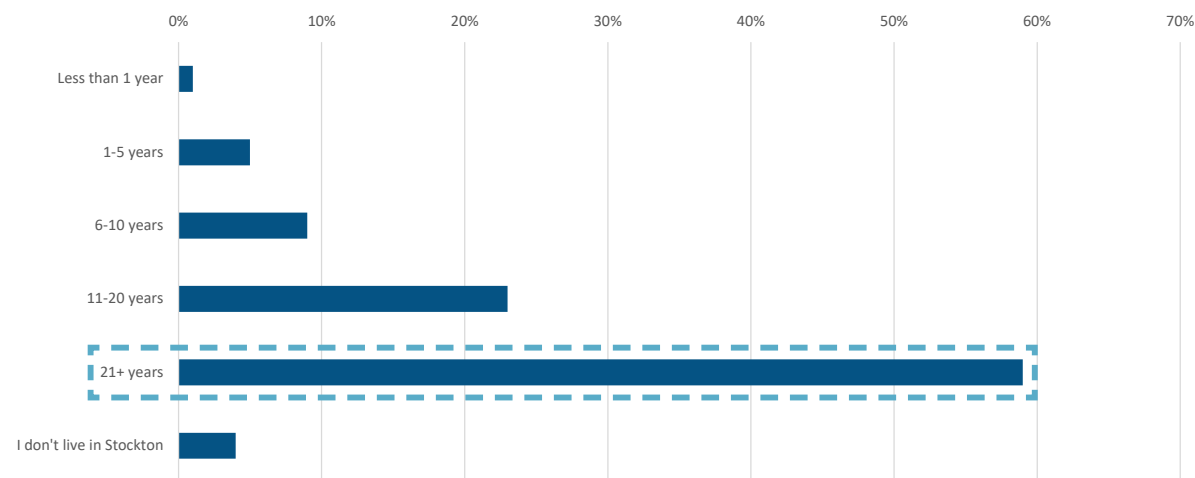
Throughout the project the design team used a variety of questions to see what demographic groups were participating in the public engagement. We were able gather feedback from a wide range of age groups which provided reliable data on current users of the park and community center and what programming the residents are most interested in for future improvements.

The following graphs represent the complied responses from the two surveys and four public meetings. Complete public engagement information can be found in the appendix on page 34.

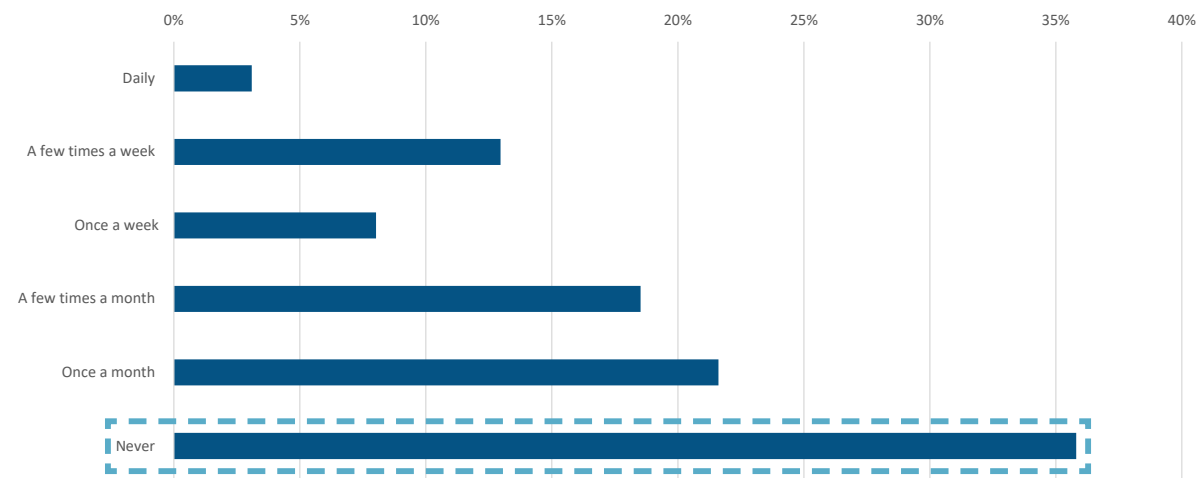
How often do you visit the existing Van Buskirk Community Center?



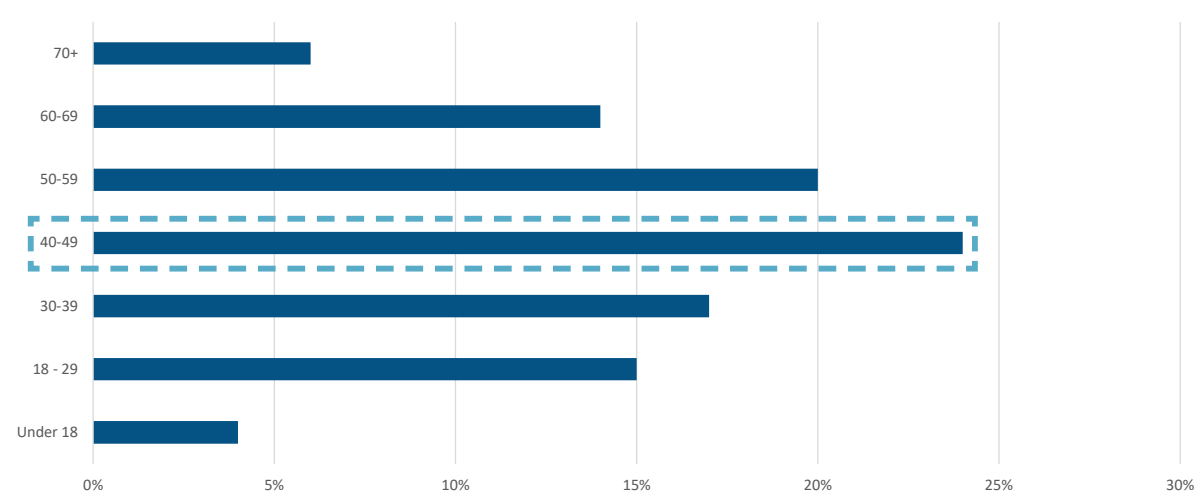
How long have you lived in Stockton?



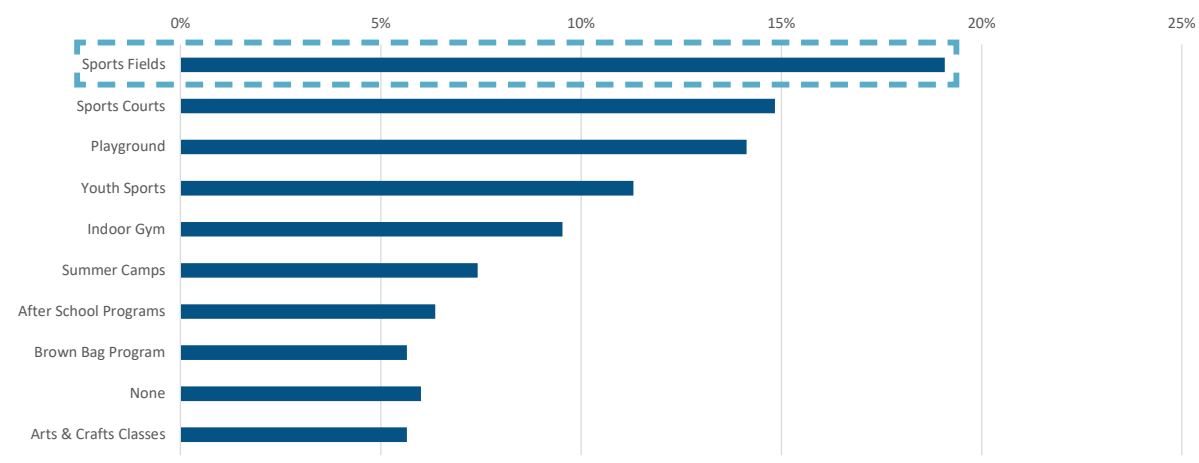
How often do you visit the existing Van Buskirk Park?



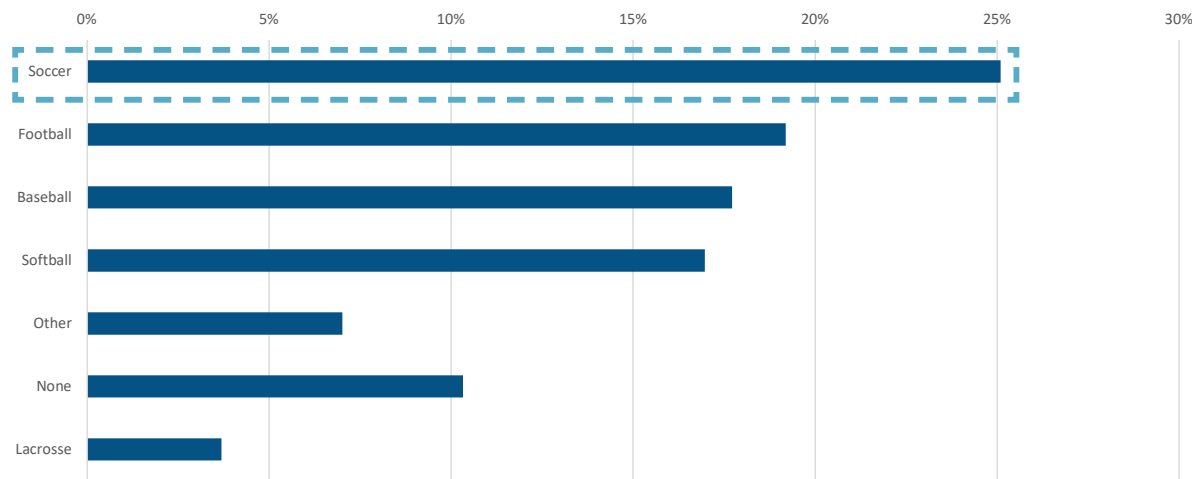
Which of the following best describes your age?



What are your primary activities or purpose when you visit Van Buskirk Community Center & Park?

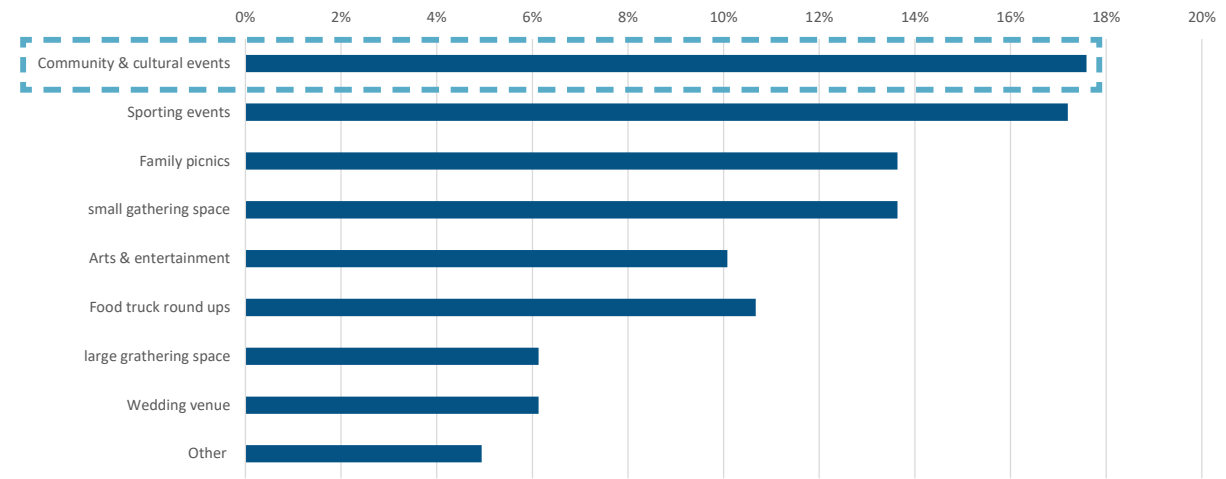


What types of sports fields would you most use?



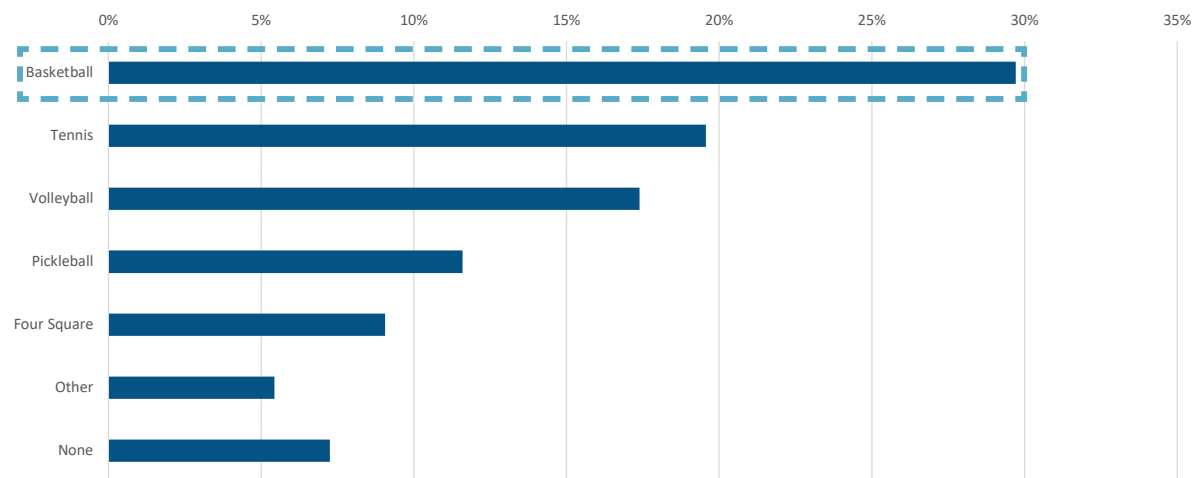
Other Responses: golf/golf training (8 responses), cross country course (5 responses), cricket field, special needs tee ball, running track, disc golf

What kind of events and gathering spaces would you most use?



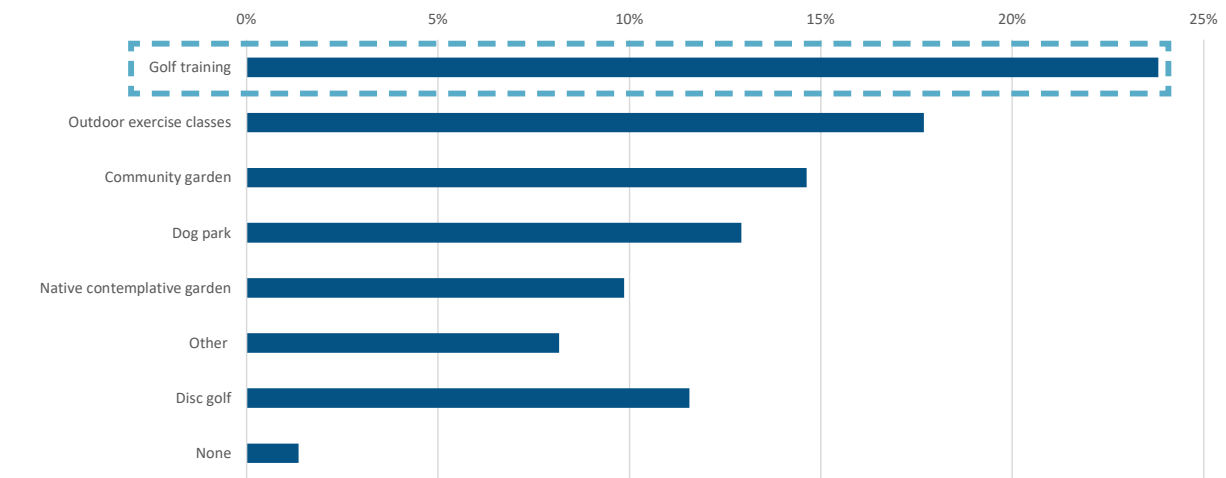
Other Responses: golf/golf training (5 responses), running course (5 responses), skateboarding, movies in the park, music at the park, skating rink, mini golf, study spaces, disc golf (6 responses), walking paths (2 responses)

What types of sports courts would you most use?



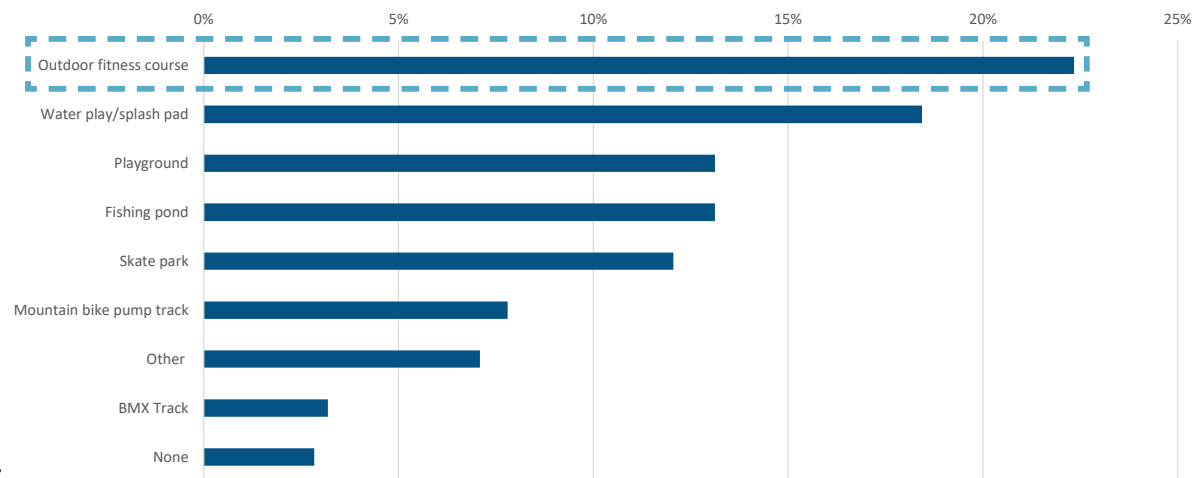
Other Responses: golf/golf training (9 responses), cross country course (3 responses), badminton, skating

What organized activities would you most use?



Other Responses: cross country course (11 responses), running track (3 responses), amusement park, theater/drama, skate park concerts, walking paths, giant chess set

What organized facilities would you most use?



pool, ice rink, high school sports, nature walk, disc golf (7 responses), hiking trail

3



ALTERNATIVES & COLLABORATION

ALTERNATIVES

CONSISTENT ELEMENTS IN ALL ALTERNATIVES

To develop a final master plan for Van Buskirk Park, a number of alternatives were prepared and presented to the community and stakeholders for input. While each of the alternatives have differences, there are several key elements that are consistent with all the alternatives and the overall park experience:

- A landscaped linear park along the portion of Houston Avenue that fronts the park and provides an enjoyable multi-use path with seating areas and improves connectivity between the park and the surrounding community.
- Each alternative suggests a lower level of improvements and active use for the area west of the previous golf clubhouse. Improvements focus on restoration, improving wildlife habitat while including trails, seating, and viewing areas that allow users to explore and enjoy the natural beauty of the park while minimizing environmental impact.
- A small park and day use area is strategically placed at the western edge of the site providing a small neighborhood park within short walking distance to the residents in the immediate area.
- Throughout the park each alternative will include various proposed uses. Trails provide a recreational benefit as well as connecting to neighborhoods.
- Each alternative has two primary gathering areas where utilities (water, sewer, electricity) currently exist.



ALTERNATIVE ONE

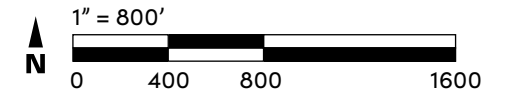
Alternative one concept builds off a public engagement process where several community meetings were held to discuss uses the residents would like to see adjacent to the existing Van Buskirk Community Center. This effort was conducted to develop a plan that the City would use for applying for funding under the Proposition 68 grant administered by the Sacramento – San Joaquin Delta Conservancy. While the City was unsuccessful with the grant, this alternative includes the types of uses that were desired adjacent to the Community

Center. The existing golf clubhouse structures are to be replaced and the parking area improved as one of the main access points for the park. In addition, three small parks are located throughout the site: one on the east connected to the existing community center and park, one at the center around the existing golf course parking and clubhouse, and one on the west side at the corner of Houston Avenue and 8th street accessed by emergency services to keep the site secure and discouraging negative uses.

ALTERNATIVES

ALTERNATIVE TWO

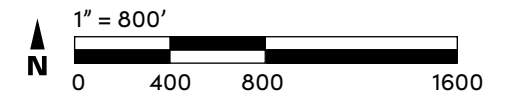
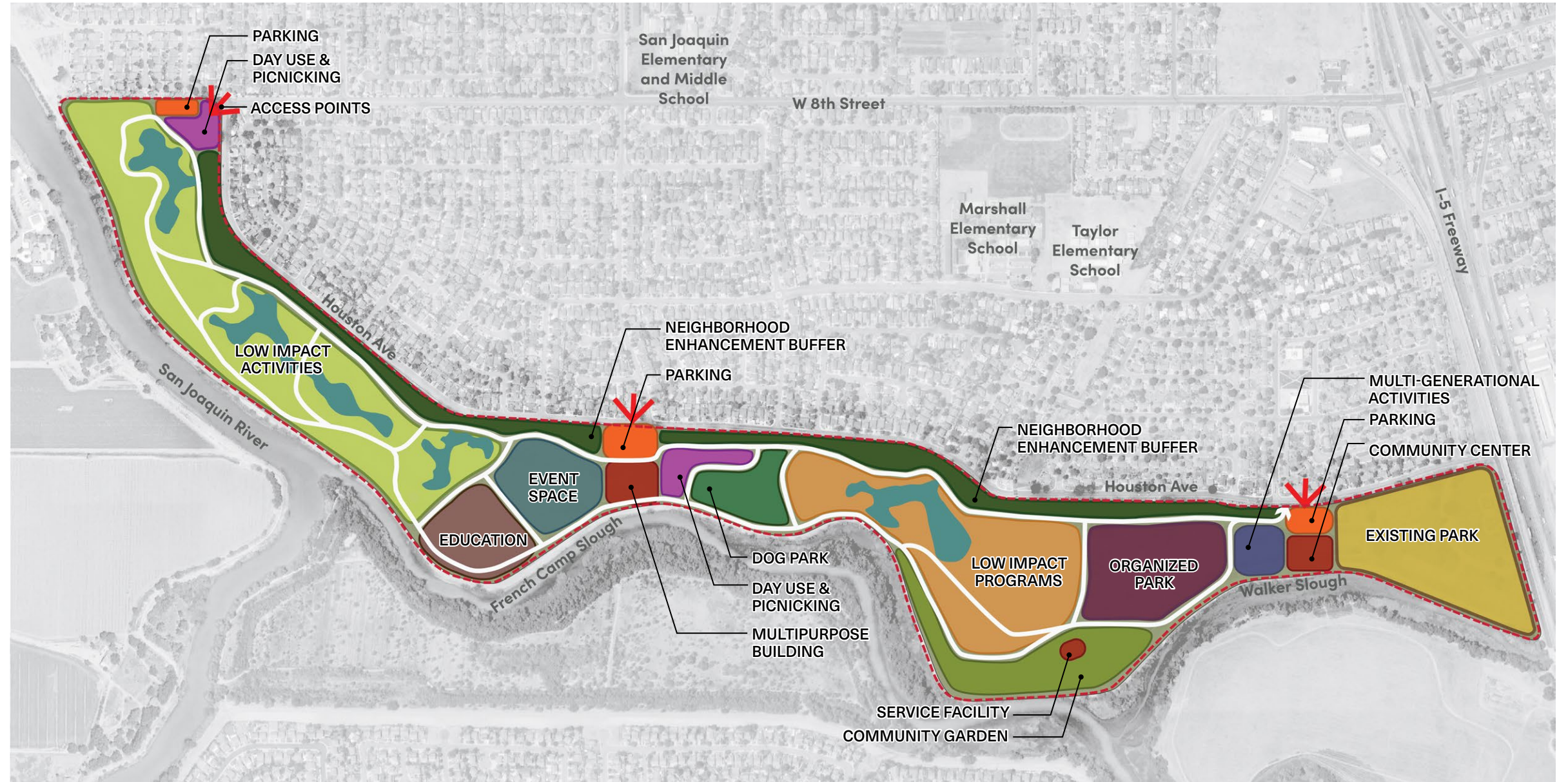
The second alternative focuses on expanded programs concentrated between the Community Center and the Golf Clubhouse and parking area. Larger areas for group gatherings and picnics, organized park facilities, such as skate and bike parks, as well as dog parks are included. A large portion of the site between these two active areas is proposed as low impact type of uses, allowing flexibility in the development of the park. This concept emphasizes activities tailored for children, with kid-focused amenities concentrated near the community center, shown in the multi-generational and organized park areas. The proximity to the community center enhances convenience and promotes a safe and engaging environment for young park users.



ALTERNATIVES

ALTERNATIVE THREE

The third concept focuses on creating larger gathering and event spaces at the center of the park. These spaces are designed to accommodate a variety of community and cultural events. A new outdoor education center is proposed near the low impact activities and trails. Its proximity to the low impact areas and trails allows for seamless integration of educational activities with the natural surroundings. To cater to the diverse needs of the community, multi-generational recreation and outdoor exercise features are purposefully placed near the community center and the community garden is expanded to allow for more production space and associated maintenance areas.



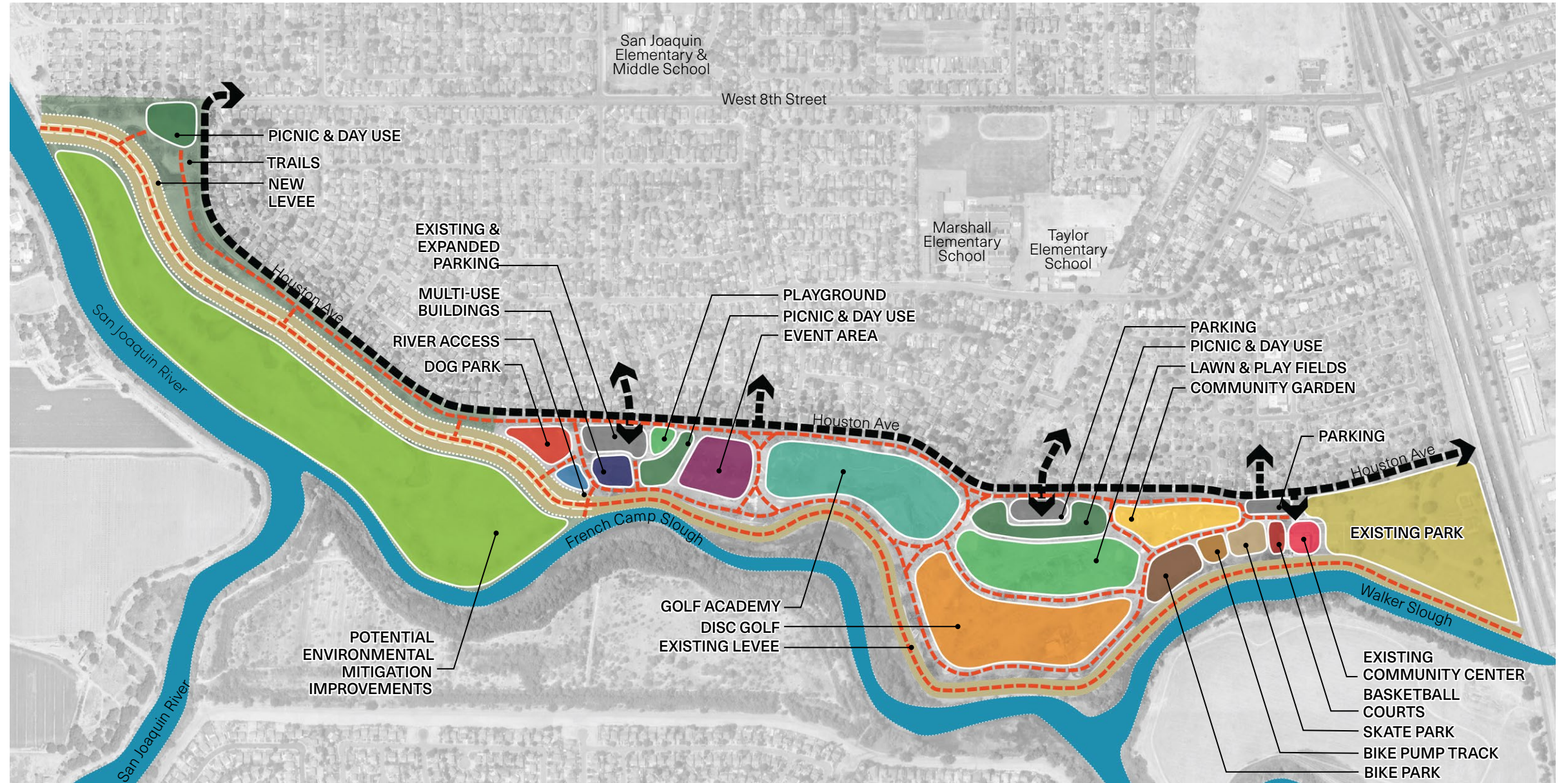
ALTERNATIVES

PREFERRED ALTERNATIVE

The three alternatives were presented to the community and stakeholders to gain feedback, and to share ideas and concerns. The community feedback led to the development of a preferred alternative that reflects the best components of all the alternatives. The preferred alternative incorporates several key additions and enhancements to create a vibrant and inclusive community space. Adjacent to the existing community center, additional outdoor basketball courts, a new bike and skate park with associated amenities are included, providing easily supervised and accessible areas for after-school programs and summer camps. To establish a connection with nutrition programs offered at the community center, a community garden is proposed near the center. Space for additional parking is provided in the event the existing Community Center parking is inadequate to accommodate the proposed uses.

Based on community desires, a multipurpose lawn area is the focus of a new park entrance proposed at the intersection of Houston Avenue and Georgia Avenue. The lawn area is large enough to support limited organized sports but still provides practice areas for sports teams and informal play. The multipurpose lawn also has ample area for large family and community gatherings. A splash pad/water play area is proposed and an 18-hole disc golf course is positioned along the southern edge of the park, running parallel to the levee. This location ensures that it remains separate from the main walking paths, reducing potential conflicts between pedestrians and disc golf players. A convenient parking area provides access to new day-use areas and play fields.

Throughout the process there was interest in including new golf features at the park. While a full golf course would not be feasible a golf academy with a modest golf training facility has been included. These facilities have been successfully constructed and operated throughout the country allowing the opportunity to practice key aspects of the



game, would provide a practice facility for the local schools and introduces new players to the game in a much smaller footprint.

To accommodate desired community events, the replacement of the existing golf clubhouse structures will provide indoor facilities to host community meetings and social gatherings, space for food and beverage operations, educational areas, and staging for events such as running races or outdoor music events. To the east of the new buildings, an event lawn with outdoor pavilion will provide a venue for hosting concerts and performances. Adjacent to the event lawn

there are opportunities for adventure play, a children's playground, pickleball courts, and picnic areas. To the west there is an area devoted for environmental education with a large outdoor deck area for events and river access for non-motorized watercraft. Near the existing parking along Houston Avenue a large enclosed dog park area accommodating dogs of various sizes is proposed. The parking area has been enlarged to accommodate the expanded use in this area.

The area that was previously identified as low impact development and restoration has

been highlighted as potential environmental mitigation to improve the safety of the neighborhoods in the event of flooding. The USACE is in the process of repairing and replacing several miles of the levee in the San Joaquin River Delta and this area of Van Buskirk Park is ideal to the USACE for flood control, wetland mitigation and habitat enhancement. While this will require on going collaboration and coordination with the City, public access will be included that is consistent with the low impact uses intended for this area.

AGENCY COLLABORATION

During the master planning process, the City was approached by USACE in conjunction with SJAFCA to inquire about possibly using a portion of the Van Buskirk Park for flood protection, riparian and wetland mitigation and habitat remediation. Currently the USACE is looking at approximately 2.3 miles of levee repair, replacement, and relocation to address current and long-term issues related to flooding and climate change. Due to the location of the park at the confluence of the French Camp Slough and the Lower San Joaquin River and the potential area available, Van Buskirk Park has value for mitigation opportunities for the San Joaquin River Basin and Lower San Joaquin River projects.

The San Joaquin River Basin, Lower San Joaquin River, California Final Integrated Interim Feasibility Report/Environmental Impact Statement / Environmental Impact Report have identified Phase 'E' Duck Creek

and French Camp Slough levee reach that are in need of flood improvements. Design Workshop was then connected with SJAFCA about how the master planning process for the park would work in conjunction with potential flood control measures. Since much of the site west of the existing clubhouse had been identified as low impact, passive uses with an emphasis on restoration, the opportunity to consider this area for use by the USACE was consistent with what had been discussed with the community during the early stages of the master plan process.

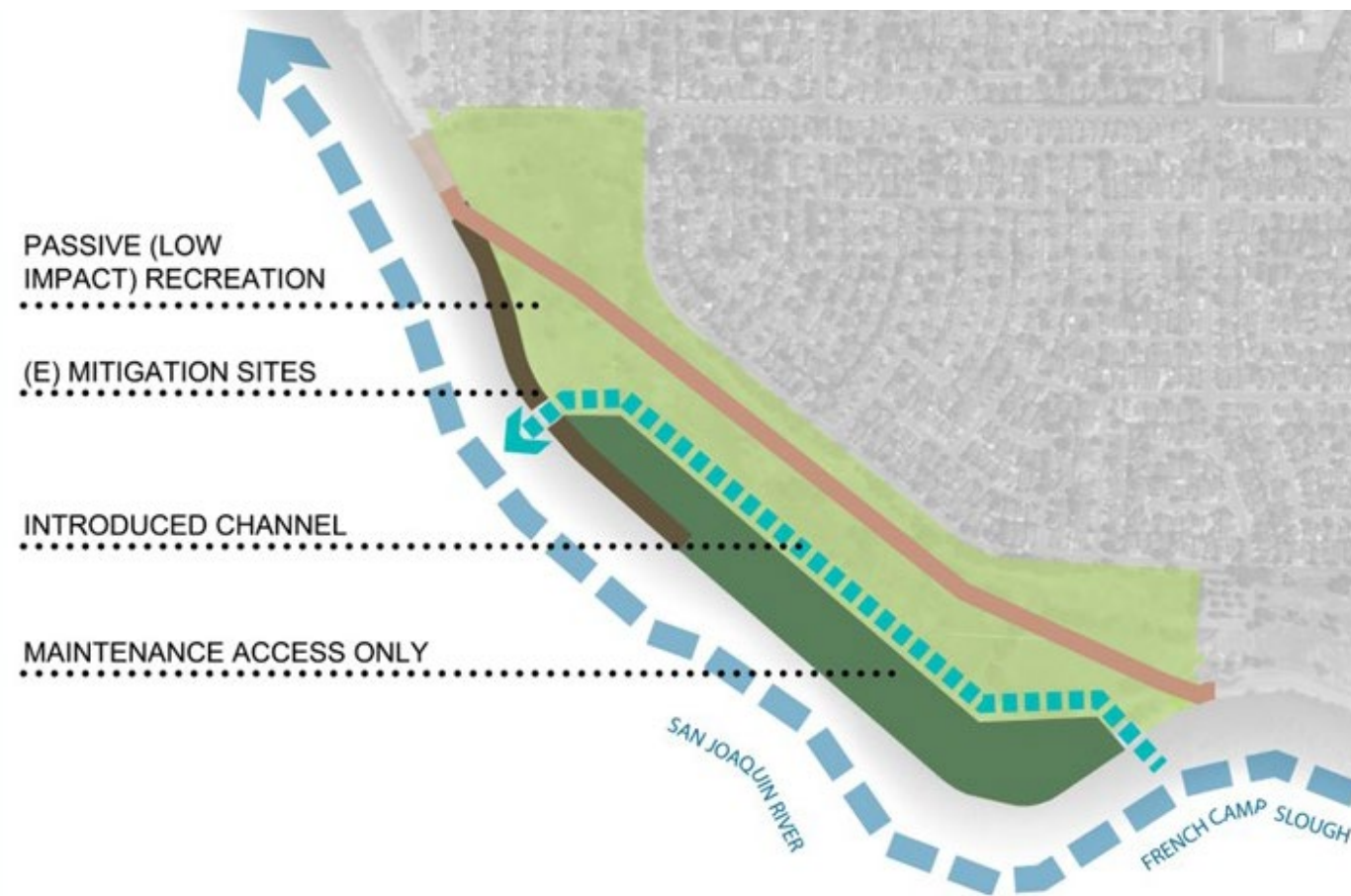
As part of the planning process, the USACE and SJAFCA attended and presented information about the flood control project and how the Van Buskirk site would assist with some of their needs for environmental mitigation sites. This included two alternatives, a setback levee that is 75 feet off of Houston Avenue providing mitigation opportunities

versus a fix-in-place levee. The community was generally in favor of this and had expressed concern for improving flood protection early in the community outreach process. All of the proposed levee alternatives will provide public access in the way of trails and passive uses such as wildlife viewing.

At the completion of this master plan, the USACE and SJAFCA are diligently assessing the Van Buskirk site and have elevated the importance of this stretch of the levee improvement project from the initial priority six to priority three. Early design efforts are in progress and it is anticipated that design will begin in 2025.

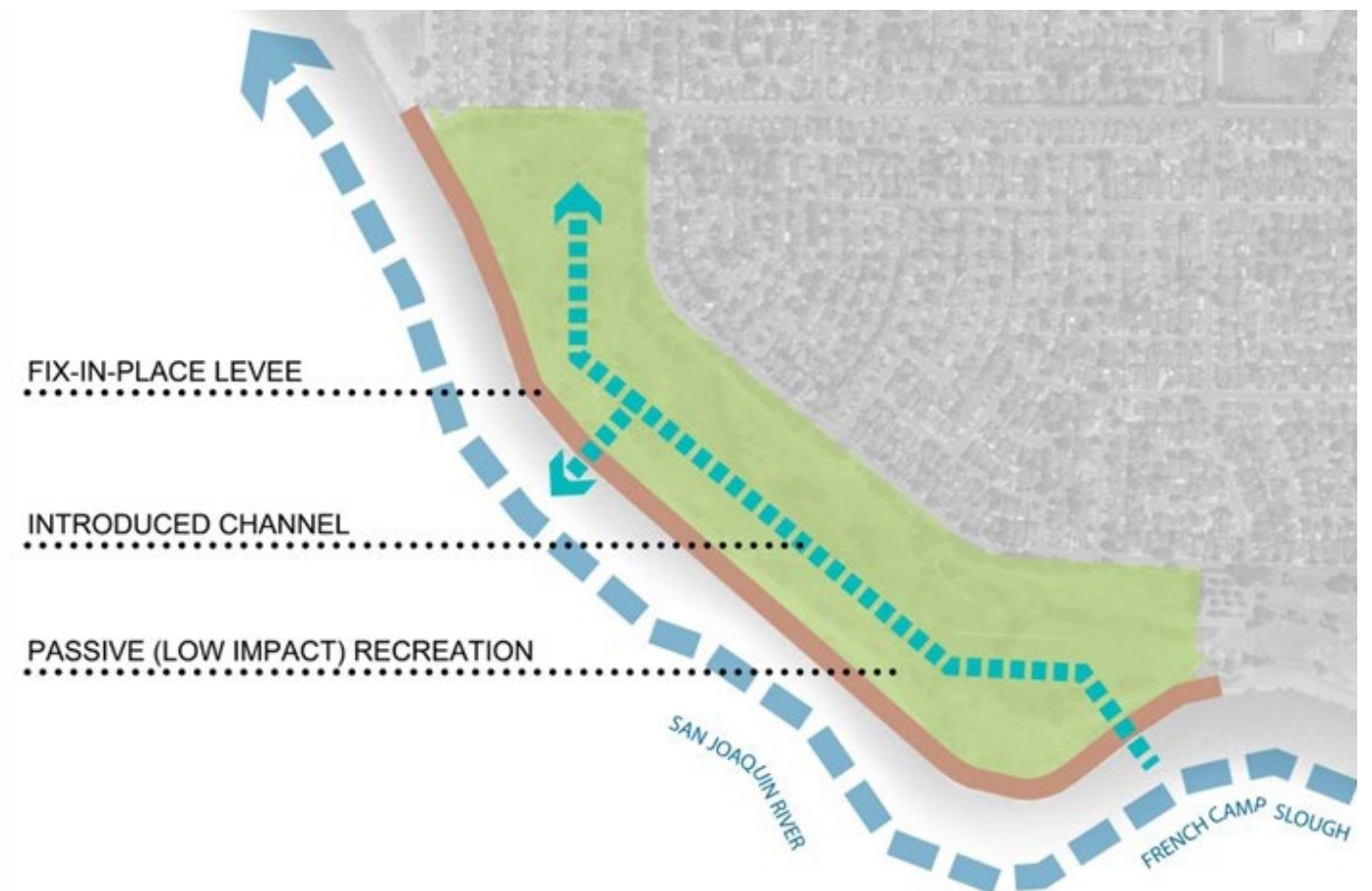
OBJECTIVES	ALT (1)	ALT (2)
Levee Repair	75 foot setback	Fix-in-place
Habitat Creation <i>*Both strategies involve introducing water</i>	New channel on the water side of the levee	New levee gate (manual vs self regulating/closing) or pump water into the site
Passive Recreational Opportunities	Pedestrian access and gathering spaces to eastern side of channel with nature viewing, interpretation, and other nature based passive recreation	Pedestrian access in the entire site, gathering areas on eastern side of water body with nature viewing, interpretation, and other nature based passive recreation

Source: USACE



USACE Alternative 1

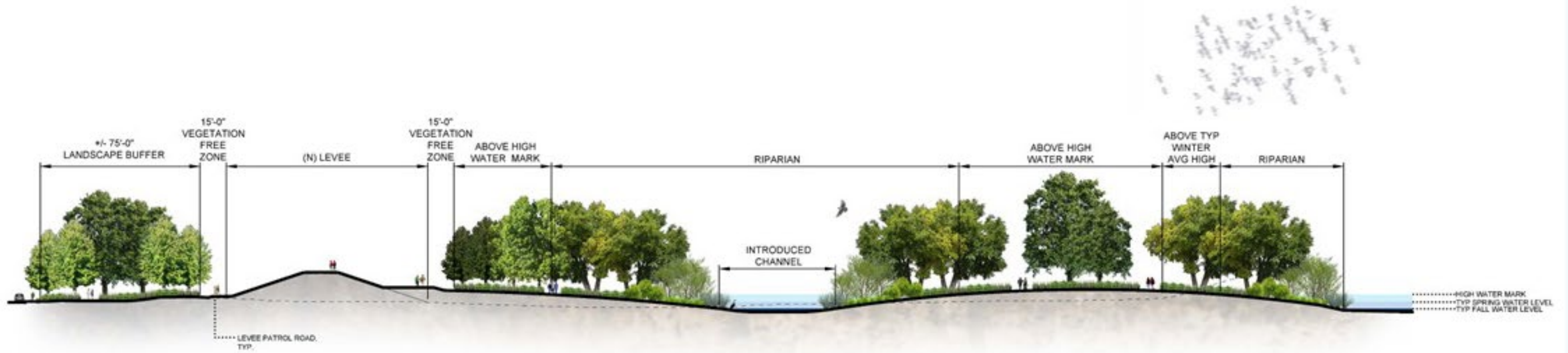
Source: USACE



USACE Alternative 2

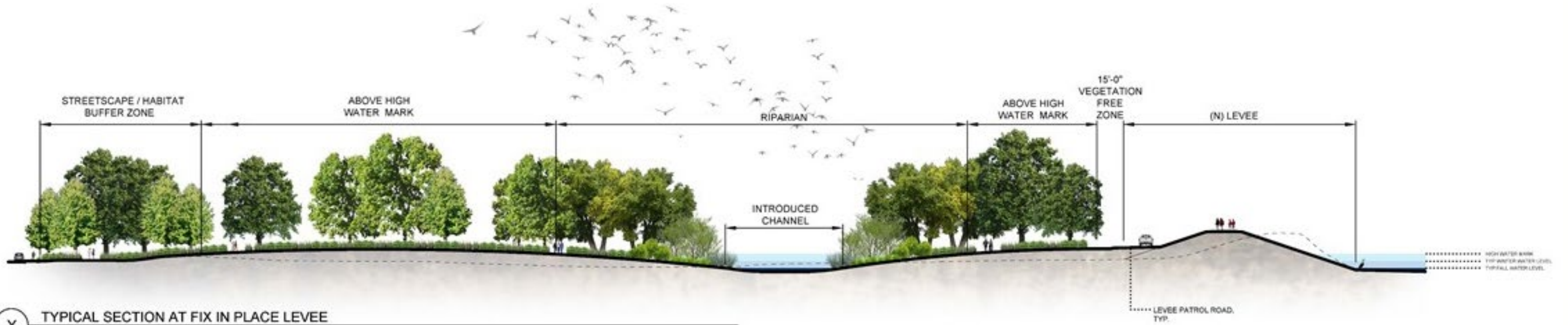
Source: USACE

AGENCY COLLABORATION



X TYPICAL SECTION AT SETBACK LEVEE
SCALE: 1" = 30'-0"

Source: USACE



Y TYPICAL SECTION AT FIX IN PLACE LEVEE
SCALE: 1" = 30'-0"

Source: USACE

4



MASTER PLAN

MASTER PLAN



MASTER PLAN

The master plan incorporates several design features to create a vibrant community space. It includes an enhanced neighborhood connector along Houston Avenue, providing improved accessibility and connectivity to the park. Internal walking loops also span the entire length of the park, promoting physical activity and offering diverse routes for exploration.

The park design prioritizes safety and visibility by creating a usable edge and incorporating features that increase visibility from the community. More frequent use will make the park feel safer and more welcoming. Additionally, the internal pedestrian paths are large enough to accommodate security vehicles and emergency access when necessary, ensuring the well-being of park visitors.

The park is designed to be diverse and inclusive, with a wide range of amenities that will attract a variety of users, catering to their different preferences and interests. Van Buskirk will become an activated community hub for the residents of south Stockton, providing new recreation opportunities and serving as a central gathering place.



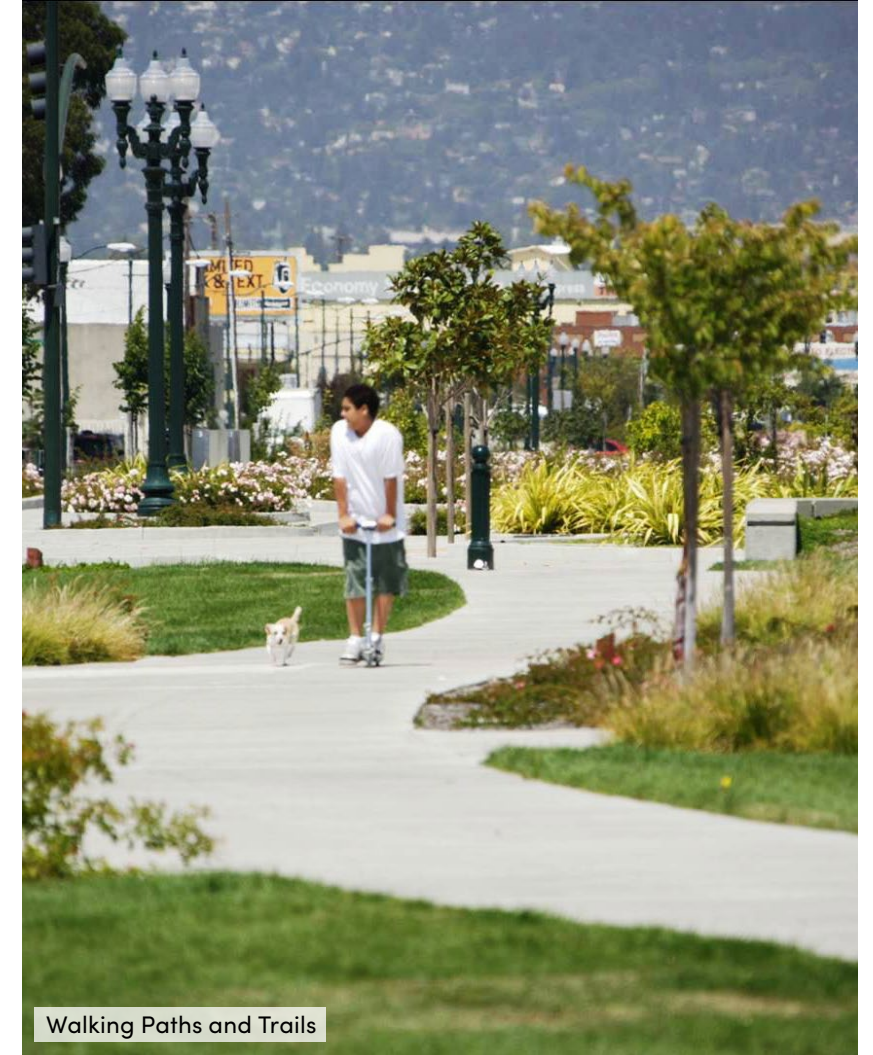
Community Garden



Water Play



Skate Park



Walking Paths and Trails



Golf Academy



Community Events

MASTER PLAN EAST ENLARGEMENT





Outdoor Education



Walking Trails



Habitat Restoration



Sporting Events



Disc Golf



Basketball



Adventure Play



Outdoor Exercise Course

MASTER PLAN CENTRAL ENLARGEMENT



MASTER PLAN WEST ENLARGEMENT



5



IMPLEMENTATION

PHASING



PHASING

PHASING

A park of this size typically takes years to implement. Given current funding and operational challenges, there are more projects on this list than can feasibly be accomplished in the next several years.

Developing a phasing plan helps with identifying funding to pursue and a logical approach for park improvements yet can be less flexible to take advantage of funding sources that may arise. However, there are a few things to consider assisting with phasing in the improvements. The availability of funding will determine the schedule and scope of projects to be implemented. Developing a list of projects and where potential funding can be obtained will:

- Provide General Fund dollars to implement improvements that are high priority for the community and/ or for matching funding when pursuing grants.
- Projects that have potential to be funded through grants, donations, or other funding sources should be considered a high priority.
- Projects that generate revenue and recover all direct costs to be self-supporting, without relying on General Fund dollars. This may require constructing the facilities to support the operations and may be part of the city-wide concessionaire programs such as concert venues, sporting events, community space for rent (weddings, reunions, etc.).

PRIORITIZATION CRITERIA

There are several criteria that can be used to determine a “priority project”. The following prioritization criteria were developed based on community priorities and will assist the City with evaluating their annual capital improvement and investment plans. A project is considered a priority if it:

- Ensures health and safety. Unsafe or unhealthy conditions must be rectified

to reduce liability and ensure the well-being of park and facility users.

- Utilizes available funding. Projects that have potential to be funded through grants, donations, or other funding sources should be considered a high priority.
- Generates revenue/is self-supporting. Priority is given to projects that can generate revenue and recover all direct costs to be self-supporting, without relying on General Fund dollars.
- Leverages partner resources. Projects that take advantage of resources or funding provided by other entities should have a high priority, especially if the project also meets other criteria.
- Addresses gaps in service. Projects that will serve targeted population groups or provide opportunities in underserved areas should be prioritized.

Additional criteria that will need to be considered when selecting a project for implementation include the following.

FINAL DESIGN

The master plan developed for Van Buskirk provides the framework and vision for the future of the park. For improvements to occur, a final design will need to be prepared that clearly documents the proposed improvements and provides the information to successfully construct the project. Typically, the City solicits services from design professionals to prepare final design documents and contractors for installation.

PERMITTING

Depending on the extent of the improvements, environmental permitting will be required. Some improvements may be exempt, yet others will require some level of California Environmental Quality Act (CEQA) to be completed. Prior to selecting a project to move forward with, the City should identify the type of environmental permitting required.

INFRASTRUCTURE NEEDS

With existing infrastructure (water, sewer, electricity) currently available at the Community Center and the existing golf clubhouse area, expansion from these two areas makes logical sense. The existing conditions and capacity of the existing utilities will need to be assessed to include the full build out of the park.

OFFSITE IMPROVEMENTS

In some cases, there may be offsite improvements required as part of a project. Typically, these would include street frontage improvements and traffic calming measures that are not part of the park property.

A project’s rating as a “priority project” is dependent on factors that change over time, such as the availability of funding and interest of potential partners. For this reason, a project’s priority status may change, and the project may be implemented on a different timeline than anticipated. The City should review and re-evaluate all capital projects annually in preparation of their Capital Investment Plan or Capital Facilities Plan to determine which projects to advance when funding is available.

PAY ITEM	Description	Extended Total Amount
A	Basketball Courts	
	TOTAL	\$884,375
B	Skate Park	
	TOTAL	\$3,967,500
C	BMX Track and Bike Trails	
	TOTAL	\$3,989,375
D	Community Garden	
	TOTAL	\$3,418,750
E	Multipurpose Lawn and Water Play	
	TOTAL	\$5,503,125
F	Disc Golf	
	TOTAL	\$2,425,000
G	Golf Academy	
	TOTAL	\$12,587,500
H	Pickleball Courts	
	TOTAL	\$1,181,000
I	Event Area	
	TOTAL	\$1,825,000
J	Playground and Adventure Playground (Near Clubhouse)	
	TOTAL	\$1,790,625
K	Community Facilities/ Events Staging	
	TOTAL	\$12,325,125
L	Dog Park	
	TOTAL	\$2,400,625
M	Trails and Fitness Loop	
	TOTAL	\$9,103,770
N	Neighborhood Park - West End	
	TOTAL	\$1,066,875
O	Linear Park	
	TOTAL	\$6,967,500
P	Parking Area 1 - Near Community Center	
	TOTAL	\$1,422,500
Q	Parking Area 2- Near Multi Purpose Lawn and Playground	
	TOTAL	\$2,053,750
R	Parking Area 3 - Near Event Area	
	TOTAL	\$1,070,000
S	Parking Area 4 - Renovation of Existing Parking	
	TOTAL	\$1,527,500
	TOTAL Extended Costs	\$75,509,895

The detailed cost opinion can be found in the appendix on page 48.

IMPLEMENTATION

IMPLEMENTATION

With limited general funds available to implement the Van Buskirk Master Plan, finding alternative methods for financing improvements requires the commitment by the City to identify and pursue additional funding sources. While many of these seem straight forward, ensuring there is staff focused on this will provide a foundation for short- and long-term funding.

GRANT FUNDING

Over the years the City has been successful receiving grant funding for various projects in the City such as the \$5.4 million for the McKinley Park and Victory Park pools provided through the California Department of Parks and Recreation Office of Grants and Local Services and Proposition 68. Most recently the Proposition 68 application for financial assistance for improvements at Van Buskirk Park was unsuccessful yet with this master plan for the full park and a documented public engagement process, applying for this funding again may yield a different result.

PUBLIC PRIVATE PARTNERSHIPS (PPP)

Public-private partnerships (PPPs) are a mechanism for government to procure and implement public infrastructure and/or services using the resources and expertise of the private sector. PPP is based on two main principles: Both parties invest in the project. In a financial sense (manpower, materials budget) and in an expertise-related sense (knowledge, networks). The parties contribute to a societal and often a commercial purpose. While each PPP agreement is unique, many concession models involve an upfront capital infusion to the municipality. An example of this may be the proposed golf academy identified in the master plan.

USACE & SJAFCA

As described previously, the USACE and SJAFCA expressed their interest in using most of the western portion of the park for flood

control, wetland mitigation and habitat development to offset impacts associated with the 2.3 mile of levee improvements/ replacements underway. This can provide the City with an opportunity to obtain funding to improve and maintain the western portion of the site as well as other areas in the park. USACE is currently doing the geotechnical exploration and utility potholing surveys at Van Buskirk Park at various locations and if favorable, design is anticipated to begin in the year 2025.

STOCKTON UNIFIED SCHOOL DISTRICT

While the schools within the area of this park have areas on site for recreation and outdoor activities, during the master plan process a few uses were discussed that would benefit the Stockton Unified School District (SUSD) curriculum. The opportunity for the park to develop a cross country trail that meets the requirements for hosting cross country track events would be of value to the high school and middle school. Creating a golf academy for use by the schools for teaching and improving the sport of golf was of great interest. Providing areas for outdoor and indoor environmental and educational facilities during and for after school activities was also discussed during public meetings. With this in mind, the City and the SUSD should discuss opportunities for providing funding to build and/ or maintain park improvements which support student and instructor activities.

GOLF ORGANIZATIONS

During the master plan process, the desire to have some type of golf facility was highly desired by several people attending the meetings. The master plan has identified a general location and size for a golf academy which provides a venue to teach and improve golfing skills. There are several golf organizations focused on this and may be a partner for the City to consider. The following are just a couple:

THE AMERICAN GOLF FOUNDATION (AGF)

This is a nonprofit organization dedicated to promoting the game of golf and its ideals through charity, education, and community service. The cornerstone supporting AGF's mission is the dedicated, caring team of volunteer AGF Ambassadors who are mobilized at host golf courses. Ambassadors contribute their time, passion, and energy to helping educate golfers about the game; raising funds for worthy local and national charitable causes; and supporting programs that provide people of all ages and backgrounds with the opportunity to learn, play and enjoy the game of golf.

FIRST TEE

First Tee San Joaquin currently runs all their programs out of the Swenson golf course. The new golf academy at Van Buskirk would provide a new program location that would be easier for residents of south Stockton to access. The program provides youth with free golf lessons to use golf as way to help kids develop their character, resilience, self-confidence through immersive golf lessons and activities.

EDIBLE SCHOOLYARD

The City of Stockton has worked with Edible Schoolyard Project to develop the successful Boggs Tract Community Farm that offers outdoor education, K-12 garden and cooking classes, teen volunteer programs, and Community Supported Agriculture (CSA) box giveaways. Edible Schoolyard works with communities to provide hands-on experiences for children understand the value of food, nature, and stewardship. During the master planning process, the City presented the Van Buskirk site to the Edible Schoolyard Project with the intent of creating a partnership to manage and operate a new community garden at Van Buskirk.

AMERICAN RIVERS

American Rivers is a national nonprofit organization that works to protect and restore all rivers, from remote mountain streams to urban waterways, for people and nature. They were successful with a grant awarded to assist with providing guidance and collaboration to integrate the Van Buskirk Park and the USACE levee improvement, including helping to provide access to the river. They support relocation of a portion of the levee to establish public access to the river for recreation and reduce the risk of flooding in Stockton. Maintaining a close working relationship with American Rivers and other organizations they are aligned with is critical for the City to identify potential funding for improvements and maintenance of portions of the park.

TRUST FOR PUBLIC LAND

This organization was founded in 1972 on the conviction that all people need access to nature and the outdoors, close to home, in the cities and communities where they live. Over the years they have worked with communities to create parks and protect public land where they are needed most and driven by four commitments: equity, health, climate, and community. With the types of park improvements contained in the master plan, the Trust for Public Land is a likely organization to partner with the City.



River Habitat Restoration



Park Concessionaire



Edible Schoolyard Project



First Tee Greater Sacramento



Access To Public Lands



River Recreation

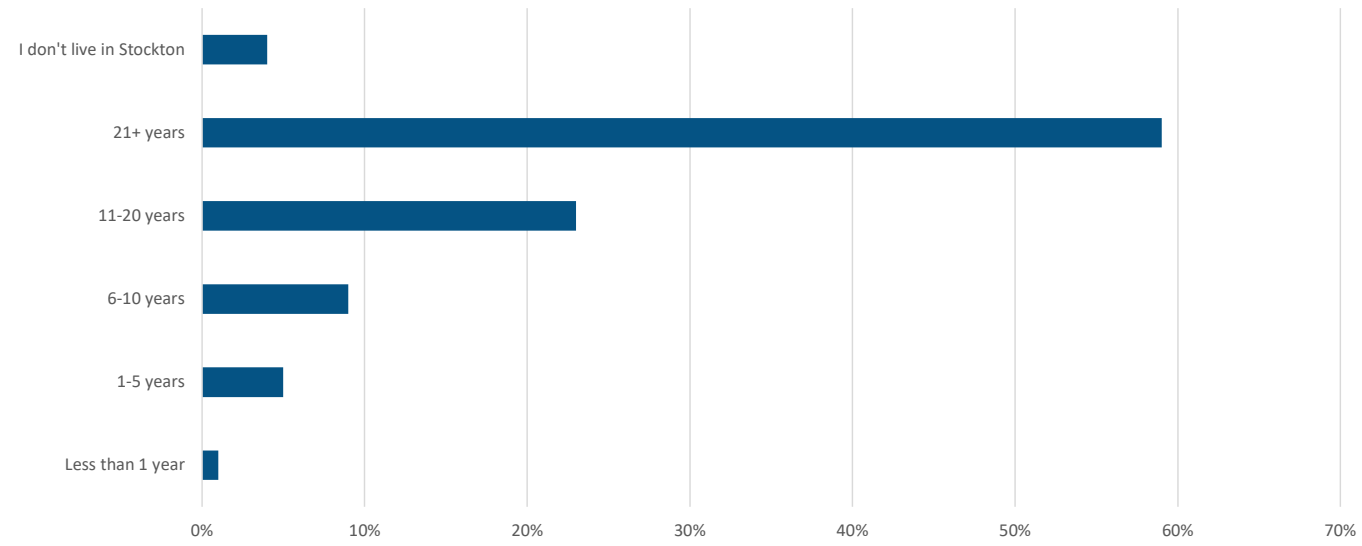
APPENDIX



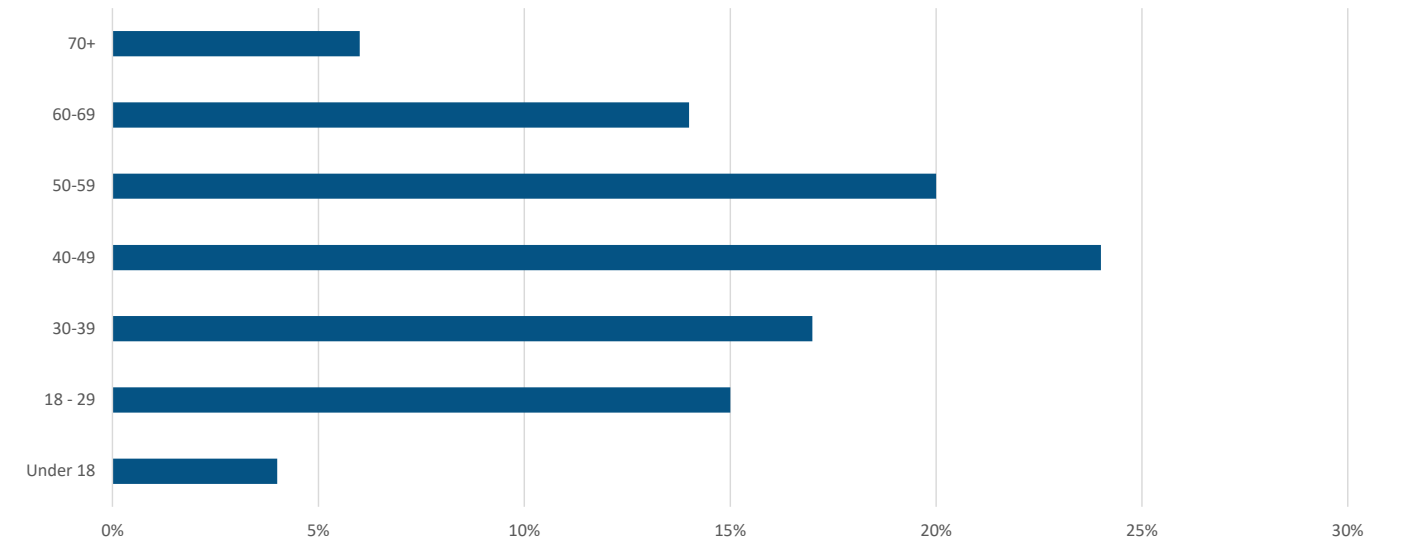
APPENDIX 1

ONLINE SURVEY #1 RESULTS

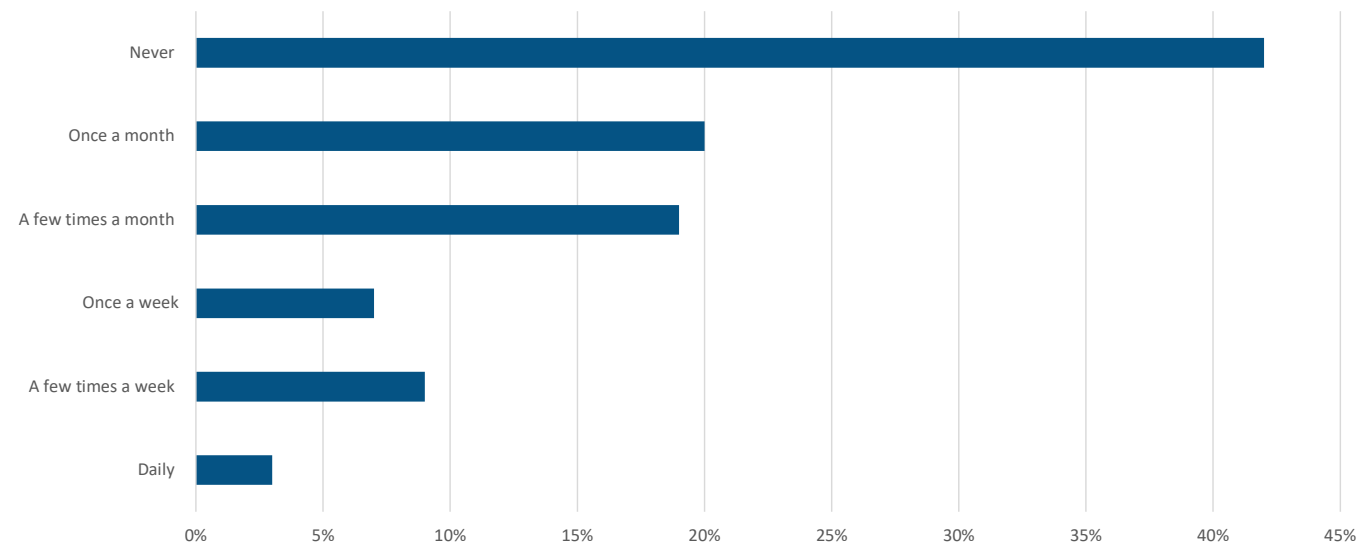
How long have you lived in Stockton?



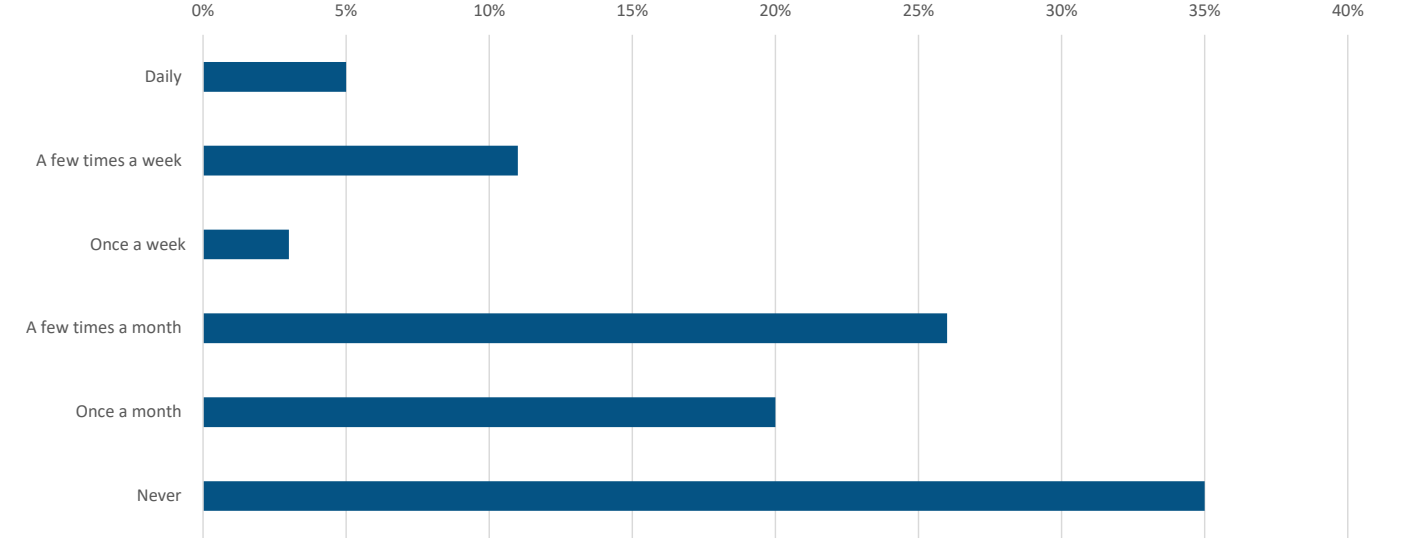
Which of the following best describes your age?



How often do you visit the existing Van Buskirk Community Center?



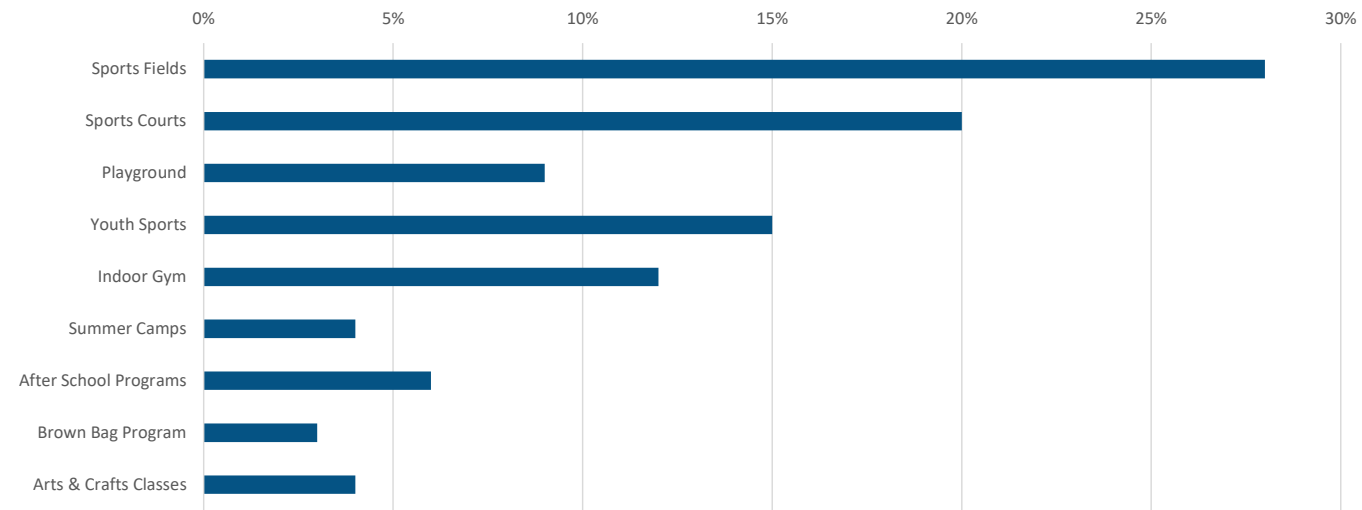
How often do you visit the existing Van Buskirk Park?



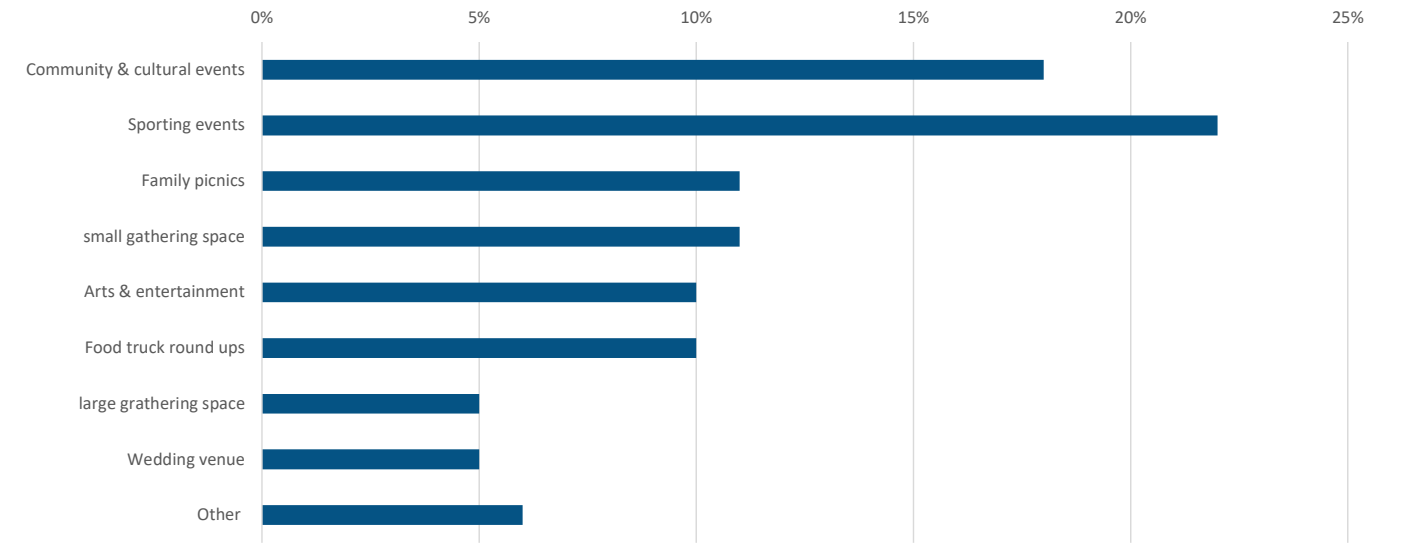
APPENDIX 1

ONLINE SURVEY #1 RESULTS

What are your primary activities or purpose when you visit Van Buskirk Community Center & Park?

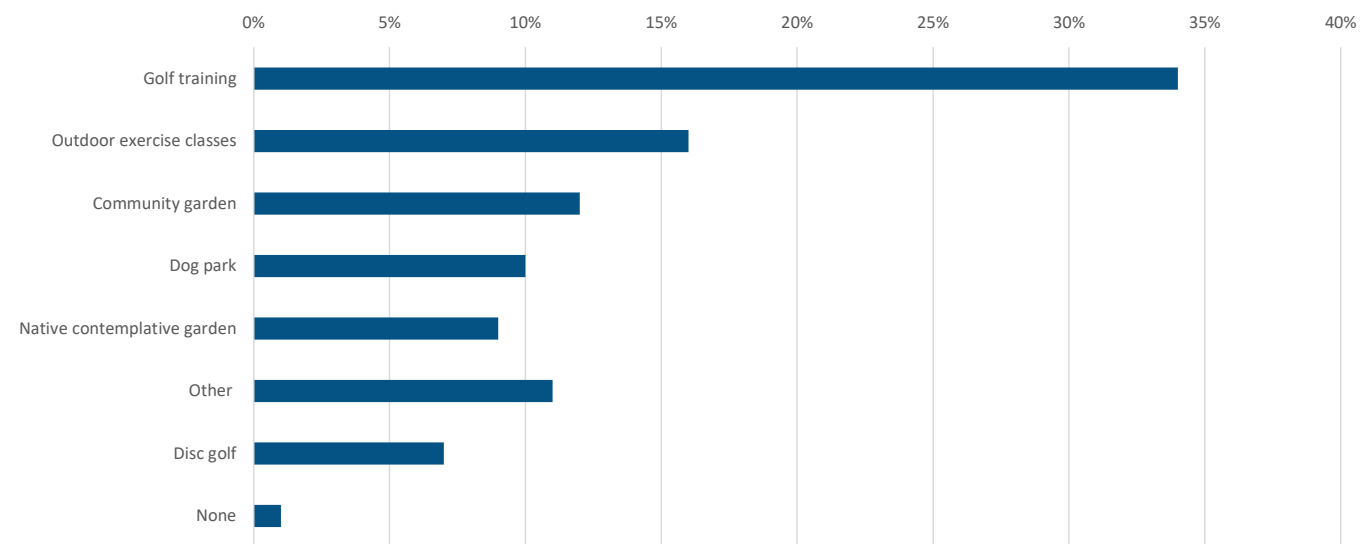


What kind of events and gathering spaces would you most use?



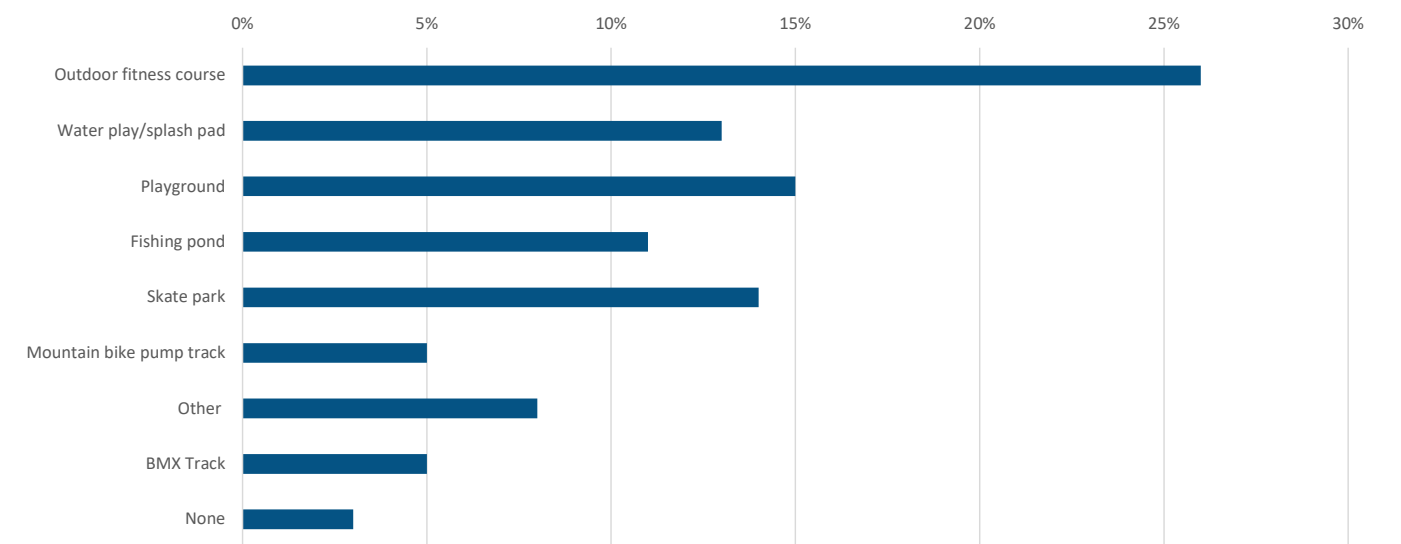
Other Responses: golf/golf training (5 responses), running course (5 responses), skateboarding, movies in the park, music at the park, skating space, mini golf course, study spaces

What organized activities would you most use?



Other Responses: cross country course (11 responses), running track (3 responses), amusement park, theater/drama, skate park

What organized facilities would you most use?

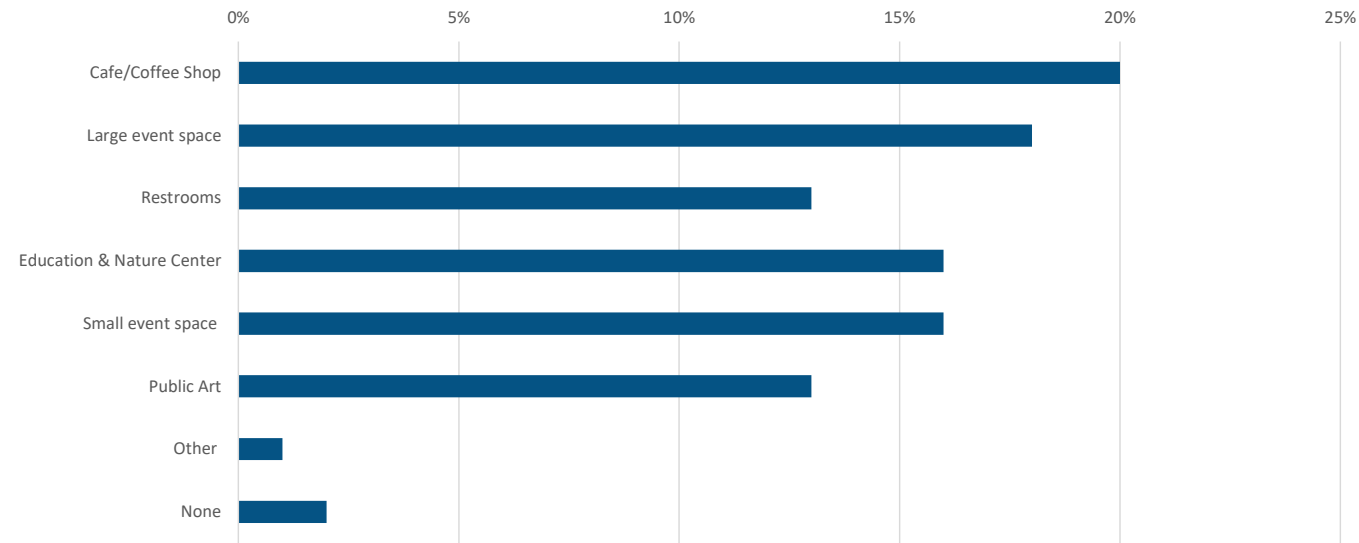


Other Responses: golf/golf training (6 responses), cross country course (3 responses), swimming pool, ice rink, high school sports, nature walk

APPENDIX 1

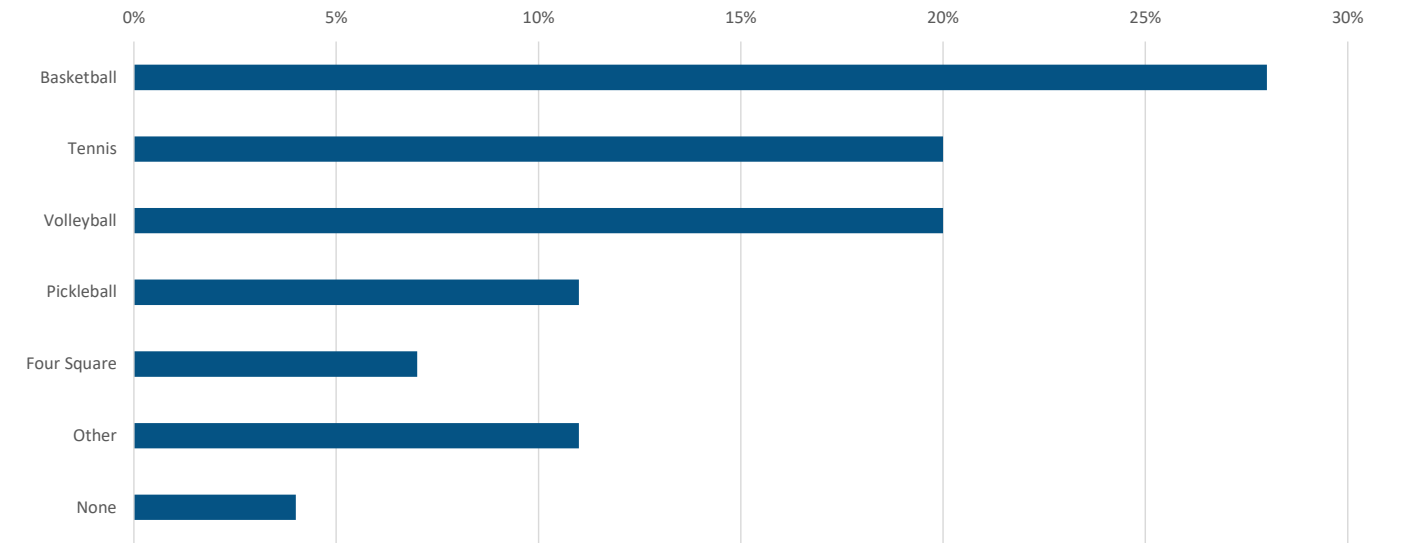
ONLINE SURVEY #1 RESULTS

What indoor facilities would you most use?



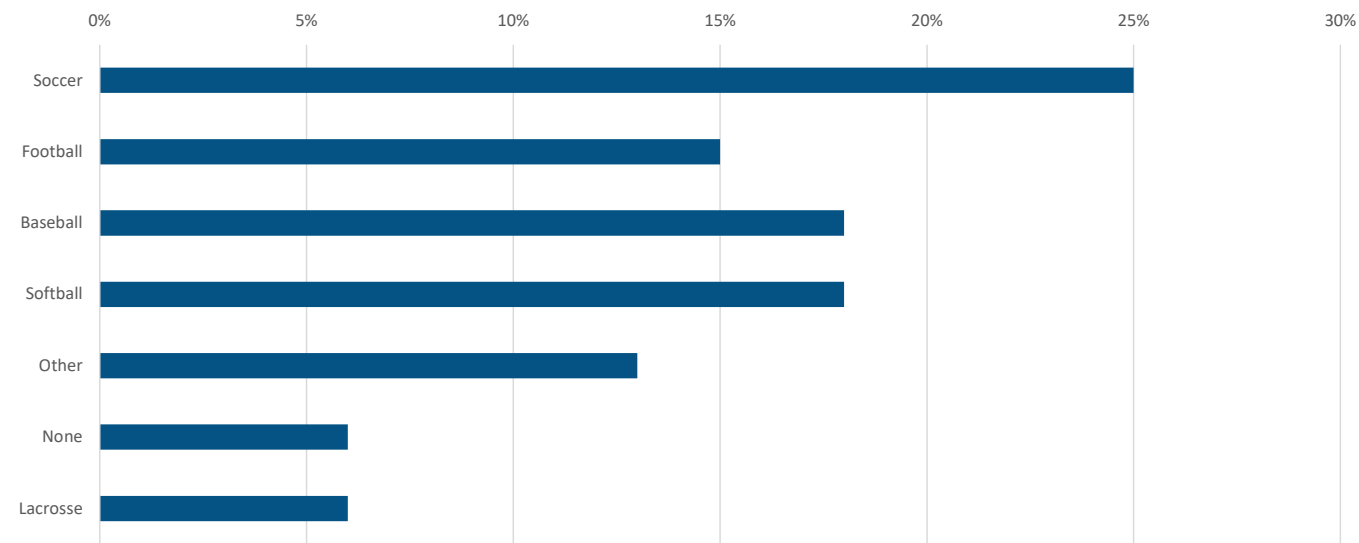
Other Responses: adult sports leagues, local art, music, films, theater, cultural places, classes, library

What types of sports courts would you most use?



Other Responses: golf/golf training (9 responses), cross country course (3 responses), badminton, skating

What types of sports fields would you most use?



Other Responses: golf/golf training (8 responses), cross country course (5 responses), cricket field, special needs tee ball, running track

APPENDIX 1

ONLINE SURVEY #1 RESULTS

WHAT MOST EXCITES YOU ABOUT THE THREE ALTERNATIVES?

- Skate park
- I never cared for the golf course
- Dog park, organized parks
- Having more activities for people of all ages and as well as a dog park
- Skate park excites me the most, since we only have one here in Stockton.
- Dog park, picnic
- An area for our youth to play at
- Extending the active park west
- Dog Park and playground
- Varieties of activities and usage of the land.
- Nothing pretty similar
- That something is finally getting done for that community!!
- Finally, there is interest in supporting Southwest Stockton and attention given to Van Buskirk Park.
- 3 because it uses most the land and more programs
- Multi-generation area
- Plenty of space
- I like that there are options and I like where the dog park is located.
- The many options
- Variety
- All three alternatives have a diversified number of elements
- The golf course, I used to visit it often

- I wish I could comment more on this, but I just don't really know enough about park design to say anything
- Many options for our community
- it looks like the golf course extends along the river
- Activity Space
- Golf training facility
- Great for the community excited about the prospects
- Pavilions in the golf course
- Like the all alternatives, but as long as they take into consideration that the park needs to be focus on young kids to high school as those who will use the park the most.
- More opportunity for the community and students in our area
- Need to define area/budget for realistic planning
- Keep the green space, keep gate up
- Nothing, park near Fresno should be same as park on Ryde
- Bike trail, soccer & skate park
- Golf training
- Family activities, family theme park, water park
- Nothing, park should have a playground on both sides, east and west
- Skate park
- Family friendly activities have been incorporated
- Skate park
- Skate park
- Community gardens

WHAT IS MISSING FROM THE THREE ALTERNATIVES PRESENTED?

- Skate park
- i would love to see a skate park
- Skate park, walking trails
- Golf facilities
- a plan to activate the west end of the park; we don't want bike tracks and crap like that.
- Balance of activities Fresno area should have playground ,basketball court, & picnic areas
- I chose Alt #1 but would like to see a Golf Training Area in the area just west of the Multi-Purpose Bldg. In the area marked Low Impact Activities. The Golf Training Area would take up about 25% of the Low Impact Activity Area as it is shown in Alt. #1
- Prop. 68 appears to be missing from Alt. 2 and 3. It would be nice to have some type of water feature (ie pool). Stockton does not offer a public access pool in south Stockton. McKinnley had a pool. It is now closed.
- Get rid of the botanical and native garden, pet yard, more for under 15 orientated, with very few for older, we have plenty of parks that older can go to, just a few coffee, yoga, for parents/guardians can do while children play, it must have an entrance gates with purchased passes unless with in the neighborhood, we did this at the lake in Twain harte for residents free for visitors with a small cost, we have plenty of adult parks
- Running course
- Running courses/ golf training facility
- It would be nice to see a golf range for our Edison High School students who live in this area.
- I would like to see a running trail. It can hopefully still be incorporated around these ideas. This would be great for

exercise and a great help for nearby runners. As an Edison alumni, we would always have to run on the streets and never had a true home meet spot. Van Buskirk could be a great place for Edison sports to host races and for runners to train in a safe, outdoor space

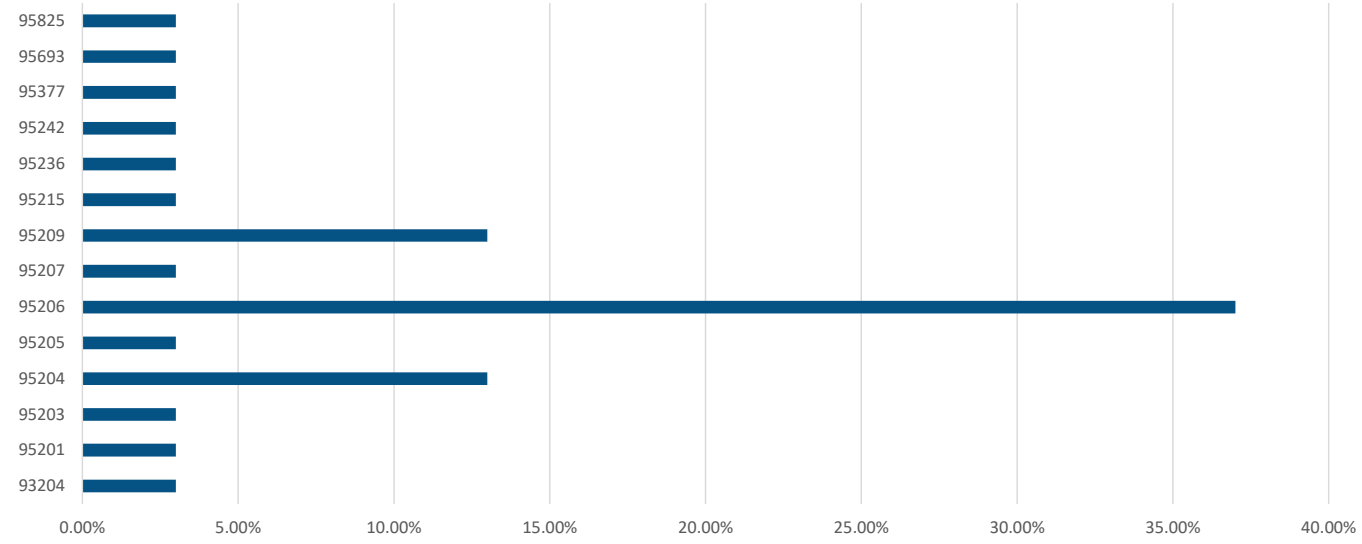
- Golfing
- Lack of parking/ access from the Houston / 8th st side
- A designated running path
- Golf training
- Not sure
- Some sort of long distance running trail would be nice.
- Running course
- I would like to see a Golf Training center with short course presented.
- Golf element training for city schools and first tee program
- Golf training Center
- HS Cross Country Course
- A jogging path or track for exercise.
- Safety features, budget
- Please update gate with metal iron gate and update parking, no bridge to Weston ranch
- Entry, its not just Conway park
- Access & activities in the low impact areas, please develop John Peri Park
- Establish a foundation to oversee the park
- Outdoor swimming pool, walk trail, sports trail
- Include the youth in the process
- Parking
- Pool
- Water slides and amusement park

- Renewable energy
- Where would the golf training be? Keep the fist half of the golf course, stem center
- Miniature golf, fishing ponds, bike trails, library hall
- Bike parking, pool- maybe a small one to learn

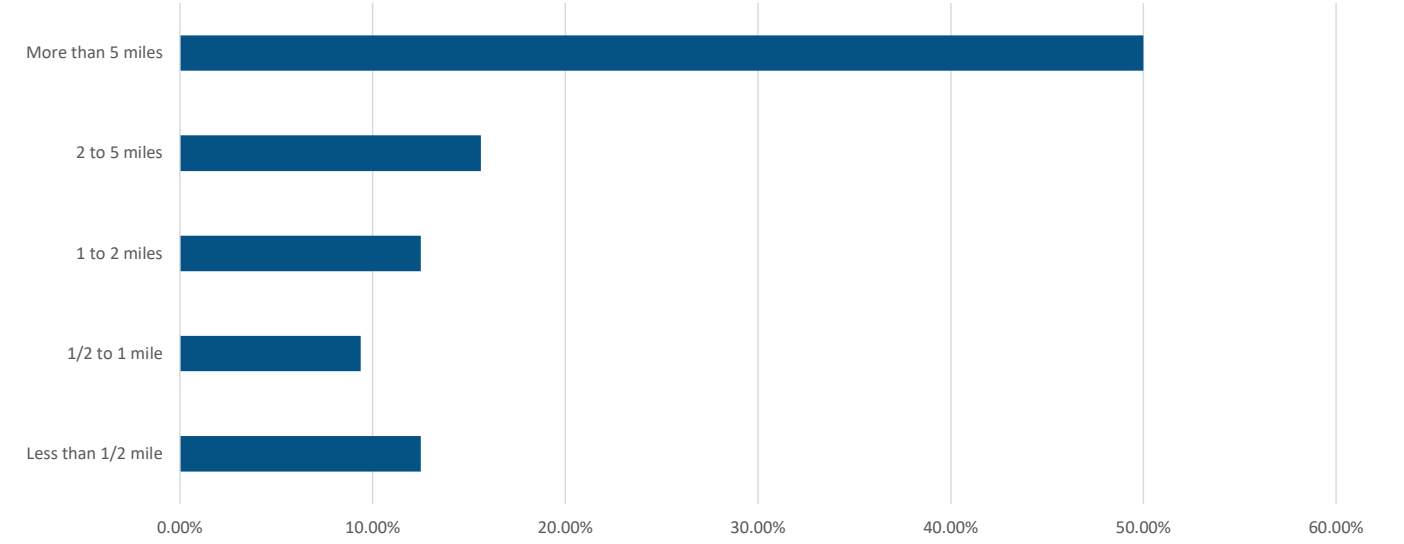
APPENDIX 2

ONLINE SURVEY #2 RESULTS

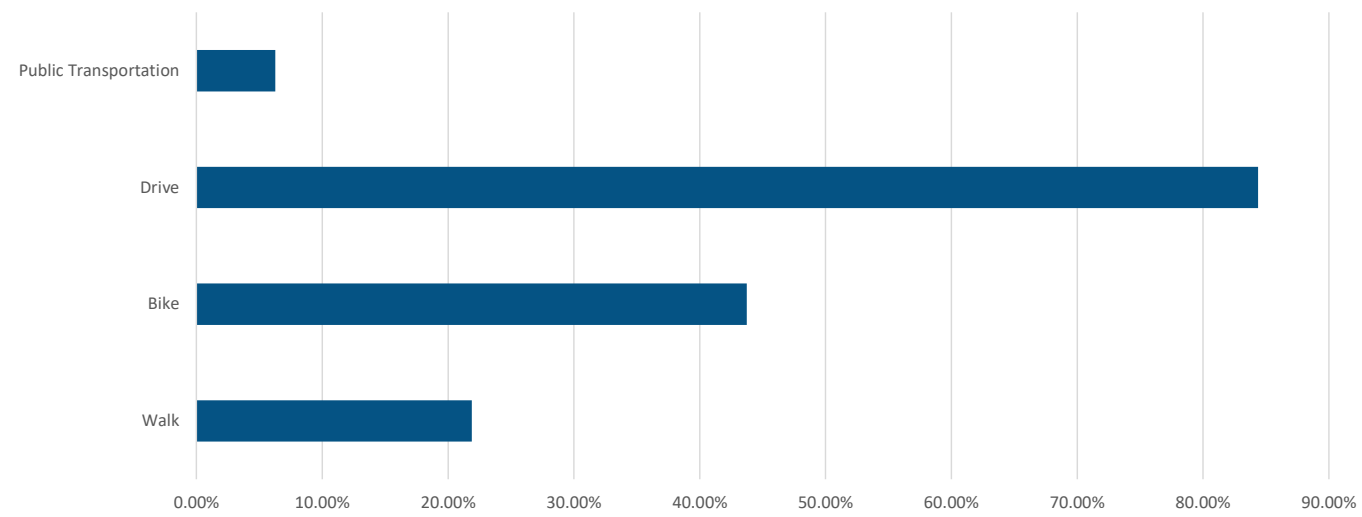
Please tell us what zip code you live in.



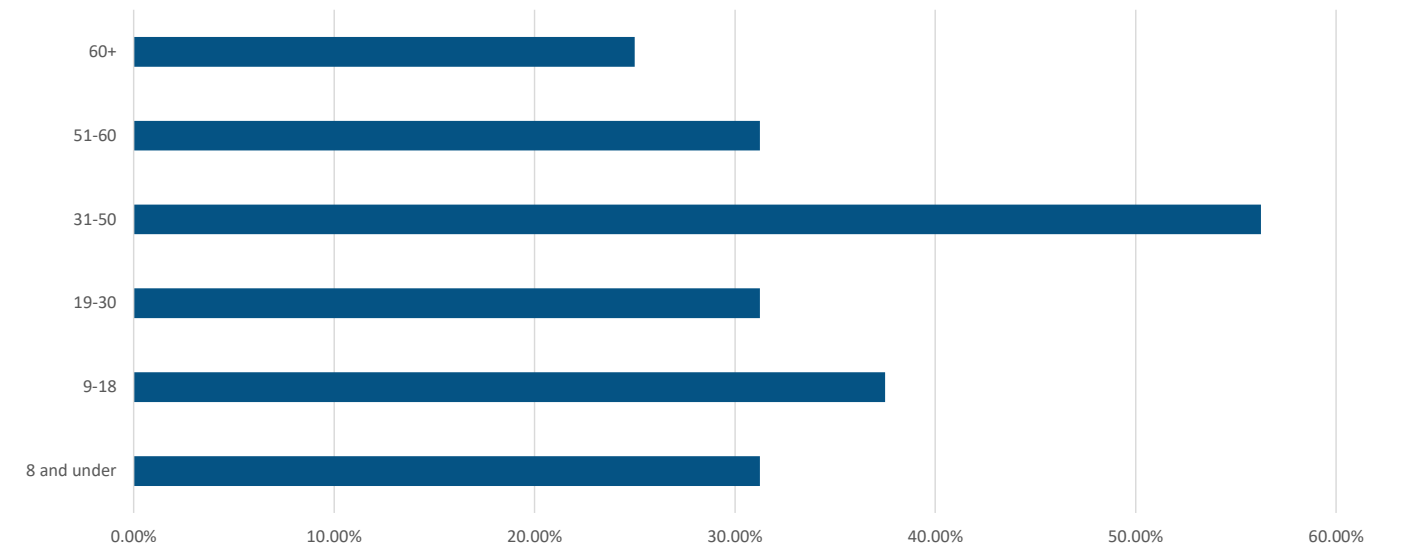
Approximately how many miles do you live from Van Buskirk Park & Community Center?



What mode of transportation would you likely use to get to Van Buskirk Park or Community Center? (Mark all that apply.)



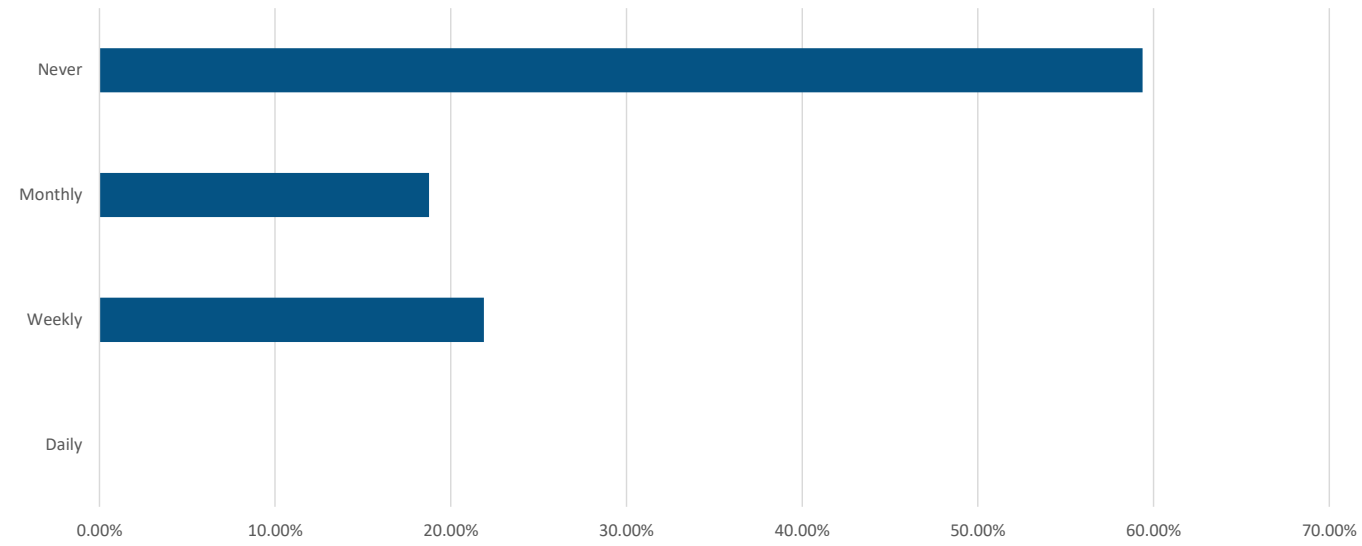
What age group(s) reside(s) in or visits your household? (Mark all that apply.)



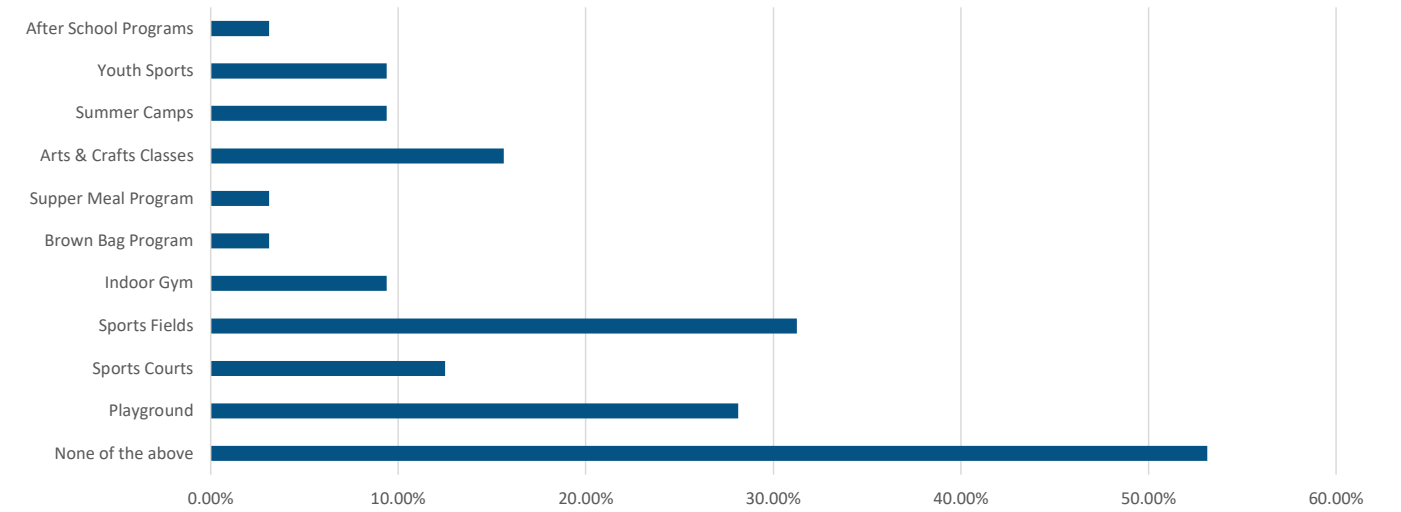
APPENDIX 2

ONLINE SURVEY #2 RESULTS

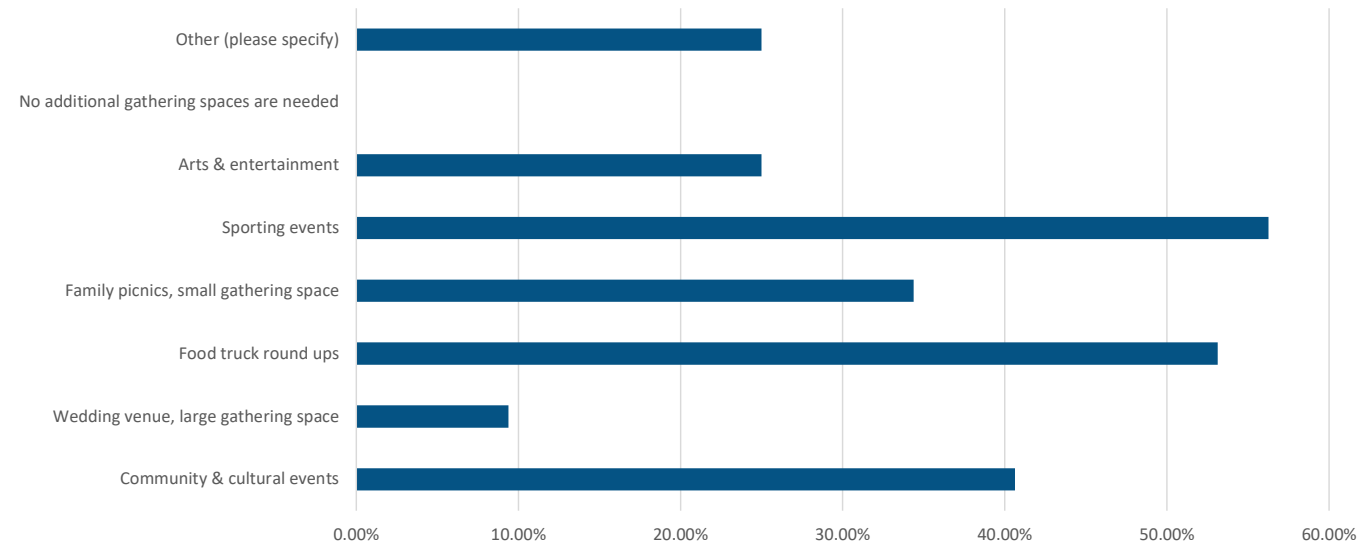
How often does your household currently use Van Buskirk Park?



What are your primary activities when you visit Van Buskirk Park or Community Center? (Select all that apply.)

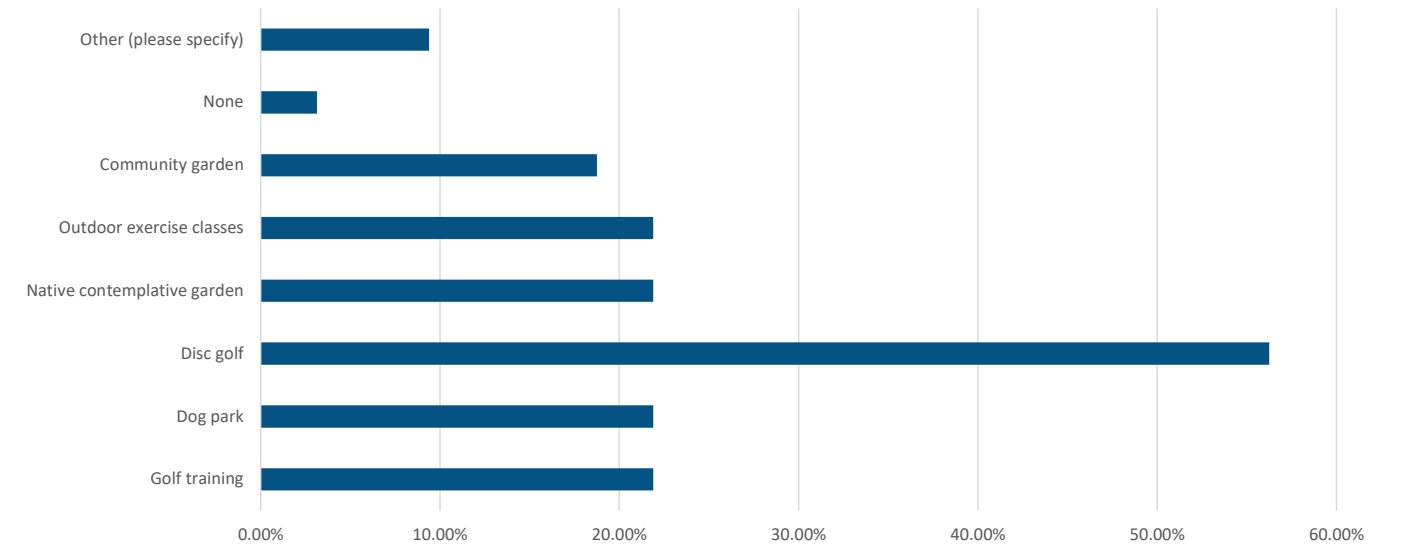


What kind of events and gathering spaces would you most use? (Choose three)



Other Responses: Disc golf (6 responses), walking paths (2 responses)

What organized activities would you most use? (Choose two)

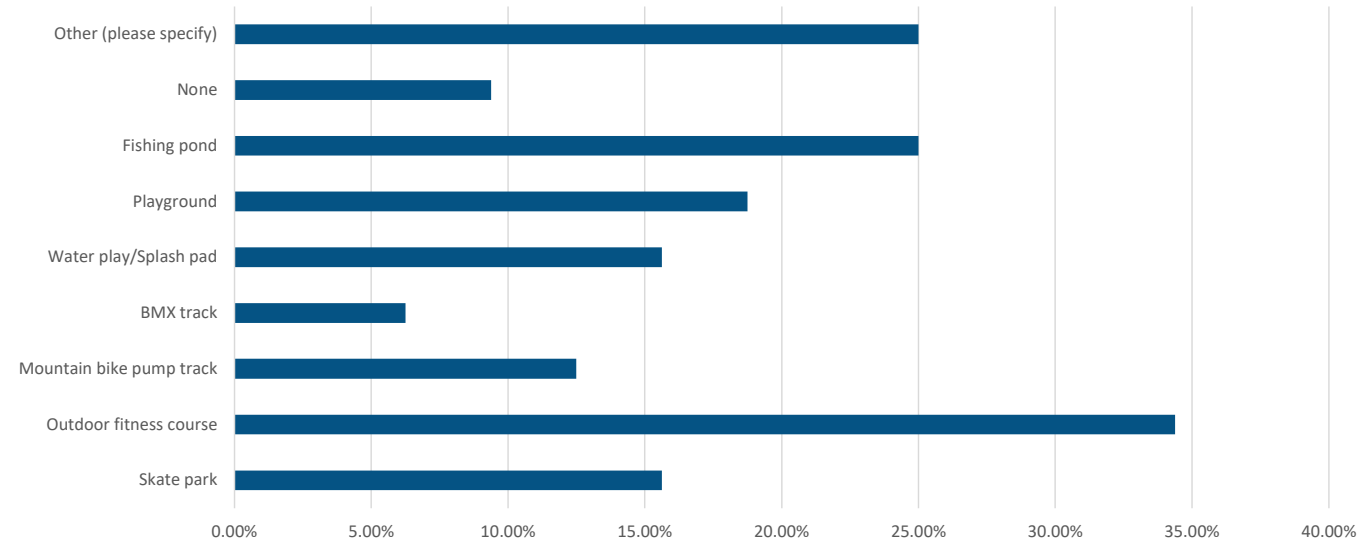


Other Responses: Concerts (1 response), walking paths (1 responses), giant chess set (1 response)

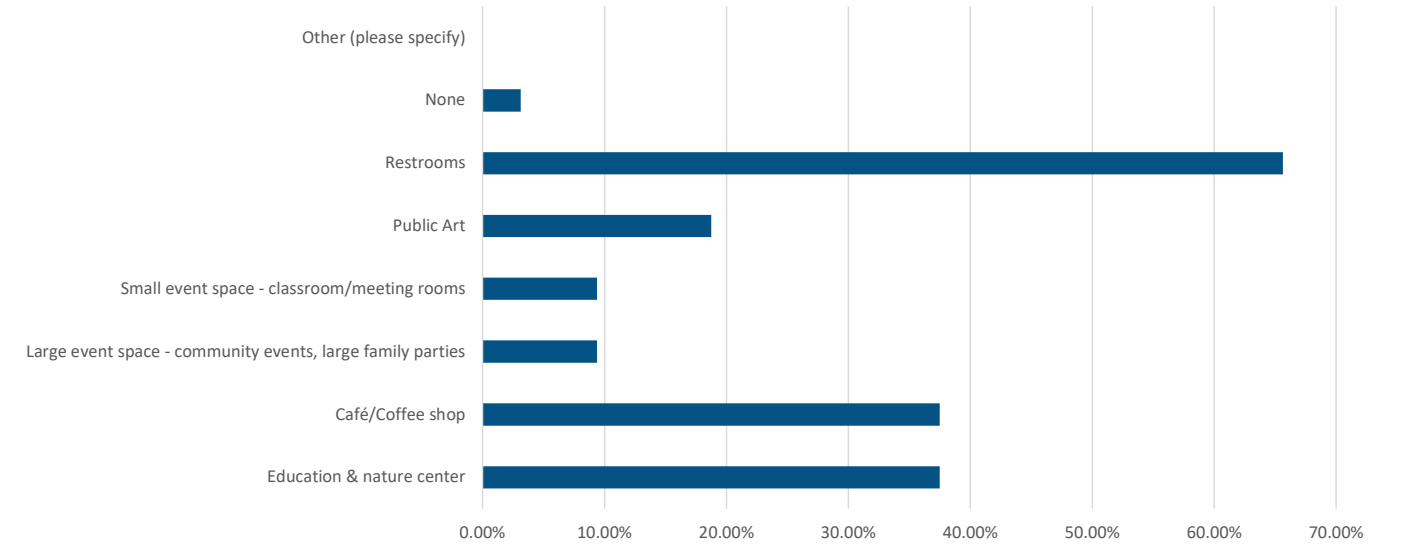
APPENDIX 2

ONLINE SURVEY #2 RESULTS

What organized facilities would you most use? (Choose two)

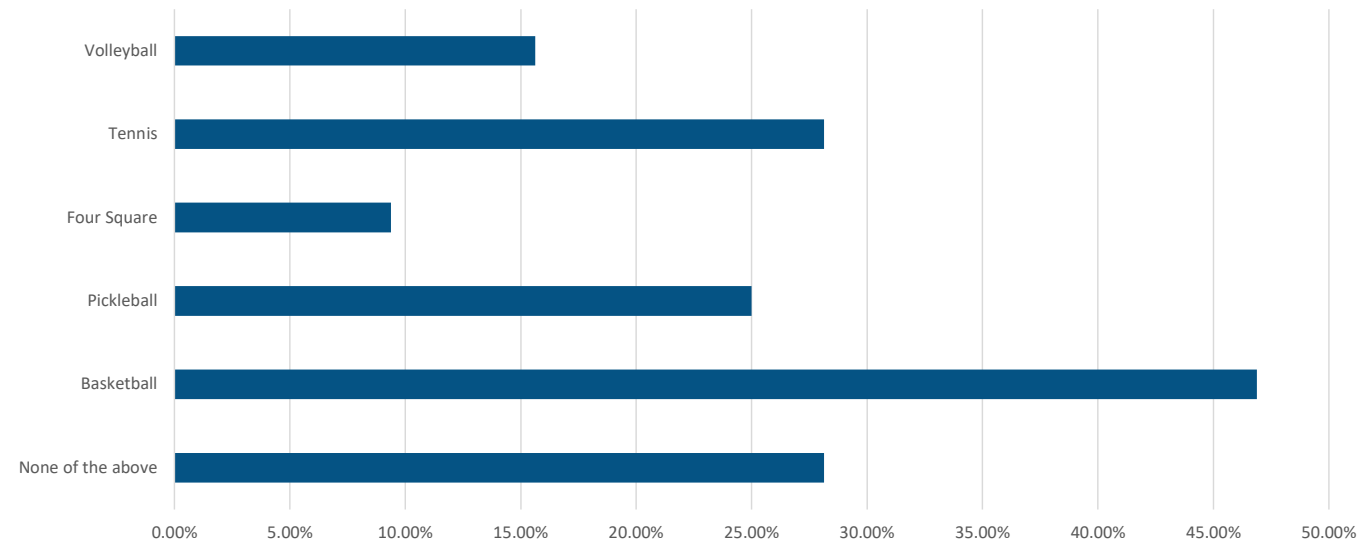


What indoor facilities would you most use? (Choose two)

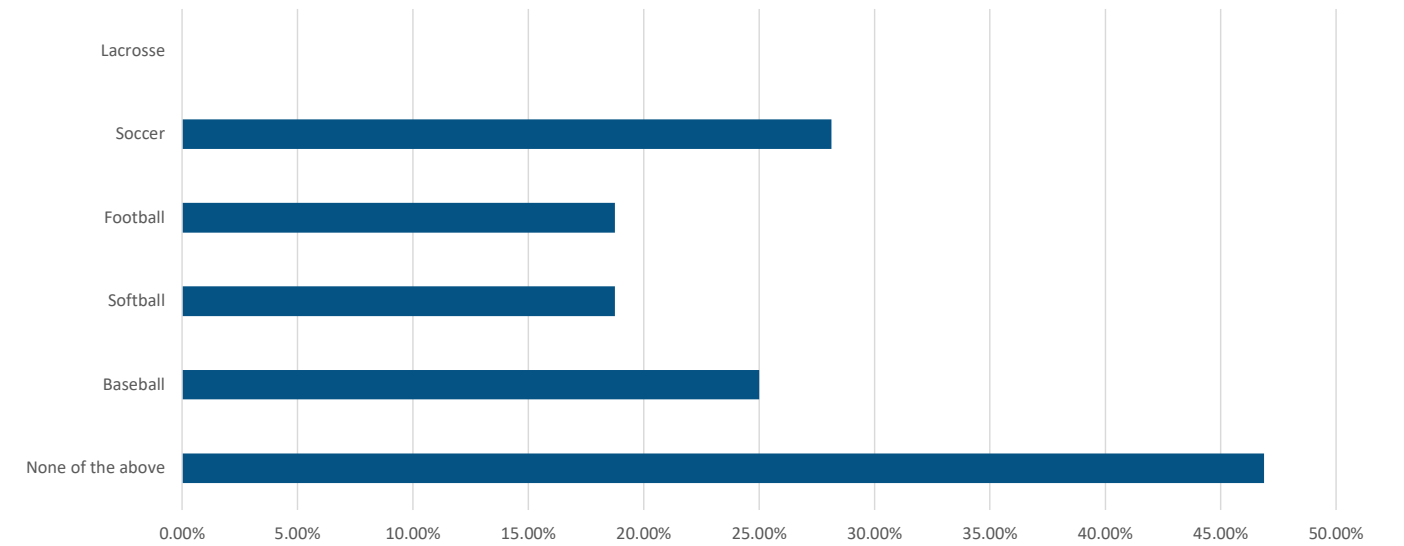


Other Responses: Disc golf (7 responses), hiking trail (1 responses)

What type of sports courts would you most use? (Choose two)



What type of sports fields would you most use? (Choose two)



APPENDIX 2

ONLINE SURVEY #2 RESULTS

WHAT OTHER HOBBIES, RECREATIONAL ACTIVITIES, OR AFTER SCHOOL ACTIVITIES DO YOU ENJOY?

- Walking, movies, relaxing, listening to music, concerts
- Enjoying the trees and levee
- Enjoyable walking/biking paths. Dog Park
- Disc golf, Grappling
- Disc golf
- Disc golf
- Disc golf
- Disc golf, golfing
- Disc golf
- Throwing Frisbees
- Disc golf
- Disc golf
- Disc golf
- Disc golf
- Disc golf
- Van Buskirk is usually too busy for a family picnic like other parks. Make it like Oak Grove Regional Park mixed with Swenson.
- Disc Golf, bike trails
- Golf, Waking
- The community will benefit from any or all of the activities listed above.
- Arts
- Giant chess, cook out, walk, run, bicycling, picnic, fishing, and skating.
- Bike riding walking, basketball
- Biking, boxing, swimming, running

- Golf, disc golf, baseball, basketball
- Gardening for wildlife, planting native plants/flowers for pollinators, reading, biking, hiking, bird watching
- Golf
- Coding

WHAT MOST EXCITES YOU ABOUT THE THREE ALTERNATIVES?

- I like the organized areas and areas specific for use. The low impact areas will be ruined by the unsheltered and criminal.
- Disc golf
- Disc golf course
- Disc golf
- I would really like to see a Disc golf at Van buskirk. It would bring an activity that everyone could use in the area.
- Disc golfing
- Disc golf
- Disc golf
- Disc Golf would bring many players from surrounding communities
- Disc golf!!
- Disc golf
- Bringing it back to nature. Disc golf doesn't use the resources that traditional golf does. Also the potential for revenue for a disc golf tournament. Check OTB Open at Swenson Park. Swenson has had an amazing revenue increase because of the addition of disc golf.
- Taking the land back to a more natural landscape.
- Input upon review
- Skate park and bmx track
- Baseball

- Walking track
- BMX/ Biking activities
- Community garden
- Garden, hiking trails, focus on nature conservation

WHAT IS MISSING FROM THE THREE ALTERNATIVES PRESENTED?

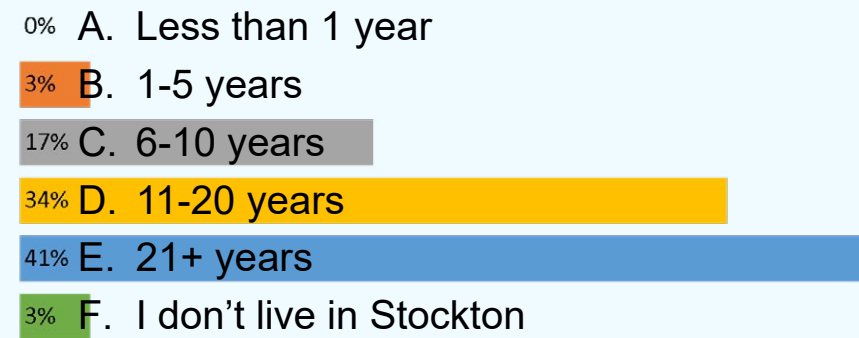
- Amphitheater
- Residents have been asking and asking for sports fields, exercise equipment, picnic shelters and general upgrades to the area. Most of their ideas seem missing. The ideas that continue seem to be promoted by the consultant.
- Ice skating
- More disc golf!
- Disc golf
- You've got most covered
- Disc golf
- Disc Golf and golf.
- Permanent outdoor food vendor
- Disc golf. Please check or ask about the revenue from the OTB Open to Stockton. One of the biggest draws of attendance in Stockton.
- Disc Golf would be a huge addition to the property.
- Just a par 3 course and driving range!!
- Input upon review of plan.
- Walk trail
- Swimming pool
- Chess features. Built in tables, giant chess set...
- bike trail
- Flood prevention
- I think this plan totally misses on the community that it is in.

- Public restrooms
- Miniature golf course surrounded by native plant life.

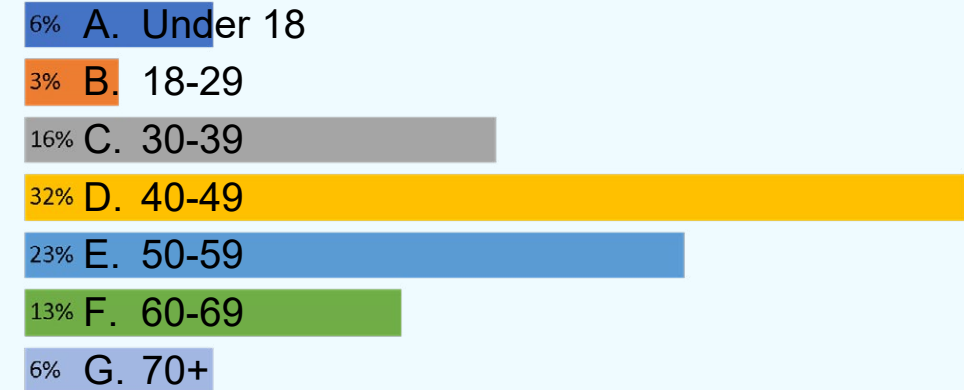
APPENDIX 3

PUBLIC MEETING #1 AT WESTON RANCH LIBRARY

1. How long have you lived in Stockton?



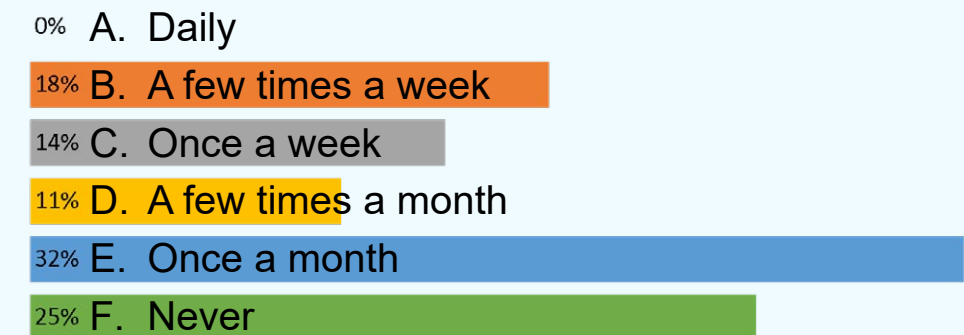
2. How old are you?



3. How often do you visit the existing Van Buskirk Community Center?



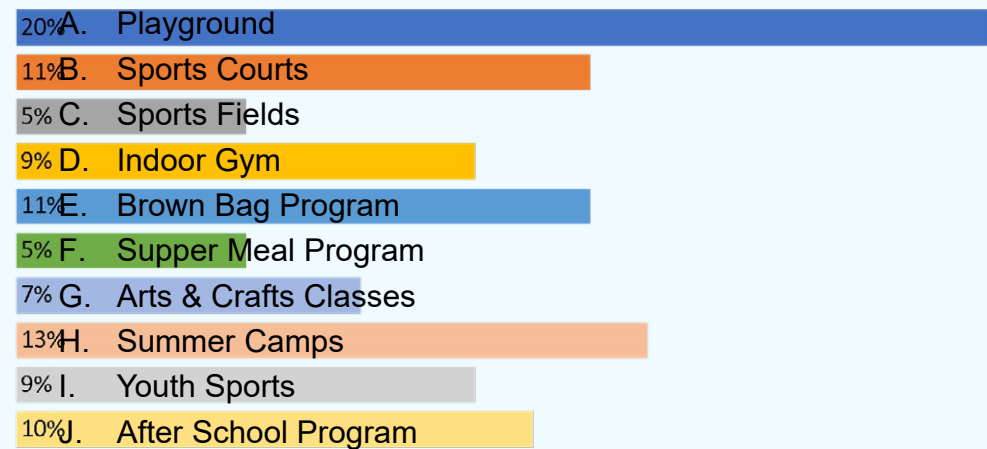
4. How often do you visit the existing Van Buskirk Park?



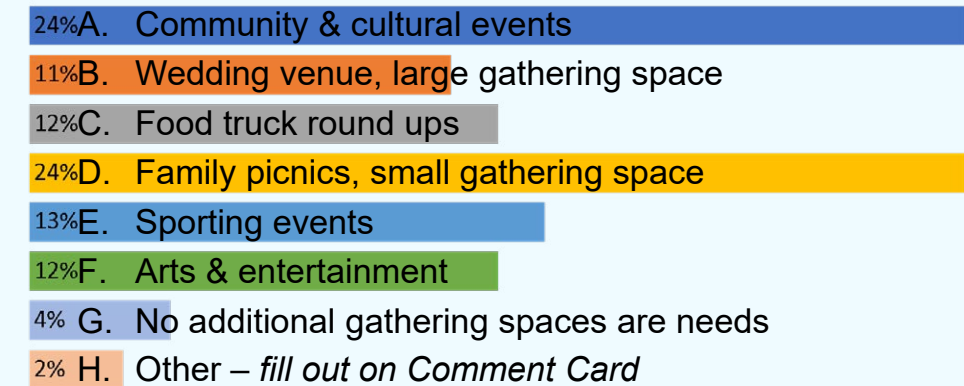
APPENDIX 3

PUBLIC MEETING #1 AT WESTON RANCH LIBRARY

5. What are your primary activities or purpose when you visit Van Buskirk Community Center & Park?



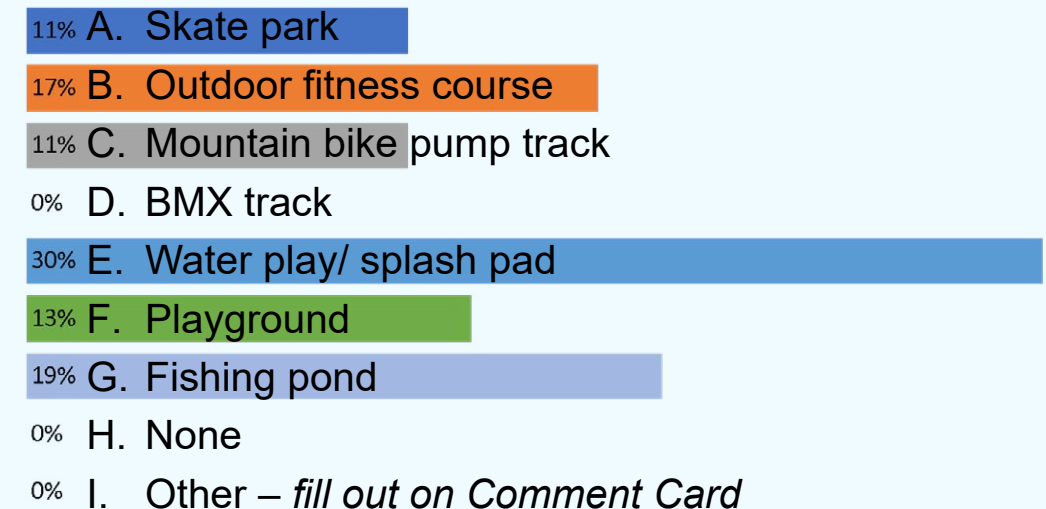
6. What kind of events and gathering spaces would you most use? (Choose three)



7. What organized activities would you most use? (Choose two)



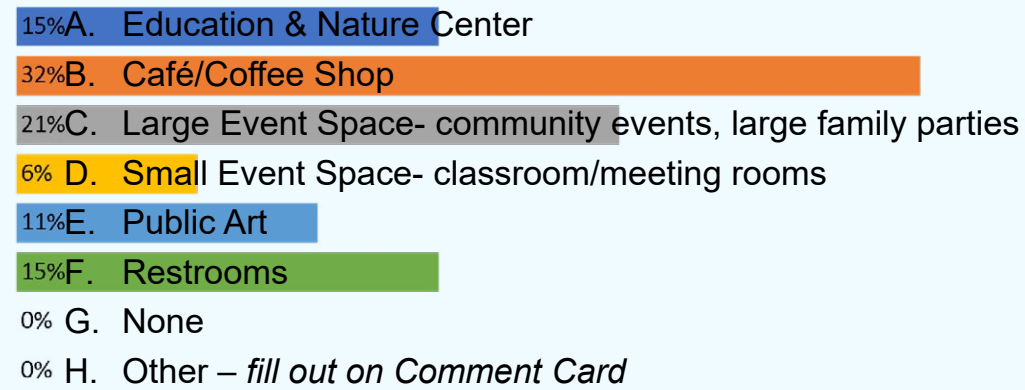
8. What organized facilities would you most use? (Choose two)



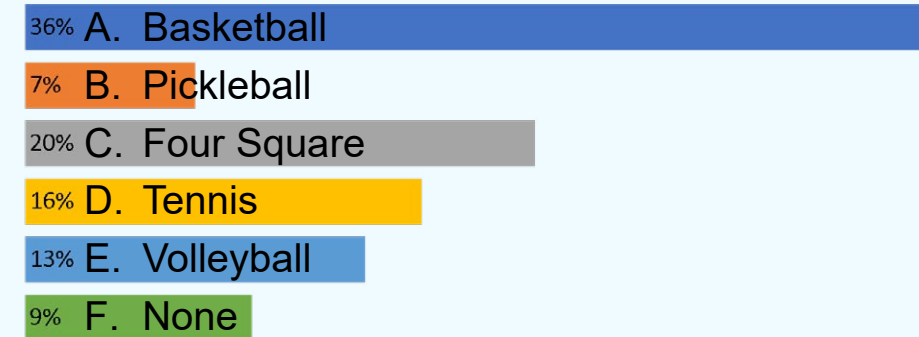
APPENDIX 3

PUBLIC MEETING #1 AT WESTON RANCH LIBRARY

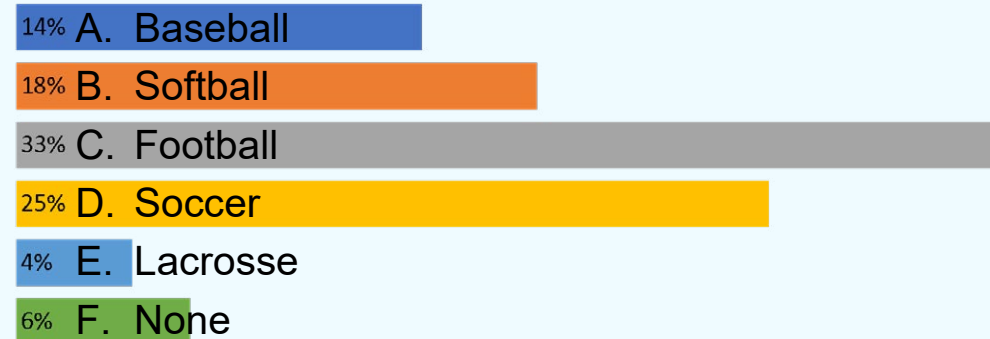
9. What kind of indoor facilities would you most use? (Choose two)



10. What type of sports courts would you most use? (Choose two)



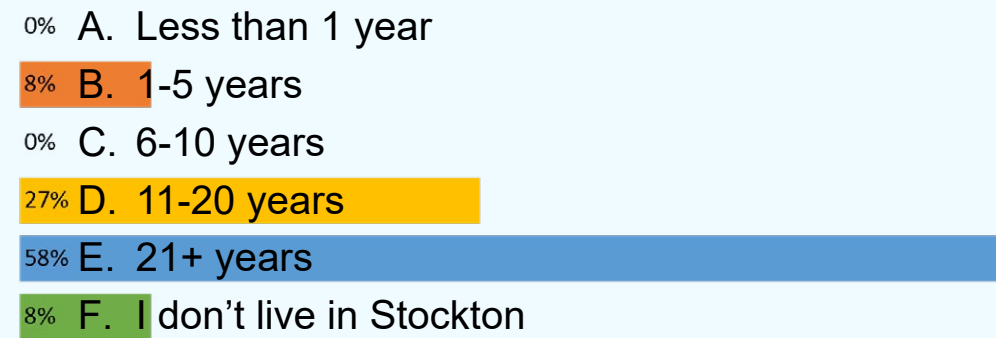
11. What type of sports fields would you most use? (Choose two)



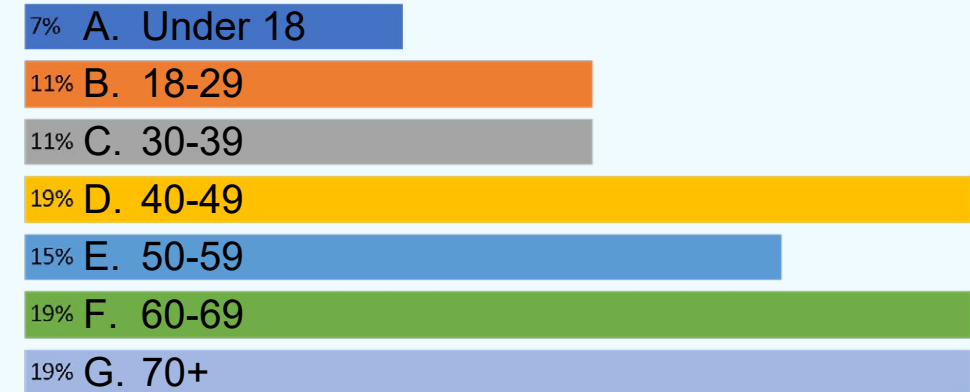
APPENDIX 4

PUBLIC MEETING #1 AT
VAN BUSKIRK COMMUNITY
CENTER

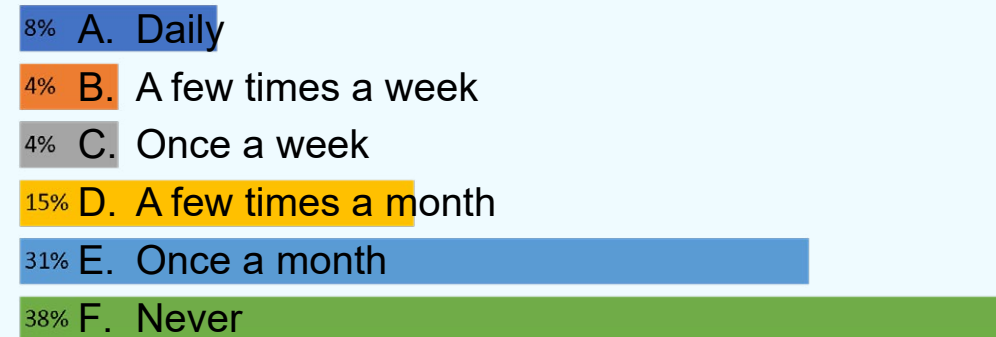
1. How long have you lived in Stockton?



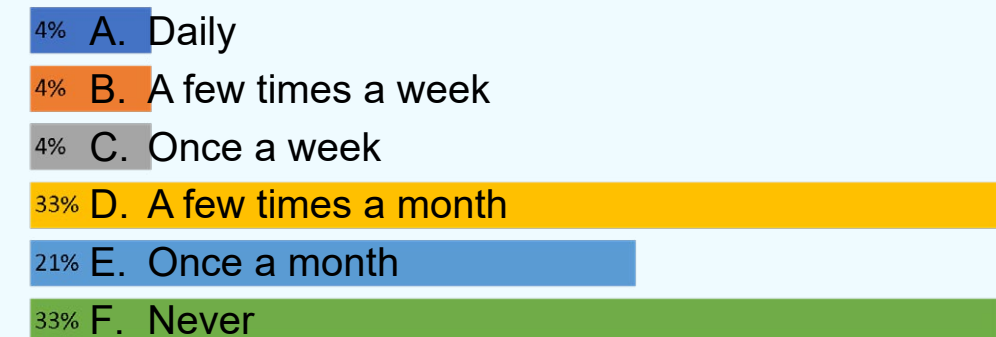
2. How old are you?



3. How often do you visit the existing Van Buskirk Community Center?



4. How often do you visit the existing Van Buskirk Park?



APPENDIX 4

PUBLIC MEETING #1 AT VAN BUSKIRK COMMUNITY CENTER

5. What are your primary activities or purpose when you visit Van Buskirk Community Center & Park?

- 0% A. Playground
- 0% B. Sports Courts
- 0% C. Sports Fields
- 0% D. Indoor Gym
- 0% E. Brown Bag Program
- 0% F. Supper Meal Program
- 0% G. Arts & Crafts Classes
- 0% H. Summer Camps
- 0% I. Youth Sports
- 0% J. After School Program

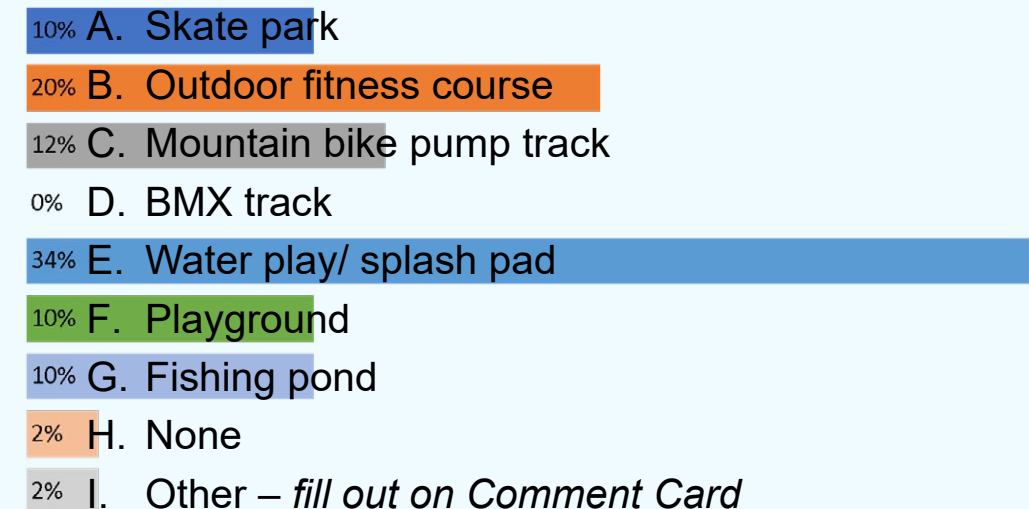
6. What kind of events and gathering spaces would you most use? (Choose three)



7. What organized activities would you most use? (Choose two)



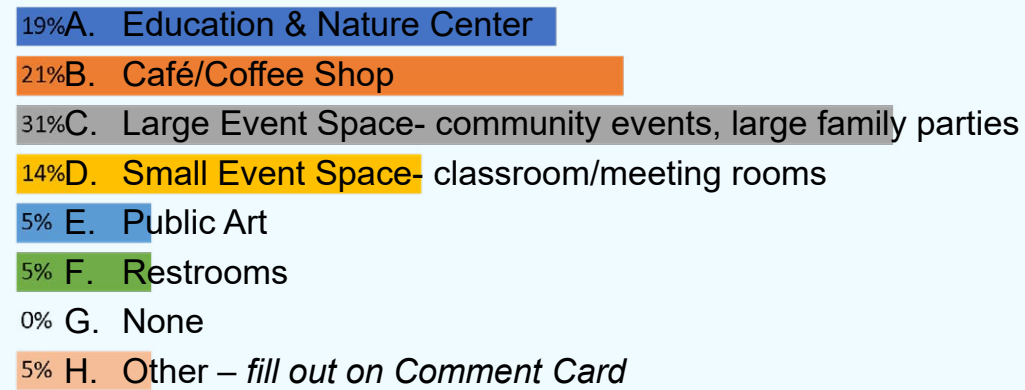
8. What organized facilities would you most use? (Choose two)



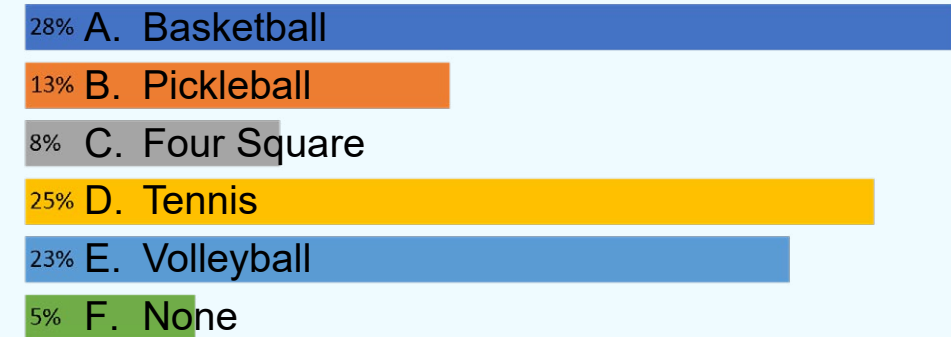
APPENDIX 4

PUBLIC MEETING #1 AT
VAN BUSKIRK COMMUNITY
CENTER

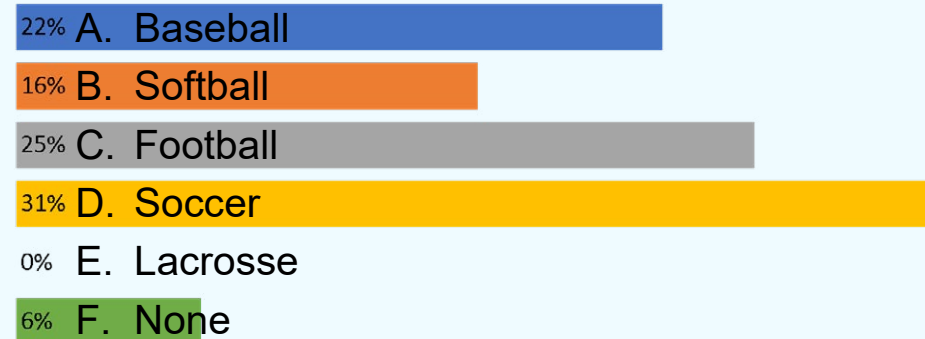
9. What kind of indoor facilities would you most use? (Choose two)



10. What type of sports courts would you most use? (Choose two)



11. What type of sports fields would you most use? (Choose two)



MASTER PLAN COST OPINION

The following pages show a range of probable construction costs, based on the master plan level design drawings in this document. This range is an opinion only and will need to be verified by a retained cost estimation specialist or by a contractor in the bidding and negotiation process after completion of construction documents.

PAY ITEM	Description	Quantity	Unit	Unit Price	Extended Total Amount
A Basketball Courts					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	21,000	SF	\$2	\$42,000
4	Earthwork, Site Work Grading	21,000	SF	\$3	\$63,000
5	Paving - Court Surfacing	21,000	SF	\$20	\$420,000
6	Site Furnishings (Trash Receptacle, Benches, Back Boards, etc.)	1	LS	\$30,000	\$30,000
7	Landscape Planting and Irrigation	1,500	SF	\$10	\$15,000
8	Signage	1	LS	\$5,000	\$5,000
9	Site Lighting	1	LS	\$60,000	\$60,000
10	Utilities	1	LS	\$15,000	\$15,000
11	Fencing	650	LF	\$50	\$32,500
	Subtotal				\$707,500
	25% Contingency (Includes Design and Engineering)				\$176,875
	TOTAL				\$884,375
B Skate Park					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls	1	LS	\$20,000	\$20,000
3	Site Demolition	55,000	SF	\$3	\$165,000
4	Earthwork, Site Work Grading	55,000	SF	\$5	\$275,000
5	Skate Park Paving	50,000	SF	\$50	\$2,500,000
6	Plaza Area (half of plaza)	3,000	SF	\$20	\$60,000
7	Shade Structure Shelter	1	EA	\$20,000	\$20,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
9	Utilities	1	LS	\$15,000	\$15,000
10	Site Lighting	1	LS	\$45,000	\$45,000
11	Landscape and Irrigation	3,000	SF	\$8	\$24,000
12	Signage	1	LS	\$5,000	\$5,000
	Subtotal				\$3,174,000
	25% Contingency (Includes Design and Engineering)				\$793,500
	TOTAL				\$3,967,500
C BMX Track and Bike Trails					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls	1	LS	\$20,000	\$20,000
3	Site Demolition	265,000	SF	\$3	\$795,000
4	Earthwork, Site Work Grading	265,000	SF	\$8	\$2,120,000
5	Plaza Area (half of plaza)	3,000	SF	\$15	\$45,000
6	Shade Structure Shelter	1	EA	\$20,000	\$20,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, Storge Shed, etc)	1	LS	\$25,000	\$25,000
8	Utilities	1	LS	\$15,000	\$15,000
9	Site Lighting	1	LS	\$50,000	\$50,000
10	Landscape Planting and Irrigation	3,000	SF	\$10	\$30,000
11	Signage	1	LS	\$4,000	\$4,000
12	Fencing	750	LF	\$50	\$37,500
	Subtotal				\$3,191,500
	25% Contingency (Includes Design and Engineering)				\$797,875
	TOTAL				\$3,989,375

D	Community Garden				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$10,000	\$10,000
2	Temporary Fencing, Erosion Controls, Fencing (2%)	1	LS	\$5,000	\$5,000
3	Site Demolition	225,000	SF	\$2	\$450,000
4	Earthwork, Site Work Grading	225,000	SF	\$3	\$675,000
5	Decomposed Granite Paving/ Pathways	112,500	SF	\$8	\$900,000
6	Storage Sheds (Pre Fabricated)	2	EA	\$25,000	\$50,000
7	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$15,000	\$15,000
8	Landscape Planting and Irrigation (Prep for Planting Only)	112,500	SF	\$4	\$450,000
9	Raised Planters/ Boxes	1	LS	\$30,000	\$30,000
10	Utilities	1	LS	\$20,000	\$20,000
11	Site Lighting	1	LS	\$50,000	\$50,000
12	Fencing	2,000	LF	\$40	\$80,000
	Subtotal				\$2,735,000
	25% Contingency (Includes Design and Engineering)				\$683,750
	TOTAL				\$3,418,750
E Multi Purpose Lawn and Water Play					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$7,500	\$7,500
3	Site Demolition	420,000	SF	\$2	\$840,000
4	Earthwork, Site Work Grading	420,000	SF	\$3	\$1,260,000
5	Splash Pad	1	LS	\$300,000	\$300,000
6	Multi Purpose Lawn Area and Irrigation	380,000	SF	\$3	\$1,140,000
7	Landscape Planting and Irrigation	10,000	SF	\$5	\$50,000
8	Paving/ Walkways	5,000	SF	\$15	\$75,000
9	Restroom	1	EA	\$500,000	\$500,000
10	Shade Structure Shelter	2	EA	\$20,000	\$40,000
11	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$60,000	\$60,000
12	Utilities	1	LS	\$70,000	\$70,000
13	Site Lighting	1	LS	\$20,000	\$20,000
14	Fencing	200	LF	\$50	\$10,000
	Subtotal				\$4,402,500
	25% Contingency (Includes Design and Engineering)				\$1,100,625
	TOTAL				\$5,503,125
F Disc Golf					
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$10,000	\$10,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	550,000	SF	\$0.5	\$275,000
4	Earthwork, Site Work Grading	550,000	LS	\$1	\$275,000
5	Decomposed Granite Area	55,000	SF	\$5	\$275,000
6	Shade Structure Shelter	2	EA	\$15,000	\$30,000
7	Site Furnishings (Trash Receptacle, Benches, Baskets, etc.)	1	LS	\$70,000	\$70,000
8	Revegetation/ Temp Irrigation	495,000	SF	\$2	\$990,000
9	Signage	1	LS	\$5,000	\$5,000
10	Utilities	1	LS	\$5,000	\$5,000
	Subtotal				\$1,940,000
	25% Contingency (Includes Design and Engineering)				\$485,000
	TOTAL				\$2,425,000

MASTER PLAN COST OPINION

G	Golf Academy				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$40,000	\$40,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$30,000	\$30,000
3	Site Demolition	1,040,000	SF	\$0.3	\$260,000
4	Earthwork, Site Work Grading	1,040,000	SF	\$0.3	\$260,000
5	Training Facility (3000 sf)	3,000	SF	\$600	\$1,800,000
6	Greens	30,000	SF	\$40	\$1,200,000
7	T Boxes	10,000	SF	\$30	\$300,000
8	Fairways	130,000	SF	\$15	\$1,950,000
9	Driving Range	35,000	SF	\$15	\$525,000
10	Sand Traps/ Hazards	13,000	SF	\$15	\$195,000
11	Cart Pats/Walkways	40,000	SF	\$10	\$400,000
12	Landscape Restoration and Irrigation	555,000	SF	\$3	\$1,665,000
13	Landscape Planting and Irrigation	224,000	SF	\$5	\$1,120,000
14	Site Furnishings (Trash Receptacle, Benches, Safety Netting, etc.)	1	LS	\$100,000	\$100,000
15	Fencing	3,400	LF	\$50	\$170,000
16	Utilities	1	LS	\$50,000	\$50,000
17	Signage	1	LS	\$5,000	\$5,000
	Subtotal				\$10,070,000
	25% Contingency (Includes Design and Engineering)				\$2,517,500
	TOTAL				\$12,587,500
H	Pickleball Courts				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$20,000	\$20,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	22,000	SF	\$3	\$66,000
4	Earthwork, Site Work Grading	22,000	SF	\$4	\$88,000
5	Court Paving	22,000	SF	\$30	\$660,000
6	Shade Structure Shelter	2	EA	\$15,000	\$30,000
7	Site Furnishings (Trash Receptacle, Benched, etc.)	1	LS	\$10,000	\$10,000
8	Utilities	1	LS	\$10,000	\$10,000
9	Site Lighting	1	LS	\$30,000	\$30,000
10	Fencing	520	LF	\$40	\$20,800
	Subtotal				\$944,800
	25% Contingency (Includes Design and Engineering)				\$236,200
	TOTAL				\$1,181,000
I	Event Area				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	75,000	SF	\$2	\$150,000
4	Earthwork, Site Work Grading	75,000	SF	\$3	\$225,000
5	Performance Stage	1	LS	\$150,000	\$150,000
6	Paving / Walkways	7,500	SF	\$25	\$187,500
7	Event Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
8	Landscape Planting and Irrigation	7,500	SF	\$10	\$75,000
9	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
10	Utilities	1	LS	\$125,000	\$125,000
11	Signage	1	LS	\$2,500	\$2,500
12	Fencing	500	LF	\$50	\$25,000
	Subtotal				\$1,460,000
	25% Contingency (Includes Design and Engineering)				\$365,000
	TOTAL				\$1,825,000

J	Playground and Adventure Playground (Near Clubhouse)				
1	Playground and Adventure Playground	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	44,000	SF	\$2	\$88,000
4	Earthwork, Site Work Grading	44,000	SF	\$3	\$132,000
5	Play Ground (Equipment and Surfacing)	1	LS	\$850,000	\$850,000
6	Shade Structure Shelter	2	EA	\$40,000	\$80,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$60,000	\$60,000
8	Paving - Pedestrian Concrete	3,000	SF	\$20	\$60,000
9	Landscape Planting and Irrigation	2,500	SF	\$5	\$12,500
10	Utilities	1	LS	\$45,000	\$45,000
11	Signage	1	LS	\$5,000	\$5,000
12	Fencing	1,200	LF	\$50	\$60,000
	Subtotal				\$1,432,500
	25% Contingency (Includes Design and Engineering)				\$358,125
	TOTAL				\$1,790,625
K	Community Facilities/ Events Staging				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$25,000	\$25,000
3	Site Demolition	92,000	SF	\$2	\$184,000
4	Earthwork, Site Work Grading	92,000	SF	\$3	\$276,000
5	New Community Building	12,500	SF	\$650	\$8,125,000
6	Plaza Area	20,500	SF	\$20	\$410,000
7	Sidewalks	5,000	SF	\$15	\$75,000
8	Seatwall	300	LF	\$75	\$22,500
9	Asphalt Drop Off	4,300	SF	\$20	\$86,000
10	Event Lawn Area and Irrigation	7,700	SF	\$8	\$61,600
11	Landscape Planting and Irrigation	45,700	SF	\$10	\$457,000
12	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$70,000	\$70,000
13	Utilities	1	LS	\$30,000	\$30,000
14	Signage	1	LS	\$8,000	\$8,000
	Subtotal				\$9,860,100
	25% Contingency (Includes Design and Engineering)				\$2,465,025
	TOTAL				\$12,325,125
L	Dog Park				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	115,000	SF	\$2	\$230,000
4	Earthwork, Site Work Grading	115,000	SF	\$3	\$345,000
5	Paving - Pedestrian Concrete	15,000	SF	\$25	\$375,000
6	Decomposed Granite Area	35,000	SF	\$8	\$280,000
7	Shade Structure Shelter	2	EA	\$25,000	\$50,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
9	Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
10	Landscape Planting and Irrigation	5,000	SF	\$10	\$50,000
11	Signage	1	LS	\$3,000	\$3,000
12	Utilities	1	LS	\$15,000	\$15,000
13	Fencing	1,200	LF	\$50	\$60,000
	Subtotal				\$1,920,500
	25% Contingency (Includes Design and Engineering)				\$480,125
	TOTAL				\$2,400,625

MASTER PLAN COST OPINION

L	Dog Park				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	115,000	SF	\$2	\$230,000
4	Earthwork, Site Work Grading	115,000	SF	\$3	\$345,000
5	Paving - Pedestrian Concrete	15,000	SF	\$25	\$375,000
6	Decomposed Granite Area	35,000	SF	\$8	\$280,000
7	Shade Structure Shelter	2	EA	\$25,000	\$50,000
8	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
9	Lawn Area and Irrigation	60,000	SF	\$8	\$480,000
10	Landscape Planting and Irrigation	5,000	SF	\$10	\$50,000
11	Signage	1	LS	\$3,000	\$3,000
12	Utilities	1	LS	\$15,000	\$15,000
13	Fencing	1,200	LF	\$50	\$60,000
	Subtotal				\$1,920,500
	25% Contingency (Includes Design and Engineering)				\$480,125
	TOTAL				\$2,400,625
M	Trails and Fitness Loop				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$30,000	\$30,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$30,000	\$30,000
3	Site Demolition	3,100,000	SF	\$0.5	\$1,550,000
4	Earthwork, Site Work Grading	3,100,000	SF	\$0.5	\$1,550,000
5	Multi Use Path (Asphalt @ 10' wide, 3 miles long)	157,000	SF	\$10	\$1,570,000
6	Decomposed Granite Paving/ Pathways (6' wide, 2miles long)	63,200	SF	\$5	\$316,000
7	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$30,000	\$30,000
8	Fitness Loop Equipment	1	LS	\$200,000	\$200,000
9	Revegetation/ Temp Irrigation	2,879,000	SF	\$0.5	\$1,439,500
10	Landscape Planting and Irrigation	2	SF	\$8	\$16
11	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
12	Utilities	1	LS	\$50,000	\$50,000
13	Signage	1	LS	\$2,500	\$2,500
14	Fencing	10,000	LF	\$50	\$500,000
	Subtotal				\$7,283,016
	25% Contingency (Includes Design and Engineering)				\$1,820,754
	TOTAL				\$9,103,770
N	Neighborhood Park - West End				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	46,000	SF	\$1	\$46,000
4	Earthwork, Site Work Grading	46,000	SF	\$3	\$138,000
5	Paving - Vehicular Asphalt	8,200	SF	\$30	\$246,000
6	Curb and Gutter	200	LF	\$40	\$8,000
7	Paving - Pedestrian Concrete	5,000	SF	\$20	\$100,000
8	Play Ground (Equipment and Surfacing)	1	LS	\$200,000	\$200,000
9	Shade Structure Shelter	1	EA	\$15,000	\$15,000
10	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$7,500	\$7,500
11	Landscape Planting and Irrigation	5,000	SF	\$8	\$40,000
12	Signage	1	LS	\$3,000	\$3,000
13	Utilities	1	LS	\$5,000	\$5,000
14	Fencing	400	LF	\$50	\$20,000
	Subtotal				\$853,500
	25% Contingency (Includes Design and Engineering)				\$213,375
	TOTAL				\$1,066,875

O	Linear Park				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$15,000	\$15,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$10,000	\$10,000
3	Site Demolition	650,000	SF	\$1.0	\$650,000
4	Earthwork, Site Work Grading	650,000	LS	\$2.0	\$1,300,000
5	Multi Use Path (Asphalt @ 10 wide)	86,000	SF	\$10	\$860,000
6	Site Furnishings (Trash Receptacle, Benches, Bike Racks, etc.)	1	LS	\$15,000	\$15,000
7	Landscape Planting and Irrigation	564,000	SF	\$4	\$2,256,000
8	Signage	1	LS	\$3,000	\$3,000
9	Utilities	1	LS	\$15,000	\$15,000
10	Fencing	9,000	LF	\$50	\$450,000
	Subtotal				\$5,574,000
	25% Contingency (Includes Design and Engineering)				\$1,393,500
	TOTAL				\$6,967,500
P	Parking Area 1 - Near Community Center				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	44,000	LS	\$1	\$44,000
4	Earthwork, Site Work Grading	44,000	LS	\$1	\$44,000
5	Paving - Pedestrian Concrete	5,000	SF	\$15	\$75,000
6	Paving - Vehicular Asphalt	33,000	SF	\$25	\$825,000
7	Curb and Gutter	700	LF	\$40	\$28,000
8	Landscape Planting and Irrigation	6,000	SF	\$8	\$48,000
9	Utilities	1	LS	\$60,000	\$60,000
10	Signage	1	LS	\$4,000	\$4,000
	Subtotal				\$1,138,000
	25% Contingency (Includes Design and Engineering)				\$284,500
	TOTAL				\$1,422,500
Q	Parking Area 2- Near Multi Purpose Lawn and Playground				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	58,000	LS	\$1	\$58,000
4	Earthwork, Site Work Grading	58,000	LS	\$1	\$58,000
5	Paving - Pedestrian Concrete	3,000	SF	\$15	\$45,000
6	Paving - Vehicular Asphalt	52,000	SF	\$25	\$1,300,000
7	Curb and Gutter	1,600	LF	\$40	\$64,000
8	Landscape Planting and Irrigation	3,000	SF	\$8	\$24,000
9	Utilities	1	LS	\$80,000	\$80,000
10	Signage	1	LS	\$4,000	\$4,000
	Subtotal				\$1,643,000
	25% Contingency (Includes Design and Engineering)				\$410,750
	TOTAL				\$2,053,750

R	Parking Area 3 - Near Event Area				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Demolition	30,000	LS	\$1	\$30,000
4	Earthwork, Site Work Grading	30,000	LS	\$1	\$30,000
5	Paving - Pedestrian Concrete	1,500	SF	\$15	\$22,500
6	Paving - Vehicular Asphalt	26,500	SF	\$25	\$662,500
7	Curb and Gutter	800	LF	\$40	\$32,000
8	Landscape Planting and Irrigation	2,000	SF	\$8	\$16,000
9	Utilities	1	LS	\$50,000	\$50,000
10	Signage	1	LS	\$3,000	\$3,000
	Subtotal				\$856,000
	25% Contingency (Includes Design and Engineering)				\$214,000
	TOTAL				\$1,070,000
S	Parking Area 4 - Renovation of Existing Parking				
1	Mobilization/Demobilization, Bonding, Insurance	1	LS	\$5,000	\$5,000
2	Temporary Fencing, Erosion Controls, Fencing	1	LS	\$5,000	\$5,000
3	Site Preparation	105,000	SF	\$1	\$105,000
4	Paving Resurfacing - Vehicular Asphalt	101,000	SF	\$10	\$1,010,000
5	Curb and Gutter	800	LF	\$40	\$32,000
6	Landscape Planting and Irrigation Modification	4,000	SF	\$4	\$16,000
7	Utilities	1	LS	\$45,000	\$45,000
8	Signage	1	LS	\$4,000	\$4,000
	Subtotal				\$1,222,000
	25% Contingency (Includes Design and Engineering)				\$305,500
	TOTAL				\$1,527,500

PAY ITEM	Description	Extended Total Amount
A	Basketball Courts	
	TOTAL	\$884,375
B	Skate Park	
	TOTAL	\$3,967,500
C	BMX Track and Bike Trails	
	TOTAL	\$3,989,375
D	Community Garden	
	TOTAL	\$3,418,750
E	Multipurpose Lawn and Water Play	
	TOTAL	\$5,503,125
F	Disc Golf	
	TOTAL	\$2,425,000
G	Golf Academy	
	TOTAL	\$12,587,500
H	Pickleball Courts	
	TOTAL	\$1,181,000
I	Event Area	
	TOTAL	\$1,825,000
J	Playground and Adventure Playground (Near Clubhouse)	
	TOTAL	\$1,790,625
K	Community Facilities/ Events Staging	
	TOTAL	\$12,325,125
L	Dog Park	
	TOTAL	\$2,400,625
M	Trails and Fitness Loop	
	TOTAL	\$9,103,770
N	Neighborhood Park - West End	
	TOTAL	\$1,066,875
O	Linear Park	
	TOTAL	\$6,967,500
P	Parking Area 1 - Near Community Center	
	TOTAL	\$1,422,500
Q	Parking Area 2- Near Multi Purpose Lawn and Playground	
	TOTAL	\$2,053,750
R	Parking Area 3 - Near Event Area	
	TOTAL	\$1,070,000
S	Parking Area 4 - Renovation of Existing Parking	
	TOTAL	\$1,527,500
	TOTAL Extended Costs	\$75,509,895

Prepared by

DESIGNWORKSHOP

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