



estimates. Most costs will be further refined when site master plans and construction documents are created, prior to site development or renovation.

This cost matrix does not include costs associated with trailhead development, which will be calculated in Corona's 2023 Trails Master Plan – Phase II. It does include costs for the renovation of City Park, based on cost assumptions provided by the City and a target budget of \$100 million. For the City's new open space areas, only 25% of the park is presumed to be developed, while most of the site will remain in a natural state.

These estimates reflect planning level cost assumptions for general budgeting only. Actual costs may be higher or lower depending on site needs, the scale of the facility, and changing market prices for materials. All costs will need refining through facility and site master planning efforts, and/or during the development of construction documents. Changes to project scopes and programming, combining, or separating facilities, acquiring land or building at City-owned sites, or introducing phases to development will all have impacts to costs. Given the current volatility in land price and construction costs, all costs will also need adjustment for inflation and current construction conditions at the time of implementation.

This appendix defines the approach and baseline numbers used to identify the following costs:

- New Sites / Development
- Special Projects
- Additions/Enhancements to Existing Parks (Design Guidelines)
- Capital Improvements to Existing Parks (Park Experience Scores)
- Maintenance

To implement the RPMP, these costs assumptions for system enhancement should be synthesized with the facility repair projects and costs noted in the 2020 Parks and Facilities Inventory and Assessment. The Inventory and Assessment Report was the first step in a multi-phase Master Plan process and included an estimate for the Cost Replacement Value (CRV) for each park and facility. The CRV has two main components: a replacement cost value for each amenity located at the park and a land value. These costs identified for 2024 to 2033 are included in the cost estimate table (Table I-4) with adjustments for inflation for site specific totals. The totals reflect an annually compounded inflation adjustment of 4.06% (based on the average inflation rate for 2019-2023). Combined, these baseline numbers for enhancing and improving the park system should be vetted and updated by City of Corona when included in annual budgets and workplans.

### Costs for New Sites / Development

Capital costs for new parks and open space represent one-time costs to acquire, master plan, and develop or build park infrastructure and features.

- **Acquire Land:** This is a per-acre cost to obtain new land for future park development. Costs assume purchase of property based on general Corona land costs. Estimates assume Sites may be acquired through other means (e.g., easement, partnership) that would offset acquisition costs.
- **Master Plan or Design:** The cost for site master planning, design concepts and/or feasibility studies assumes a medium level of effort by designers/planners based on industry profession averages. Larger sites will have greater planning and design costs.

**Develop as Park:** These estimates are fully loaded costs to account for the development of a new park in its entirety or 10% of an open space area. Costs for site development will range in scale based on site conditions and park type/design, so some costs may be lower or higher than provided. Costs are based on Southern California estimates with updates by MIG based on cost averages of comparable communities.

Table H-1: Capital Cost Assumptions for New Sites / Park Development		
Development Category	Allowance (in dollars)	Assumption/Basis
Acquire Land	\$62,500 per acre (for all sites)	The City of Corona 2021-2029 General Plan Housing Element estimates a land cost of \$39,200 to \$85,909 per acre in Corona. The acquisition cost estimate is the average of the range (\$62,500). This applies to all sites.
Master Plan or Design	\$350,000 per site (prorated cost; this is for Regional Parks, Citywide Parks, Community Parks, and Special Use Sites)	Includes allowance for site planning including as full site master plan for a larger site and an operations proforma for sites with major facilities, even though smaller parks may only need a simple design concept. (This does not include construction documents.)
Develop as Park	\$1,000,000 per developed acre (prorated cost; this is for Regional Parks, Citywide Parks, Community Parks, and Special Use Sites)	Fully loaded costs to account for the development of all or a portion of the site. The cost only applies to improvements in the developed portion of the site and includes the provision of construction documents, site grading, circulation, utilities, facilities, amenities, and landscaping. (This does not include major facility development, such as a recreation center, swimming pool, or bridge, which would appear as a write-in costs.
Note: Prorate as follows: Regional Park, Citywide Park, Community Park, and Special Use Sites (100%); Neighborhood Park – Multi use (85%); Pocket Park and Neighborhood Park – Basic (60%); Open Space Park (40%)		

### Special Project Costs

Special project costs are those written in (from other sources) as an allowance to account for systemwide recommendations or the high cost to build or provide unique sites features, such as a bridge or an art center. It also includes specific itemized costs identified for some sites, such as the renovation of City Park. These separate cost estimates for development are taken from the City’s Capital Improvement Plan, other planned costs, or general construction estimates for specialized or systemwide facilities. Cost for major facilities also factor in comparables to existing facilities using publicly accessible estimates.

### Costs for Additions/Enhancements to Existing Parks (Design Guidelines)

Appendix F identifies recommendations to add facilities to enhance existing sites. These are based on a comparison of the site inventory to Prioritized Recreation Elements noted in the Acquisition, Design, and Development Guidelines by classification (Appendix E).

The cost estimates assume the addition of one of the missing features. Actual costs will vary based on the size, scale, number of components, and complexity of the identified recreation element. For example, in Citywide Parks, sports courts should be of “game or tournament-quality.” In Neighborhood Park – Basic, sports courts may be “full- or half-court.” To account for these differences, costs are shown for Regional Parks, Citywide Parks, Community Parks, and Special Use Sites at 100 percent. Costs for all other types of parks are prorated based on a percentage of the original cost as noted in the introduction.

While larger parks may benefit from the addition of multiple units of an identified missing Prioritized Recreation Element, the cost assumes the addition of one unit to address the minimum requirement. The goal of this approach is to strive to achieve the Corona Standard at all park and recreation facilities.

These fully-loaded planning-level costs represent general assumptions about the cost of the facility, installation, and site improvements, as well as the addition of any support amenities. For example, the playground includes may

include fees to cover the installation of play equipment for ages 2-5 and 5-12; separate companion play pieces such as swings, climbers, and spinners; safety surfacing and surface edging; amenities such as benches, signage, shade sails, area fencing, and lighting; and an access path and ramp. Construction costs are estimated based on MIG's experience in constructing community and citywide parks in 2022 and 2023. The actual price will differ from these numbers.

Table H-2: Capital Cost Assumptions for Facility Additions (Costs for Regional Parks, Citywide Parks, Community Parks, and Special Use Sites)		
Feature	Allowance at 100% (in dollars for each)	Assumption
<b>Sports Active</b>		
Sports Fields	\$850,000	One game or tournament-quality multi-use rectangular field lined for 2-3 sports, regulation size, grass, irrigation, field lighting, bleachers, access paths. (Note: costs for artificial turf are substantially higher and may double this cost.)
Sports Court	\$350,000	Game or tournament-quality, sports court (paired) with fencing, nets, surfacing, lighting, and benches. Cost is based on the average of two basketball, pickleball, or tennis courts, since these courts are typically paired in larger parks.
Challenge Facility/Activity Station	\$200,000	Five fitness stations, which can be placed in one location or spread along a path. Includes fitness equipment, surfacing or base.
<b>Specialized</b>		
Loop Walk/Trail	\$500,000	Loop Walk/Trail: Multi-use looped trail, 1 mile, hard-surfaced (paved or DG), 8 foot width, minor grading, drainage improvements, with mileage markers and seating.
	\$100,000	Loop Walk/Trail: Designated walking loops (0.5 to 1 mile) using existing sidewalks, pathways, and other existing infrastructure (applicable to the six priority needs areas in Quadrants 1 and 2). Assumes signage and minor improvements to make/improve connections.
Picnic Area/Shelter	\$600,000	Covered pavilion or large group picnic shelter (capacity 75-100) with barbecues, sink, lighting, food preparation table, mixed-size picnic tables or other tables and chairs.
Play Area/Playground	\$1,500,000	Large thematic, destination, or universal, all-inclusive playground for ages 2-5 and 5-12, with unique play elements and multiple play settings that support imaginative, creative and active play. May include interactive water play, sand play, or custom play

Table H-2: Capital Cost Assumptions for Facility Additions (Costs for Regional Parks, Citywide Parks, Community Parks, and Special Use Sites)		
Feature	Allowance at 100% (in dollars for each)	Assumption
		elements. Includes safety surfacing, seating, shade, access paths and ramps.
Mobile recreation van and equipment	\$300,000	Recreation van and or trailer with varied sports, STEAM, and enrichment equipment or materials; may include elements such as a portable climbing wall.
<b>Amenities</b>		
Art/Culture/Interpretive Features	\$50,000	Allowance for art, interpretive signage, or similar cultural or historic element. Assumes one interpretative display panel or branding feature with historical or cultural information.
Restrooms	\$750,000	Permanent structure with 6-8 single-occupant, gender neutral restrooms, concrete pad, and utilities.
Parking	\$625,000	Addition of 40-50 paved, off-street parking spaces including 10 accessible spaces, paving, curbs, ramps, striping, and bioswales/planted medians.
Shade	\$500,000	Addition of a shade structure (shelter or gazebo) or combination of other shade elements (tree planting, sails, canopies, pergola, umbrellas). Cost is based on one large group pavilion, plus fabric-roofed elements to cover portions of a large play area or spray park.

Note: Costs will vary depending on the size, number/type of components, complexity of recreation element, parking and circulation improvements if needed, and existing utility and infrastructure capacity. Costs will need to be updated based on the concept plan/site master plan and current construction conditions. Prorate as follows: Regional Park, Citywide Park, Community Park, and Special Use Sites (100%); Neighborhood Park – Multi use (85%); Pocket Park and Neighborhood Park – Basic (60%); Open Space Park (40%).

### Costs for Improvements to Existing Parks (Park Experience Scores)

The recommendations to remedy park experience deficiencies noted in Appendix F include operational recommendations and capital projects. While maintenance dollars are anticipated to address operations costs, the cost assumptions noted below reflect the general anticipated funds needed for capital improvements. Costs are shown for Citywide Parks, Community Parks, and Special Use Sites at 100 percent. Costs for other types of parks are based on a percentage of the original cost and assumed facilities are smaller, less in numbers, and/or less specialized than those noted here.

Table H-3: Capital Cost Assumptions for Park Experience Improvements (Costs for Citywide Parks, Community Parks, and Special Use Sites)		
Deficiency Category	Allowance at 100% (in dollars)	Assumption
<b>Comfort</b>		
Shade/covered area	\$500,000	Addition of a shade structure (shelter or gazebo) or combination of other shade elements (tree planting, sails, canopies, pergola, umbrellas). Cost is based on one large group pavilion, plus fabric-roofed elements to cover portions of a large play area or spray park.
Rest area/seating	\$100,000	Allowance for additional seating and tables of different styles.
Attractive features/landscaping	\$150,000	Allowance for landscaping removal and replanting for 1 acre. May include restoration for natural resource protection, improved ecological function, enhanced fire breaks, etc.
<b>Connections</b>		
Welcoming entry(ies)	\$85,000	Allowance for added lighting, signage, and landscaping at one park entry. Assumes park is wired for added lighting infrastructure.
<b>Identity/Character</b>		
Reflect community character	\$50,000	Allowance for art, interpretive signage, or similar cultural or historic element
Unique landscape/natural features	\$150,000	Allowance for turf replacement or addition of elements such as berms, native plantings, bioswales and rain gardens, arboretums, pollinator patches, butterfly gardens, bird habitat, baths and houses.
Clear design theme/brand/color palette	\$200,000	Allowance to invest in higher-cost thematic or branded elements when replacing other facilities. (Does not include original cost for facility replacement)
Sustainability	\$200,000	Allowance to provide water-saving features in parks, which may include low flow toilets, irrigation upgrades, and drought-tolerant plantings.
<b>Fun/Variety</b>		
Varied recreation options	\$1,000,000	Allowance to add 2-3 new facilities to the park to serve more ages or interests.
Unique recreation features	\$2,500,000	Allowance to add 2-3 new specialized facilities to the park to diversify recreation options. These may include elements such as skate spots, skate park, disc golf, small bike skills area, pump track, urban group campground, tricycle track, parkour obstacle course, climbing spire, zip line, sound garden, outdoor games (ping pong, giant chess), self-directed hike/app stations, destination or universal play areas, water play features or other unique features.

Table H-3: Capital Cost Assumptions for Park Experience Improvements (Costs for Citywide Parks, Community Parks, and Special Use Sites)		
Deficiency Category	Allowance at 100% (in dollars)	Assumption
Active vs. passive recreation	\$800,000	Allowance to add one new active or passive facility to balance uses. Costs are based on one of the following: a regulation-sized sports field, 4 sports courts, a large community garden (with in-ground, raised beds, and accessible planting areas, with fencing, water, composting/green waste recycling, seating, shade), one dog park (full size with different fenced areas for small and large dogs, landscaping, amenities, shade and utilities) or similar feature
Flexible programming	\$450,000	Allowance to add multi-use element or renovate an existing feature to accommodate a greater variety of uses
Prorate as follows: Regional Park, Citywide Park, Community Park, and Special Use Sites (100%); Neighborhood Park – Multi use (85%); Pocket Park and Neighborhood Park – Basic (60%); Open Space Park (40%).		

### Maintenance Costs

Maintenance costs are based on generalized per-acre cost assumptions per acre. Costs differ based on the level of maintenance assigned to the site (standard vs. enhanced) as explained in Appendix F recommendations. While actual maintenance costs will vary by park classification, the City does not track park maintenance expenditures by site or by classification. For this reason, general averages are applied. However, the cost assumptions reflect the fact that some sites with specialized facilities should receive a higher level of maintenance than they currently receive. Basic parks will require far less maintenance.

- Standard Maintenance:** Maintenance costs are noted based on the City’s own assessment of the average maintenance expenditures for park acres, as noted in the FY 2023 Operating Budget for Park Maintenance/ Contract Management. This total is rounded to \$13,200 per acre for most sites. Costs for Oxbow Park are calculated at 25% of the total, since one-quarter of the site or less is anticipated to be developed. Additional funds may be needed for natural resource stewardship, restoration, or management.
- Enhanced Maintenance:** To ensure larger parks with specialized facilities and programs receive more frequent maintenance, costs are calculated based on 125% of standard park maintenance and applied per developed park acre.

### PRMP Recommendations Cost Estimates

Table H-4 provides planning-level cost estimates associated with Master Plan recommendations. These estimates are based on order-of-magnitude costs to assist in evaluating and prioritizing projects for future consideration in the City’s Capital Improvement Plan (CIP). Costs are in 2023 dollars not accounting for inflation. Recognizing the volatility of pricing and supply chain issues, these costs are intended to provide general guidance for project planning. Actual costs will vary from these estimates. Most costs will be further refined when site master plans and construction documents are created, prior to site development or renovation. Table H-4 includes costs for all recommendations noted in Table F-1 in Appendix F. However, it does not include costs for trailhead development, which will be calculated separately as part of Corona’s 2023 Trails Master Plan. In addition, implementing the programming recommendations could add another \$2-\$5 million in annual operations costs.

The total planning-level capital cost for implementing the improvements recommended in Chapter 4 is approximately \$269 million (Table H-4), which includes the cost of redeveloping City Park. If the entire parks system was built out as recommended, slightly more than \$6 million annually would be necessary to maintain the system.

**Table H-4: Systemwide and Site-Specific Capital and Maintenance Costs**

Park Sites and Projects	Total Acreage	Quadrant	TOTALS: Capital Costs						TOTALS: Maintenance Costs		
			New Site Development	Special Projects	Design Guidelines Additions/ Enhancements	Park Experience Assessment Scores Improvements to Existing Parks	Replacement Costs *	Total Capital Costs	Standard Maintenance	Enhanced Maintenance	Total Annual Maintenance Cost
<b>Systemwide Facility Recommendations (Not Site-Specific)</b>											
Additional sprayground/splash pads (6 new)	N/A	1, 2, 3, 4	--	\$2,500,000	--	--	--	\$2,500,000	--	--	--
Additional dog parks (2 new)	N/A	3, 4	--	\$1,600,000	--	--	--	\$1,600,000	--	--	--
Additional pickleball courts	N/A	2,3	--	\$3,500,000	--	--	--	\$3,500,000	--	--	--
Bike pump tracks	N/A	TBD	--	\$1,000,000	--	--	--	\$1,000,000	--	--	--
Inclusive, universal playground	N/A	2	--	\$1,500,000	--	--	--	\$1,500,000	--	--	--
Lighting	N/A	All	--	\$,000	--	--	--	\$,000	--	--	--
Shade	N/A	All	--	\$1,000,000	--	--	--	\$1,000,000	--	--	--
Citywide ADA Improvements in Parks	N/A	All	--	\$3,847,000	--	--	--	\$3,847,000	--	--	--
Trail and Urban Forestry Projects (see those plans)	N/A	All	--	\$600,000	--	--	--	\$600,000	--	--	--
<b>Systemwide Subtotals</b>			--	<b>\$15,547,000</b>	--	--	--	<b>\$15,547,000</b>	--	--	--
<b>Site-Specific Facility Recommendations by Classification</b>											
<b>Regional Parks</b>											
Skyline Park <sup>3</sup> (new)	291.66	4	--	\$643,000	--	--	--	\$643,000	--	--	--
<b>Regional Park Subtotals</b>	<b>291.66</b>		--	<b>\$643,000</b>	--	--	--	<b>\$643,000</b>	--	--	--
<b>Citywide Parks</b>											
Butterfield Park	43.51	1	--	--	\$4,075,000	\$1,000,000	\$4,722,000	\$9,797,000	--	\$718,000	\$718,000
City Park	20.54	2	--	\$100,000,000	--	--	--	\$100,000,000	--	\$339,000	\$339,000
El Cerrito Park	26.03	3	--	--	\$50,000	--	\$4,059,000	\$4,109,000	--	\$429,000	\$429,000
Santana Park	47.07	3	--	\$150,000	\$1,000,000	--	\$6,590,000	\$7,740,000	--	\$777,000	\$777,000
<b>City Park Subtotals</b>	<b>137.15</b>		--	<b>\$100,150,000</b>	<b>\$5,125,000</b>	<b>\$1,000,000</b>	<b>\$15,371,000</b>	<b>\$121,646,000</b>	--	<b>\$2,263,000</b>	<b>\$2,263,000</b>
<b>Community Parks</b>											
Brentwood Park	13.65	1	--	--	\$1,850,000	\$3,100,000	\$1,150,000	\$6,100,000	--	\$225,000	\$225,000
Citrus Park	19.80	3	--	--	\$1,450,000	--	\$2,467,000	\$3,917,000	--	\$327,000	\$327,000
Eagle Glen Park	13.41	3	--	--	\$2,500,000	\$2,750,000	\$1,519,000	\$6,769,000	--	\$221,000	\$221,000
Mountain Gate Park	21.26	4	--	--	\$,000	\$200,000	\$4,314,000	\$4,604,000	--	\$351,000	\$351,000
Promenade Park	13.96	2	--	--	\$500,000	\$335,000	\$1,046,000	\$1,881,000	--	\$230,000	\$230,000
<b>Community Park Subtotals</b>	<b>82.08</b>		--	<b>\$90,000</b>	<b>\$6,300,000</b>	<b>\$6,385,000</b>	<b>\$10,496,000</b>	<b>\$23,271,000</b>	--	<b>\$1,354,000</b>	<b>\$1,354,000</b>
<b>Neighborhood Parks - Multi-Use</b>											
Buena Vista	9.59	4	--	--	\$468,000	\$3,443,000	\$713,000	\$4,623,000	\$127,000	--	\$127,000
Cresta Verde Park	5.24	2	--	--	\$680,000	\$3,358,000	\$463,000	\$4,501,000	\$69,000	--	\$69,000
Fairview Park	5.29	1	--	--	\$1,318,000	\$3,315,000	\$180,000	\$4,813,000	\$70,000	--	\$70,000
Husted Park	3.30	1	--	--	\$595,000	--	\$365,000	\$960,000	\$44,000	--	\$44,000
Ontario Park	4.87	1	--	--	\$595,000	--	\$523,000	\$1,118,000	\$64,000	--	\$64,000
Parkview Park	6.36	2	--	\$298,000	\$2,253,000	\$1,135,000	\$567,000	\$4,252,000	\$84,000	--	\$84,000
Ridgeline Park	5.00	4	--	--	\$1,403,000	\$213,000	\$641,000	\$2,256,000	\$66,000	--	\$66,000

**Table H-4: Systemwide and Site-Specific Capital and Maintenance Costs**

Park Sites and Projects	Total Acreage	Quadrant	TOTALS: Capital Costs						TOTALS: Maintenance Costs		
			New Site Development	Special Projects	Design Guidelines Additions/ Enhancements	Park Experience Assessment Scores Improvements to Existing Parks	Replacement Costs *	Total Capital Costs	Standard Maintenance	Enhanced Maintenance	Total Annual Maintenance Cost
River Road Park	5.64	1	--	\$120,000	\$1,615,000	\$340,000	\$940,000	\$3,015,000	\$74,000	--	\$74,000
Serfas Club Park	6.61	4	--	--	\$468,000	\$3,485,000	\$553,000	\$4,506,000	\$87,000	--	\$87,000
Stagecoach Park	9.69	1	--	--	\$1,615,000	\$3,485,000	\$298,000	\$5,398,000	\$128,000	--	\$128,000
Victoria Park	2.30	1	--	--	\$1,105,000	--	\$489,000	\$1,594,000	\$30,000	--	\$30,000
Village Park	5.26	2	--	--	\$1,530,000	\$3,485,000	\$591,000	\$5,606,000	\$69,000	--	\$69,000
<b>Neighborhood Parks - Multi-use Subtotals</b>	<b>69.15</b>		<b>\$298,000</b>	<b>\$120,000</b>	<b>\$13,643,000</b>	<b>\$22,257,000</b>	<b>\$6,323,000</b>	<b>\$42,640,000</b>	<b>\$913,000</b>	<b>--</b>	<b>\$913,000</b>
<b>Neighborhood Parks - Basic</b>											
Border Park	2.69	4	--	--	\$780,000	\$2,250,000	\$350,000	\$3,380,000	\$36,000	--	\$36,000
Chase Park	5.15	3	--	--	\$990,000	\$2,610,000	\$496,000	\$4,096,000	\$68,000	--	\$68,000
Gilbert Basin Park	3.19	3	--	--	\$900,000	--	--	\$900,000	--	--	\$0
Griffin Park	13.01	2	--	\$2,000,000	\$540,000	\$270,000	--	\$2,810,000	--	\$215,000	\$215,000
Jameson Park	12.96	3	--	--	\$1,890,000	\$3,210,000	\$974,000	\$6,074,000	\$171,000	--	\$171,000
Kellogg Park	4.69	2	--	--	\$780,000	\$270,000	\$712,000	\$1,762,000	\$62,000	--	\$62,000
Lemon Heights Basin Park (New)	5.16	4	\$3,306,000	--	\$1,890,000	--	--	\$5,196,000	\$68,000	--	\$68,000
Lincoln Park	5.73	1	\$0	\$110,000	\$570,000	\$270,000	\$348,000	\$1,298,000	\$76,000	--	\$76,000
Mangular Park	3.72	4	--	--	\$780,000	\$2,010,000	\$491,000	\$3,281,000	\$49,000	--	\$49,000
Rimpau Park	4.67	2	--	--	\$690,000	\$1,650,000	\$427,000	\$2,767,000	\$62,000	--	\$62,000
Sheridan Park	2.37	1	--	--	--	\$2,460,000	\$250,000	\$2,710,000	\$31,000	--	\$31,000
Sierra Bella	2.24	4	--	--	\$120,000	\$1,530,000	--	\$1,650,000	\$30,000	--	\$30,000
Spyglass Park	5.16	3	--	--	\$1,230,000	\$1,050,000	\$301,000	\$2,581,000	\$68,000	--	\$68,000
Taylor Basin Park (New)	2.74	4	\$1,854,000	--	\$1,890,000	\$0	--	\$3,744,000	\$36,000	--	\$36,000
Tehachapi Park	2.98	2	--	--	\$570,000	\$2,640,000	\$390,000	\$3,600,000	\$39,000	--	\$39,000
<b>Neighborhood Parks - Basic Subtotals</b>	<b>76.46</b>		<b>\$5,160,000</b>	<b>\$2,110,000</b>	<b>\$13,620,000</b>	<b>\$20,220,000</b>	<b>\$4,739,000</b>	<b>\$45,849,000</b>	<b>\$795,000</b>	<b>\$215,000</b>	<b>\$1,010,000</b>
<b>Pocket Parks</b>											
Contreras Park	0.15	1	--	--	--	--	\$5,000	\$5,000	\$2,000	--	\$2,000
Joy Park	0.23	2	--	--	--	\$171,000	\$8,000	\$179,000	\$3,000	--	\$3,000
Merrill Park	0.22	1	--	--	--	\$150,000	\$7,000	\$157,000	\$3,000	--	\$3,000
<b>Pocket Parks Subtotals</b>	<b>0.60</b>		<b>--</b>	<b>--</b>	<b>--</b>	<b>\$321,000</b>	<b>\$20,000</b>	<b>\$341,000</b>	<b>\$8,000</b>	<b>--</b>	<b>\$8,000</b>
<b>Special Use Sites</b>											
Auburndale Park	2.03	1	--	\$1,769,000	\$50,000	\$600,000	\$2,590,000	\$5,009,000	--	\$33,000	\$33,000
Circle City Center	2.7	1	--	--	--	\$600,000	\$1,080,000	\$1,680,000	--	\$45,000	\$45,000
City Hall South Park	1.08	1	--	--	--	--	--	--	--	\$18,000	\$18,000
Corona Public Library	4.00	1	--	--	--	--	--	--	--	\$66,000	\$66,000
Corona Senior Center	1.14	1	--	\$700,000	--	\$2,000,000	\$768,000	\$3,468,000	--	\$19,000	\$19,000
Historic Civic Center	3.90	1	--	\$357,000	--	--	--	\$357,000	--	\$64,000	\$64,000
Historic Civic Center Gym	0.57	1	--	--	--	--	\$4,256,000	\$4,256,000	--	\$9,000	\$9,000
Rock Vista Park	8.31	2	--	--	--	\$1,500,000	\$680,000	\$2,180,000	--	\$137,000	\$137,000

**Table H-4: Systemwide and Site-Specific Capital and Maintenance Costs**

Park Sites and Projects	Total Acreage	Quadrant	TOTALS: Capital Costs						TOTALS: Maintenance Costs		
			New Site Development	Special Projects	Design Guidelines Additions/ Enhancements	Park Experience Assessment Scores Improvements to Existing Parks	Replacement Costs *	Total Capital Costs	Standard Maintenance	Enhanced Maintenance	Total Annual Maintenance Cost
Vicentia Activity Center (VAC)	1.45	1	--	--	--	--	--	--	--	\$24,000	\$24,000
YMCA Youth Center at Merrill (PAL Building)	0.52	1	--	--	--	--	--	--	--	\$9,000	\$9,000
<b>Special Use Sites Subtotals</b>	<b>25.70</b>		--	<b>\$2,826,000</b>	<b>\$50,000</b>	<b>\$4,700,000</b>	<b>\$9,374,000</b>	<b>\$16,950,000</b>	--	<b>\$424,000</b>	<b>\$424,000</b>
<b>Open Space Parks</b>											
Oxbow Park <sup>3</sup>	23.85	1	\$2,525,000	--	--	--	--	\$2,525,000	\$79,000	--	\$79,000
<b>OS Parks Subtotals</b>	<b>23.85</b>		<b>\$2,525,000</b>	--	--	--	--	<b>\$2,525,000</b>	<b>\$79,000</b>	--	<b>\$79,000</b>
<b>Undeveloped Parkland (No Recommended Improvements)</b>											
Chase Drive Utility Basin	1.86	4	--	--	--	--	--	--	--	--	--
<b>Undeveloped Parkland Subtotals</b>	<b>1.86</b>		--	--	--	--	--	--	--	--	--
<b>GRAND TOTAL</b>	<b>708.51</b>		<b>\$7,983,000</b>	<b>\$125,487,000</b>	<b>\$38,738,000</b>	<b>\$54,883,000</b>	<b>\$46,323,000</b>	<b>\$269,413,000</b>	<b>\$1,795,000</b>	<b>\$4,256,000</b>	<b>\$6,051,000</b>

**Notes:**

1. These numbers reflect order-of-magnitude costs in 2023 dollars not accounting for inflation. These planning-level costs are intended to assist in evaluating and prioritizing projects for future consideration in the City's Capital Improvement Plan (CIP). Actual construction costs will vary.
2. Costs identified under Special Projects include systemwide recommendations, and high cost or unique features (such as a bridge) that require separate cost estimates for development.
3. Maintenance cost estimates for Oxbow Park reflect standard maintenance level costs calculated for 25% of the total site acreage, as one-quarter of the site or less is anticipated to be developed. Additional funds may be needed for natural resource stewardship, restoration, or management.
4. OP: See recommendation in other plans noted. These are noted here to include in project priorities, factoring in their park and recreation value.
5. Replacement Costs as noted in the 2020 Parks and Facilities Inventory and Assessment Project. Only estimates from 2024 to 2033 are used.