CALA

GREATER VALLEJO RECREATION DISTRICT

FRANKLIN RECREATION CENTER PARK

PROJECT UPDATE

10/06/2026



PROJECT UPDATE

10/06/2026

- **100% plans and specifications completed 9/22**
- **Final agency review and approvals underway.**
- **Final Bid set submittal in November** pending permit approval (DSA and VFWD)
- **Project on schedule for bidding this fall**
- **Project currently exceeds existing grant funding.** Strategies developing to match final bid to available funding upon award of project.
- **Construction contract award** targeted for January 2027. Date of next Board review and action. Construction estimated to be complete by end of 2027



PROJECT DEVELOPMENT

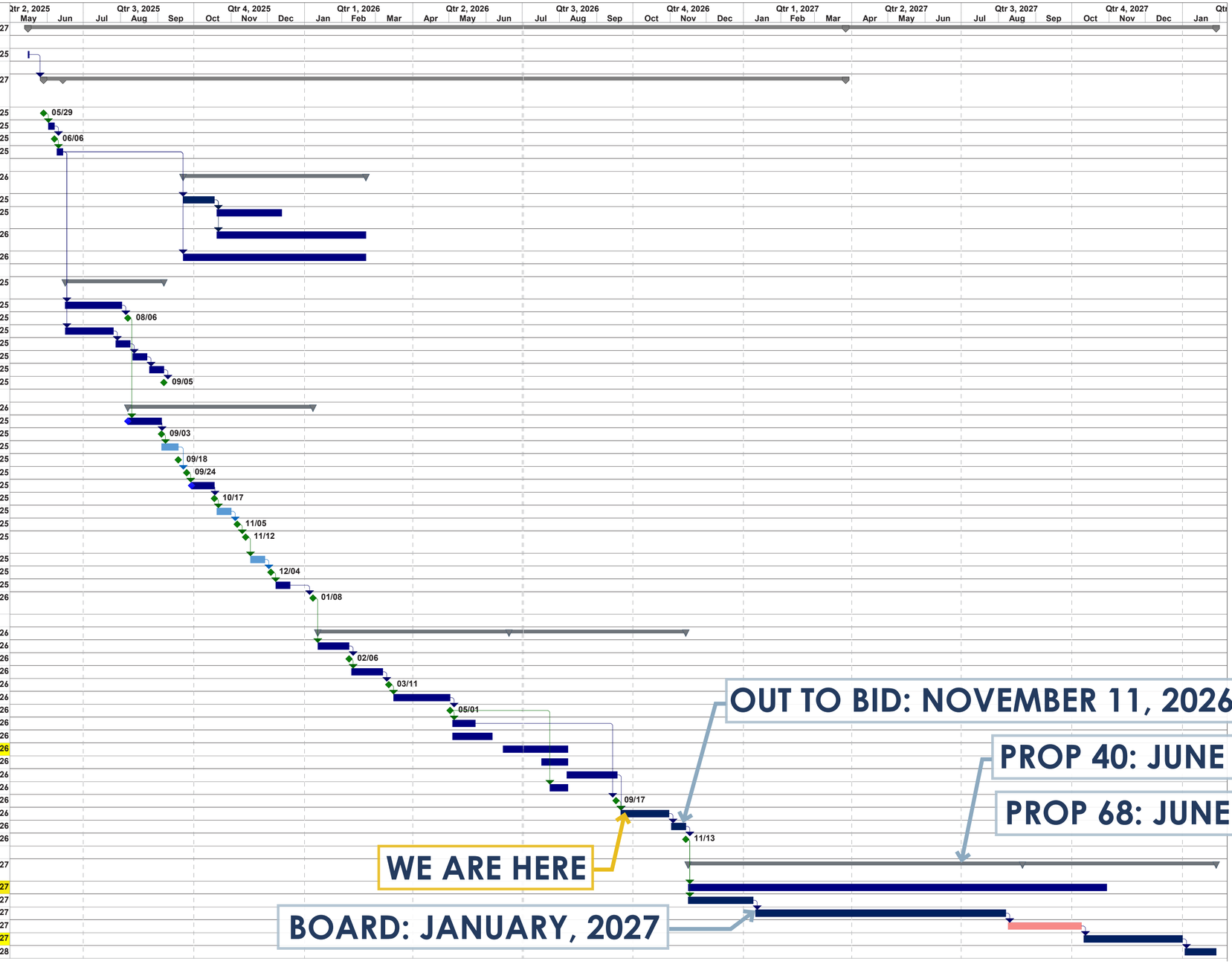
10/06/2026

SEPTEMBER 2021	GRANT PLAN & COST ESTIMATE
2023 - 2025	GRANT SECURED, CONSULTANTS SELECTED & FINISHED PUBLIC OUTREACH & CONCEPT PLAN DEVELOPMENT
JANUARY 2026	FINAL CONCEPT PLAN PRESENTED TO BOARD
2026	DETAILED DESIGN, CEQA, & AGENCY REVIEW
SEPTEMBER 2026	100% CONSTRUCTION DOCUMENTS
OCTOBER 2026	FINAL SUBMITTAL TO DSA, VFWD, & DISTRICT
NOVEMBER 2026	PROJECT GOES OUT TO BID
JANUARY 2027	BOARD APPROVAL/CONSTRUCTION BEGINS
DECEMBER 2027	CONSTRUCTION COMPLETE

PROJECT SCHEDULE

10/06/2026

ID	Task Name	Duration	Start	Finish
1	Franklin Recreation Center Park	486 days?	Fri 05/16/25	Fri 03/26/27
2				
3	Signed Authorization to Proceed	1 day	Fri 05/16/25	Fri 05/16/25
4				
5	1.0 PROJECT MANAGEMENT (Meetings, Monthly Report and Status Update, Grant and Budget Management)	477 days	Thu 05/29/25	Fri 03/26/27
6	1.01 Project Kick Off Meeting	0 days	Thu 05/29/25	Thu 05/29/25
7	1.02 Project Schedule	1 wk	Mon 06/02/25	Fri 06/06/25
8	Submit to District	0 days	Fri 06/06/25	Fri 06/06/25
9	District Review	1 wk	Mon 06/09/25	Fri 06/13/25
10				
11	2.0 ENVIRONMENTAL STUDIES/ COMPLAINCE AND PERMITS	110 days	Mon 09/22/25	Fri 02/20/26
12	2.01 Project Initiation	4 wks	Mon 09/22/25	Fri 10/17/25
13	2.02 Conduct Evaluation of Environmental Effects	8 wks	Mon 10/20/25	Fri 12/12/25
14	2.03 Prepare Initial Study/ Mitigated Negative Declaration	18 wks	Mon 10/20/25	Fri 02/20/26
15	2.04 Project Management/ Meetings	22 wks	Mon 09/22/25	Fri 02/20/26
16				
17	3.0 FIELD INVESTIGATION, SURVEY, AND DATA COLLECTION	60 days	Mon 06/16/25	Fri 09/05/25
18	3.01 Survey and Data Collection	7 wks	Mon 06/16/25	Fri 08/01/25
19	3.02 Field Investigation	0 days	Wed 08/06/25	Wed 08/06/25
20	3.03 Geotechnical Report	6 wks	Mon 06/16/25	Fri 07/25/25
21	3.04 Utilities Coordination & Fire Flow Test	2 wks	Mon 07/28/25	Fri 08/08/25
22	3.05 NPDES C.3 Compliance	2 wks	Mon 08/11/25	Fri 08/22/25
23	3.06 Arborist Report	2 wks	Mon 08/25/25	Fri 09/05/25
24	Submit to District	0 days	Fri 09/05/25	Fri 09/05/25
25				
26	4.0 PRELIMINARY DESIGN	110 days	Thu 08/07/25	Thu 01/08/26
27	4.01 Draft Concept Plan Alternatives	4 wks	Thu 08/07/25	Wed 09/03/25
28	Submit to District	0 days	Wed 09/03/25	Wed 09/03/25
29	District Review	2 wks	Thu 09/04/25	Wed 09/17/25
30	Stakeholder Meeting	0 days	Thu 09/18/25	Thu 09/18/25
31	4.02 District Meeting	0 days	Wed 09/24/25	Wed 09/24/25
32	4.03 Refined Concept Plan	3 wks	Mon 09/29/25	Fri 10/17/25
33	Submit to District	0 days	Fri 10/17/25	Fri 10/17/25
34	District Review	2 wks	Mon 10/20/25	Fri 10/31/25
35	4.04 District Meeting	0 days	Wed 11/05/25	Wed 11/05/25
36	4.05 Community Meeting Coordination Meeting	0 days	Wed 11/12/25	Wed 11/12/25
37	Community Meeting Advertisement	2 wks	Mon 11/17/25	Fri 11/28/25
38	4.06 Public Update Meeting	0 days	Thu 12/04/25	Thu 12/04/25
39	4.07 Final Concept Plan (Holiday Period)	2 wks	Mon 12/08/25	Fri 12/19/25
40	4.08 Presentation to Board District (2nd or 4th Thurs)	0 days	Thu 01/08/26	Thu 01/08/26
41				
42	5.0 PLANS, SPECIFICATIONS, & ESTIMATE (P,S,&Es)	115 days?	Mon 01/12/26	Fri 06/19/26
43	5.01 60% Submittal	4 wks	Mon 01/12/26	Fri 02/06/26
44	Submit to District	0 days	Fri 02/06/26	Fri 02/06/26
45	District Review	4 wks	Mon 02/09/26	Fri 03/06/26
46	5.02 District Meeting	0 days	Wed 03/11/26	Wed 03/11/26
47	5.03 90% Submittal	7 wks	Mon 03/16/26	Fri 05/01/26
48	Submit to District	0 days	Fri 05/01/26	Fri 05/01/26
49	District Review	3 wks	Mon 05/04/26	Fri 05/22/26
50	DSA Submittal Prep.	25 days	Mon 05/04/26	Fri 06/05/26
51	5.04 DSA Intake delay	40 days	Mon 06/15/26	Fri 08/07/26
52	DSA Submittal Prep.	16 days	Fri 07/17/26	Fri 08/07/26
53	5.04 DSA Application Review & Meeting	6 wks	Fri 08/07/26	Thu 09/17/26
54	5.05 SWPPP Preparation	2.2 wks	Fri 07/24/26	Fri 08/07/26
55	5.06 District Meeting	0 days	Thu 09/17/26	Thu 09/17/26
56	5.07 DSA Revisions and Backcheck	6 wks	Mon 09/21/26	Fri 10/30/26
57	5.08 Final Submittal (Bid)	2 wks	Mon 11/02/26	Fri 11/13/26
58	Submit to District	0 days	Fri 11/13/26	Fri 11/13/26
59				
60	6.0 CONSTRUCTION ENGINEERING AND INSPECTION	200 days?	Mon 11/16/26	Fri 08/20/27
61	6.01 Contractor Management	50 wks	Mon 11/16/26	Fri 10/29/27
62	6.02a Bidding and Contract review/award	8 wks	Mon 11/16/26	Fri 01/08/27
63	6.02b Construction period (150 days)	30 wks	Mon 01/11/27	Fri 08/06/27
64	6.02c Weather delays (estimated - 60 days)	9 wks	Mon 08/09/27	Fri 10/08/27
65	6.02d Maintenance Period (90 days)	12 wks	Mon 10/11/27	Fri 12/31/27
66	6.03 Project Close Out	4 wks	Mon 01/03/28	Fri 01/28/28



GRANT CONCEPT PLAN & PROGRAM LIST



FRANKLIN RECREATION CENTER
CONCEPT LEVEL SITE PLAN
VALLEJO, CA.

0' 20' 40' 80' 120'
SCALE 1" = 40' SEPTEMBER 2021
rrm design group

ORIGINAL 2021 PLAN AND ESTIMATE

Submitted for Prop 68 Grant

GRANT SCOPE ITEMS **ACQUISITIONS:** List each parcel number, acreage, estimated date of purchase, and cost **DEVELOPMENT:** List each RECREATION FEATURE and MAJOR SUPPORT AMENITY	ESTIMATED COST
Construct synthetic turf field.	$2,088,200.00
Construct multi-use open space/natural turf field.	$1,584,000.00
Construct playground/play area.	$400,000.00
Construct walking/jogging loop path with benches, trash receptacles, and lighting.	$445,000.00
Construct pathways throughout the park and ADA ramp access from lower field to upper level.	$100,000.00
Construct three pickleball courts.	$205,000.00
Construct two basketball courts.	$233,000.00
Construct concession/picnic area plaza.	$370,000.00
Construct landscaping throughout the park.	$100,000.00
Construct lighting and security cameras throughout the park.	$240,000.00
Construct fencing.	$157,500.00
Construction parking lot.	$195,000.00
Estimated inflation increases	$201,447.00
Total Estimated Cost for the RECREATION FEATURES and MAJOR SUPPORT AMENITIES (A)	$6,319,147.00
Total Estimated PRE-CONSTRUCTION COST (B)	$1,223,540.00
TOTAL PROJECT COST (A+B)	$7,542,687.00
Requested GRANT Amount	$7, 542,687.00
Estimated amount of the GRANT to be charged to PRE-CONSTRUCTION COSTS (cannot exceed 25% of the GRANT)	$1,223,540.00

FINAL CONCEPT PLAN



CALA

GREATER VALLEJO RECREATION DISTRICT

FRANKLIN RECREATION CENTER PARK - CONCEPT PLAN ADD ALTERNATES EXHIBIT

Vallejo, California

JANUARY 12, 2026

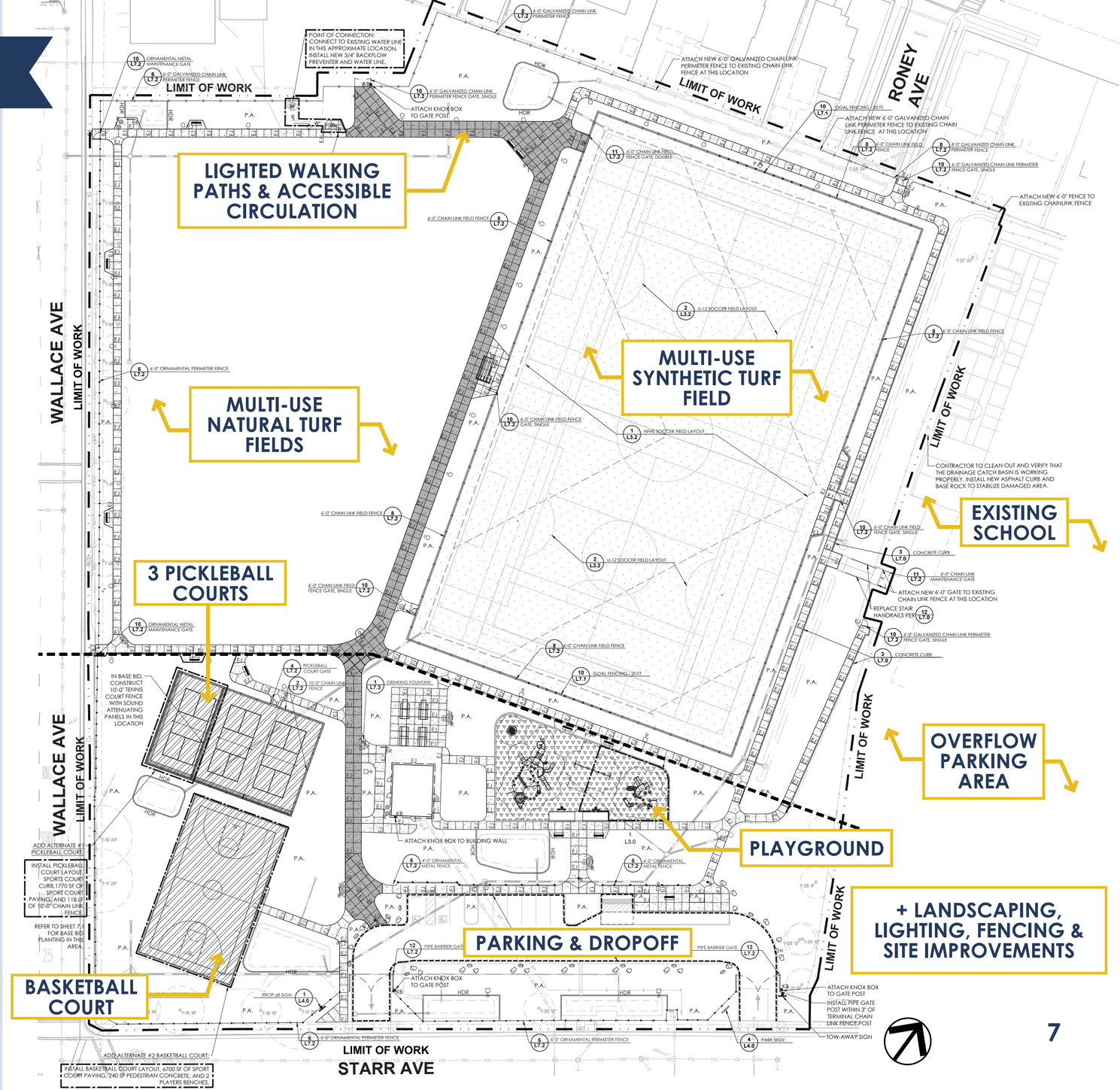
25016_ConceptPlan.indd

PLAN STATUS - 100% COMPLETE

10/06/2026

WHAT HAS CHANGED?

- **BASKETBALL:** 2 courts → 1 court based on area and budget constraints.
- **PARKING:** Reduced to 9 spaces, drop off spaces and overflow parking south of driveway via mountable curb. To address CALGreen/EV charging requirements.
- **SPORTS LIGHTING:** Future conduit evaluated; not incorporated due to need for whole new POC and transformer.
- **RESTROOM:** Accessibility improvements added to address DSA review.
- **NATURAL TURF:** Returned to base bid and upgraded to sod.



LANDSCAPE & PARK CHARACTER

10/06/2026

- New trees and landscaping throughout the park
- Natural turf fields
- Shaded picnic and gathering areas
- Improved park edges & neighborhood interface, including signage

ADD ALTERNATES

- Ornamental perimeter fencing
- Rubberized play surfacing
- Basketball court
- Tot play area
- North drinking fountain
- Additional may be added depending on grant funding amount.

Overall park program remains substantially consistent with the Final Concept Plan



PROJECT BUDGET & FUNDING 10/06/2026

FUNDING SUMMARY:

Current State Funding - $7.54M
Current Project Estimate - $9.11M
Potential State Funding Increase - Up to $8.50M total
Potential Federal Funding - $1.0 million
Current Funding Gap: $1.57M ($9.11M-$7.54M)

REASONS:

- Construction costs have increased since the 2021 grant estimate
- Additional permitting, environmental and construction-support costs

MANAGING THE FUNDING GAP:

- **Additional State Funding** — Continue working with OGALS toward $8.5M cap
- **Additive Alternates** — Adjust final scope based on competitive bids
- **Federal Funding** — Continue pursuing potential additional funding
- **Reduce Soft Costs** — Reduce agency fees, mitigation and construction-support costs where possible

PROP 68
State of California
Parks & Water Bond 2018

PROJECT DEVELOPMENT 10/06/2026

WHERE ARE WE NOW?

✓ **100% Plans & Specs** — District review

✓ **DSA** — First review complete

- **DSA Resubmittal** — October
- **VFWD** — Comments received / coordination underway

✓ **CEQA** — Environmental documents complete/ board adoption after contract award

- **Contract Documents** — District review underway
- **Bid Package** — Target November 13

WHAT'S NEXT?

- **October** — Facilities Committee + final agency review
- **November 13** — Project ready for bidding
- **November–January** — Competitive bidding
- **January** — Board approval, CEQA adoption & contract award
- **Early 2027** — Construction begins
- **8–10 months** — Anticipated construction duration



