

Recreation Credit Cost Estimates Instructions

Department of Recreation and Parks



These instructions are only for projects proposing to provide private park and recreational facilities or publicly accessible, private maintained park and facilities per LAMC 12.33, Section H.2.

Recreation Credit Cost Estimate Sheets submitted to the Department of Recreation and Parks (Department) shall comply with the following specifications. Additional materials or information may be required according to each type of application. Application forms are available at <https://www.laparks.org/planning/park-fees>.

NOTE: An illegible or inadequate Recreation Credit Cost Estimate Sheets cannot be accepted. Include only information necessary to depict the project and its setting.

Per LAMC 12.33, Section H.2(d), privately owned park and recreational facilities shall be granted a dollar for dollar credit, for any recreational and park impact fees required to be paid for the property. The cost and subsequent credit should bear a reasonable relationship to an independent assessment of the construction cost for the facility, such as the estimates provided by RSMeans Building Construction Cost Data or similar.

Applicants must follow the following instructions when preparing and submitting recreation credit cost estimate sheet. Failure to do so will cause delays in the review of the recreation credit.

Applicants must fill out the Recreation Credit Cost Estimate Sheet (PF-3010-E) for each recreational amenity in order to receive credit using the most recent version of the RSMeans Building Construction Cost Data. Each proposed recreation amenity and the associated costs must be on its own Recreation Credit Cost Estimate Sheet. Note: Only one recreation amenity per Recreation Credit Cost Estimate Sheet and Exhibit Sheet will be accepted.

The Department will use RSMeans to verify labor, material and equipment costs for proposed recreational amenities. For a full list of amenities eligible for recreation credit, please refer to the Park Fee Recreation Credit Policy.

Applicants will ONLY receive recreation credit for the following non-construction items and ONLY at the specified rates for the current year:

- Architectural Fees - 4.9% (Per RSMeans, Line Number: 01 11 31.10 0060)
- Construction Management Fees - 4% (Per RSMeans, Line Number: 01 11 31.20 0350)
- Permit Fees - 2% (Per RSMeans, Line Number: 01 41 26.50 0100)
- Engineering Fees - 2.5% (Per RSMeans, Line Number: 01 11 31.30 0800)
- Grading (only applicable for recreation credit areas on the ground level) - 2% (As determined by Department's Planning, Maintenance and Construction staff)
- Survey - 2% (As determined by Department's Planning, Maintenance and Construction staff)

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LAMC 12.33, Section H
Recreation Credit Cost Estimate Sheet

1 CASE NUMBER: VTT-00000				3 SHEET # 1 of X				
2 RECREATIONAL AMENITY: XXX				4 EXHIBIT/SHEET REFERENCE: SHEET 00				
5	6	7	8	9	10	11	12	13
Line Number	Description	QTY	UNITS	MATERIAL	LABOR	EQUIPMENT	SUBCONTRACT	ESTIMATE TOTAL
03 30 53.40 3150	Regular concrete (4000 psi), 4" slab	200	S.F.	\$334.00	\$188.00	\$62.00	-	
	Finishing Floors, High Tolerance, Bull							
14 03 35 15.30 0125	Float & Manual Float	200	S.F.	-	\$106.00	-	-	
Division 3	Subtotal			\$334.00	\$294.00	\$62.00	-	\$690.00
	(Cost based on National Average)			\$334.00	\$294.00	\$62.00	-	\$690.00
15	Sales Tax			\$3.17	-	\$5.89		\$9.06
	Estimate Subtotal			\$337.17	\$294.00	\$67.89		\$699.06
16	Los Angeles City Index/100						1.134	\$93.67
	Adjusted Cost (Los Angeles)							\$792.74
17	Architectural Fees			(01 11 31.10 0060)		4.90%		\$38.84
	Construction Management			(01 11 31.20 0350)		4%		\$31.71
	Permit			(01 41 26.50 0100)		2%		\$15.85
	Engineering Fees			(01 11 31.30 0800)		2.50%		\$19.82
	Grading Fees (if applicable)					2%		\$15.85
	Survey					2%		\$15.85
	Grand Total							\$792.74

- Project Name – Case Number (Tract/Parcel/Permit #)
- Recreational Amenity – Name the recreational amenity the Recreation Credit Cost Estimate Sheet is for. Only one amenity per cost estimate sheet.
- Sheet # – Number all cost estimate sheets.
- Exhibit/Sheet Reference – The Exhibit or Sheet Number that has the rendering for the corresponding recreation amenity.
- Line Number – 12 numbers that identify a specific item in the RS Means database.
- Description – Fill in the description of the item.
- QTY – Fill in the quantity of the item.
- Units – Units of measurement for the item.
- Material – This number is calculated by multiplying the QTY by the “Material” cost provided in RSMeans that corresponds with the Line Number.
- Labor – This number is calculated by multiplying the QTY by the “Labor” cost provided in RSMeans that corresponds with the Line Number.
- Equipment – This number is calculated by multiplying the QTY by the “Equipment” cost provided in RSMeans that corresponds with the Line Number.
- Subcontract – The cost of the subcontractor.
- Estimate Total – The sum of estimate Material, Labor, Equipment and SubContract Costs.
- Division – Refers to the Section in RSMeans where all the line items were identified.
- Sales Tax – Current sales tax rate may be added to the Subtotal Cost based on the National Average for material costs, equipment costs, and subcontracted work.
- City Cost Adjustment – The estimates in RSMeans are based on national average costs, therefore the cost of the project needs to be adjusted using the City Cost Index. The adjustment can be calculated with the formula below: Per RSMeans, the adjustment formula is:

$$\frac{\text{City Index}}{100} \times \text{Cost Based on National Average Costs} = \text{City Cost (Los Angeles)}$$

17. General Requirements – This includes a specified percentage for Architectural Fees, Construction Management Fees, Permit Fees, Engineering Fees, Grading and Survey, as determined by RSMeans and the Department of Recreation and Parks. Each percentage is applied to the Adjusted Cost and added to determine the Grand Total.

A template version form of the Recreation Credit Cost Estimate Sheet (Form PF-3010-E) and sample Recreation Credit Plans and Cost Estimate Sheets are available at <http://laparks.org/planning/park-fees>.