



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Lodi Lake Park Southeast Section Master Plan

MEETING DATE: June 5, 1996

SUBMITTED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council adopt the Lodi Lake Park Southeast Section Master Plan as presented.

BACKGROUND INFORMATION: Major improvements and revitalization plans for this 114-acre facility was first addressed significantly in 1988 with the "Bigler Master Plan Study" which was subsequently adopted by the City Council. Further significant studies of the park were addressed in the 1994 "Draggoo Park, Recreation and Open Space Plan" also adopted by the City Council. Significant issues brought forth in both studies are instrumental in the need to address the revitalization of this "Gem of the City's Park System" sore in need of a lot of polish. These issues, as follows, were addressed in the development plans being presented for this 5-acre section of the park.

Issues/Needs:

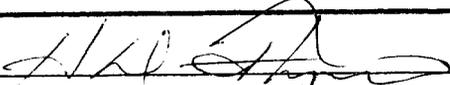
1. Deteriorating conditions of the park's infrastructure and amenities including several buildings, parking lots, picnic areas, main entry and landscaping.
2. Soil Compaction from over use
3. Antiquated irrigation system
4. Circulation of vehicles, pedestrian and bicyclers
5. Handicap accessibility

A public meeting was held on November 28, 1995 to solicit input and review the master plan for improvements designed by landscape architect Larry Nordstrom. A subsequent Parks and Recreation Commission meeting was held on January 9, 1996 in which the plan was further reviewed and approved by the commission.

Improvements to this 5-acre section of the park include a new park entry and exit, road and parking upgrades, new irrigation system, new turf and trees, picnic areas, playground, new walks, maintenance building, boat rental building, new boat and fishing dock. With the new design we have gained an additional 1/2 acre turf area that will greatly enhance the availability of picnicking and lake front aesthetics.

If approved by council, staff will proceed with construction drawings in-house and phase construction as funds become available. The 1996/97 CDBG funding has earmarked \$60,000 toward the playground improvements. Several service clubs have shown interest in partnering with the department for various improvements.

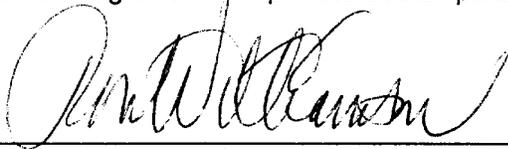
APPROVED: _____


H. DIXON FLYNN
City Manager



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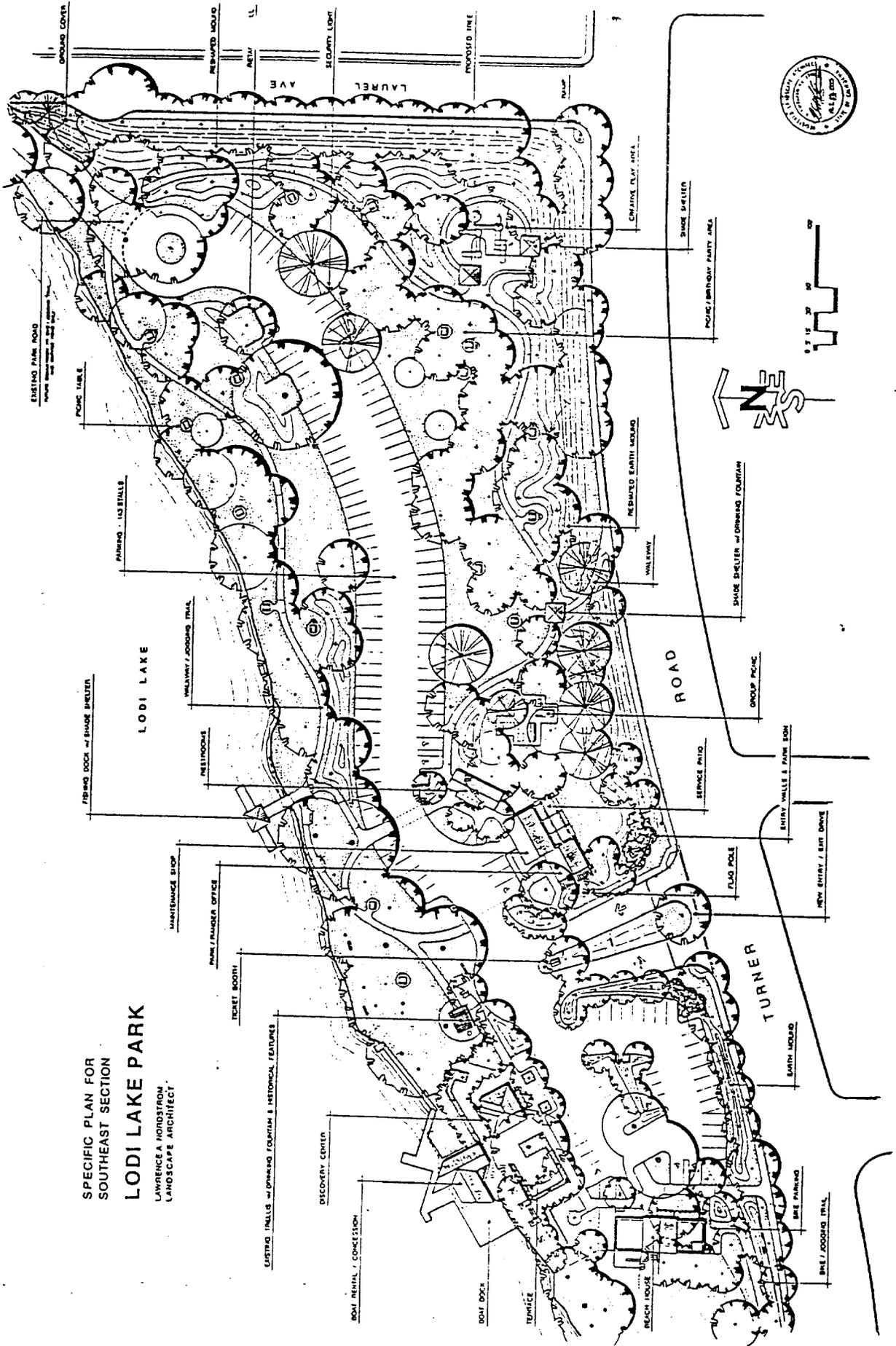
FUNDING: Capital Outlay Reserve Funds of \$3,000 (budget for 1996/97) to offset expenses for in-house design, 1996/97 CDBG funds of \$60,000 for playground. Future funding being considered include addressing this park as a "Major City Project" in the 1997/99 city budget. Application for 1997/98 CDBG funding and from private sector participation.

A handwritten signature in cursive script, appearing to read "Ron Williamson".

Ron Williamson, Park and Recreation Director

Prepared by Dwight Dauber, Parks Superintendent

**SPECIFIC PLAN FOR
SOUTHEAST SECTION
LODI LAKE PARK**
LAWRENCE A. HODSTROM
LANDSCAPE ARCHITECT



LODI LAKE PARK - SOUTHEAST SECTION
 PHASE I DEVELOPMENT OF SITE SPECIFIC PLAN
 COST ESTIMATE:

DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	TOTAL
01. DEMOLITION / CLEARING		LUMP SUM	15,000
02. GRADING / SOIL FILL	182,000 SF	.20	12,000
03. DRAINAGE			
A) STORM DRAIN LINE 12" DIA.	1,400 LF	50.50	70,700
B) 24" DIA. CATCH BASINS W/COVER	12 EA	1,100	13,200
04. PARKING AREAS			
A) ASPHALT PAVING	56,000 SF	1.50	84,000
B) CURBING	3,200 LF	10.00	32,000
C) DRIVEWAY APRON	2,000 SF	7.00	14,000
D) ENTRY WALLS / SIGNS	2 EA	3,500.00	7,000
05. CONCRETE - FLAT WORK			
A) WALKWAYS - 5FT WIDE	11,500 SF	3.50	40,250
06. KEYSTONE RETAINING WALLS			
A) TWO OAKS TREES	140 LF	60.00	8,400
B) PLAYGROUND AREA	40 LF	60.00	2,400
07. DRINKING FOUNTAIN	2 EA	2,500	5,000
08. DUMPSTER ENCLOSURES	3 EA	4,000	12,000
09. ELECTRICAL			
A) UNDERGROUND EXISTING LINES		LUMP SUM	25,000
B) SECURITY LIGHTS	14 EA	2,000	28,000
10. IRRIGATION SYSTEM			
A) BOOSTER PUMP	1 EA	15,000.00	15,000
B) SPRINKLER SYSTEM	182,000 SF	.30	54,600
11. TURF - (HYDRO-SOD)	182,000 SF	.15	27,300
12. ENTER / EXIT GATES	2 EA	15,000.00	30,000
13. TICKET BOOTH	1 EA	8,500.00	8,500
SUB-TOTAL:			\$504,350.00
10% CONTINGENCY:			\$50,435.00
PHASE I TOTAL:			\$554,785.00

LODI LAKE PARK - SOUTHEAST SECTION
 PHASE II DEVELOPMENT OF SITE SPECIFIC PLAN
 COST ESTIMATE:

DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	TOTAL
01. MAINTENANCE SHOP CONSTRUCTION	1,000 SF	100.00	100,000
02. MAINTENANCE SERVICE PATIO	800 SF	7.00	5,600
03. GROUP PICNIC AREA	1 EA	LUMP SUM	15,000
04. PICNIC TABLES W/ SLAB	17 EA	1,500.00	25,500
05. PLAYGROUND AREA (CDB6) 1996/97			
A) WALKWAY / CURBING		LUMP SUM	12,000
B) FIBAR GROUND COVER	2,100 SF	12.00	25,200
C) TOT TURF	700 SF	15.00	10,500
D) PLAY EQUIPMENT		LUMP SUM	45,000
E) BENCHES & TABLES		LUMP SUM	10,000
06. LANDSCAPING			
A) GROUND COVER	2,000 SF	.50	1,000
B) SHRUBS		LUMP SUM	4,000
C) TREES	90 EA	80.00	7,200
D) TURF STONE	1,000 SF	2.00	2,000

SUB-TOTAL: \$263,000.00
 10% CONTINGENCY: \$26,300.00
 PHASE II TOTAL: \$289,300.00

LODI LAKE PARK - SOUTHEAST SECTION
 PHASE III DEVELOPMENT OF SITE SPECIFIC PLAN
 COST ESTIMATE:

DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	TOTAL
01. KEYSTONE RETAINING WALL			
A) DISCOVERY CENTER WALL	250 LF	60.00	15,000
02. SHADE SHELTERS			
	3 EA	20,000.00	60,000
03. BOAT HOUSE / CONCESSION CONSTRUCTION			
	1,200 SF	100.00	120,000
04. BOAT DOCKS			
	2,200 SF	20.00	44,000
05. CONCRETE WORK			
A) TERRACE AREA	7,000 SF	6.50	45,500
SUB-TOTAL: \$284,000.00			
10% CONTINGENCY: \$28,400.00			
PHASE III TOTAL: \$312,400.00			

LODI LAKE PARK - SOUTHEAST SECTION
 PHASE IV DEVELOPMENT OF SITE SPECIFIC PLAN
 COST ESTIMATE:

DESCRIPTION OF WORK	QUANTITY	UNIT PRICE	TOTAL
01. FISHING DOCK W/SHELTER		LUMP SUM	40,000
02. BIKE TRAIL (WEST)			

NOTE: COST OF BIKE TRAIL IS UNKNOWN AT THIS TIME, BECAUSE THE OVERALL DESIGN IS NOT COMPLETED

SUB-TOTAL: \$40,000.00	
10% CONTINGENCY \$4,000.00	
PHASE IV TOTAL: \$44,000.00 + COST OF BIKE TRAIL	

TOTAL COST FOR ALL PHASES OF CONSTRUCTION: \$1,200,485.00