



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: DeBenedetti Park project review and request for direction

MEETING DATE: May 15, 2002

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review progress to date on the DeBenedetti Park project and provide direction regarding specific design element components and approve the concept plan.

BACKGROUND INFORMATION: On February 6, 2002, the City Council approved a professional consulting services contract with Stantec, Inc. and allocated \$545,000 for the design of DeBenedetti Park.

In response to input from public meetings, community members, potential user groups and organizations, the Parks and Recreation Commission, and staff the DeBenedetti Park project has been identified and approved as a high priority by the City Council.

The RFQ document provided a variety of summary and project description information. Some of the highlights of this information include the following:

Lodi Parks and Recreation serves an official population of 57,900. To this population we offer 28 active and passive park facilities. The City of Lodi is located 90 miles east of San Francisco, 34 miles south of Sacramento, adjacent to U.S. Highway 99 and is easily accessible to Interstate 5. As the northern-most city in the San Joaquin County, Lodi bridges the areas of Northern and Central California. Its location places Lodi in the path of a dynamic growth corridor ideally situated for business and industry.

At a minimum, the following design elements will apply for this project:

1. Phased development in compliance with budgetary realities.
2. Features conducive to effective and efficient maintenance and operation cost.
3. Multiple use.
4. Lighted athletic fields.

DeBenedetti Park (G-Basin) consists of an undeveloped area of 49 acres in the southwest corner of Lodi. The City desires to develop the acreage into a lighted multi-use outdoor sports facility for baseball, soccer, and miscellaneous recreation activities. The City has also acquired the site for use as a drainage basin. Design is needed to develop the area into a dual use

APPROVED: _____


H. Dixon Flynn -- City Manager

05/07/02



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facility for Parks and Recreation and a drainage basin. The drainage basin receives runoff from approximately 800 acres of developed land and will be emptied after a storm by gravity and pumping. The goal of the DeBenedetti Park design plan is to provide detailed information regarding cost estimates; concept design; preliminary design; and final design of the project. Construction plans and specifications will be produced from this work.

The City established an ambitious timeline for the construction documents phase and has established a goal for construction documents to be at 90% completion by November 1, 2002.

The consulting firm (Stantec, Inc.) has been working for several weeks now and clear direction regarding the elements for the project are needed. Specifically, approval of the conceptual site plan by Council will provide clear direction for the project.

To date, a variety of actions have occurred with regards to the project. Per the contract, Stantec, Inc. has been working with a steering committee on the project. This group has included representatives of several City departments and groups such as the Public Works Department; the Lodi Sports Foundation, the Boosters of Boys and Girls Sports (BOBS), the Parks and Recreation Commission, and the Parks and Recreation Department. On April 8, 2002, a public meeting was held at the Library to encourage input and ideas for the project from the public.

One of the primary issues of discussion has been the question of what the purpose of the property should be for the community. Joint use of the property for both Parks and Recreation needs and drainage needs has been a priority focus along with the need for flexibility and multiple uses. Lighted athletic fields configuration, parking, maintenance needs, cost estimates, and drainage holding capacity for the basin for the property have been some of the topics discussed.

Our process has seen strong support among the advocates for lighted athletic fields with multiple uses for baseball, soccer, football, and general use. Some of the other design elements which have been included are parking, concessions, playground areas, a walking trail around the property, and a well site. With these factors in mind our process focused upon two plans which has evolved into the attached plan for your consideration (Attachment A). Stantec will present much more detail regarding the alternatives which were considered in the process as well as cost estimates for a **phased development** of the project.

Attached for your information and review is additional information. It includes:

- Baseball/softball facilities which are utilized which indicates our heavy reliance upon our joint use agreement for utilizing LUSD facilities (Attachment B)
- Attendance figures from 2000-2001 for programs which may provide insight into the wide range of activities and numbers of participants served by athletic fields in our programs. Please note that participant numbers and program offerings vary from year to year (Attachment C).
- Minutes from the public meeting of April 8, 2002 (Attachment D).

APPROVED: _____
H. Dixon Flynn -- City Manager

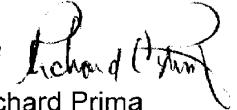


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We intend to have Stantec in attendance at the May 15, 2002, City Council meeting to present the project status and answer questions. If the Council is able to provide clear direction regarding the concept plan it will allow work to move forward on this project.

FUNDING: None


Richard Prima
Public Works Director


Roger Baltz
Parks and Recreation Director

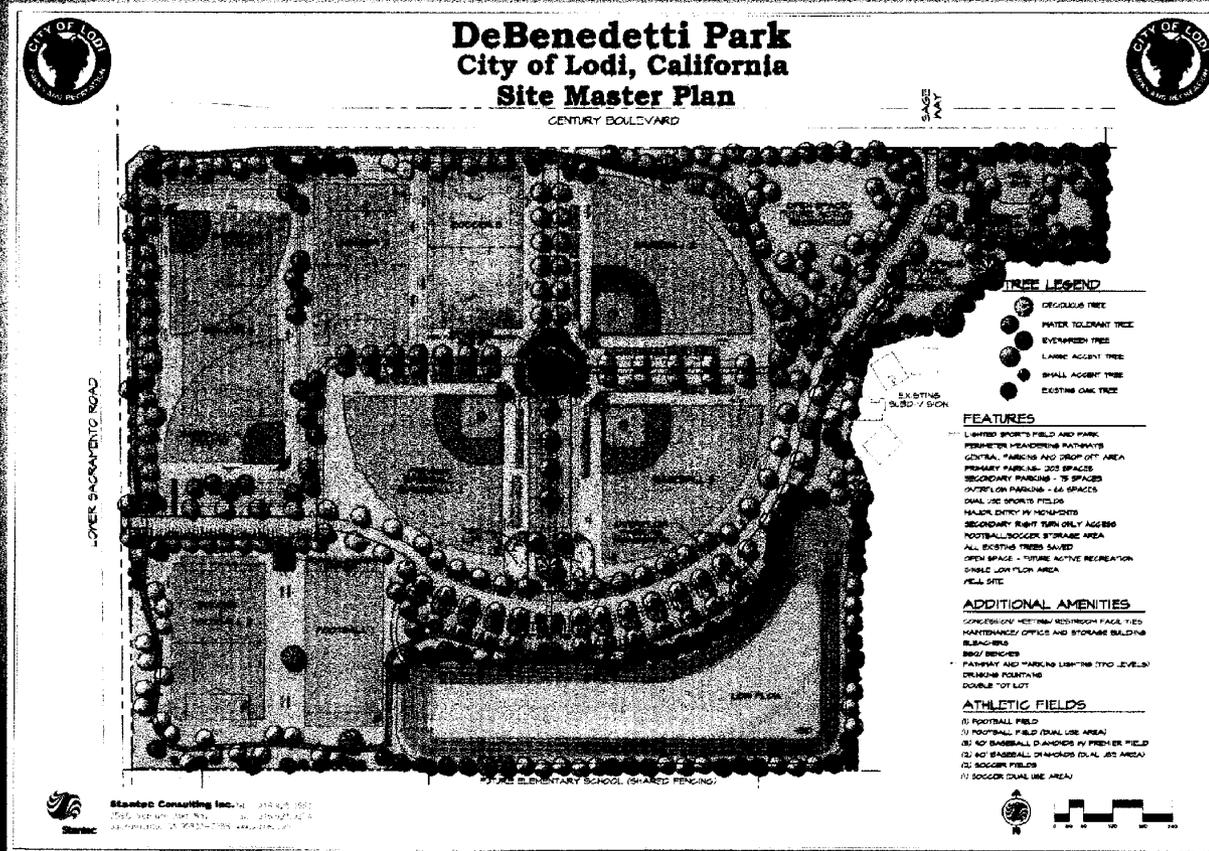
cc: City Attorney

APPROVED: _____

H. Dixon Flynn -- City Manager

05/07/02

Site Master Plan



Lodi Parks and Recreation Department
 333-6742
 Baseball/Softball

B

Site	Size	Usage
Beckman Park W	60'	T-ball
Beckman Park E	60'	T-ball
	Open Areas	T-ball
Beckman School	60'	Girls Instructional
Blakely Park	60'	Farm
Blakely Park	90'	Babe Ruth
Glaves Park	Open Areas	T-ball
Heritage School W	60'	Farm
Heritage School E	60'	Boys Rookie
Kofu Park W	60' Game Site	Boys Instructional
Kofu Park E	90' Game Site	Babe Ruth
Lakewood School SW	60'	Boys Rookie
Lakewood School SE	60'	Majors/Minors
Lakewood School NW	60'	Open
Lakewood School NE	60'	Farm
Lawrence School NW	60'	Girls 16 & Under
Lawrence School SE	60'	Girls 8 & Under
Lodi High School	90'	Babe Ruth
Needham School NW	60'	Girls 16 & Under
Needham School NE	60'	Girls Instructional
Needham School SW	60'	Boys Instructional
Needham School SE	60'	Girls 10 & Under
Nichols School NW	60'	Boys Instructional
Nichols School SW	60'	Girls Instructional
Nichols School NE	60'	Open
Nichols School Mid E	60'	Open
Nichols School SE	60'	Open
Peterson Park	60' Practice Only	Softball
Peterson Park	90' Practice Only	Babe Ruth
Reese School N	60' Skinned	Major/Minor
Reese School S	60' Skinned	Major/Minor
	Open Area	T-ball
Salas Park NE	90' Game Site & Practice	Prep Babe-Ruth
Salas Park NW	60' Game Site & Practice	Girls
Salas Park SW	60' Game Site & Practice	Major/Minor
Salas Park SE	60' Game Site & Practice	Major/Minor
Tokay High School Soph	90'	Babe Ruth
Tokay High School Frosh	90' Skinned	Babe Ruth
Tokay High School Softball	60' Skinned	Girls 16 & Under/ 12 & Under
Vinewood Park SW	60' Skinned/Game Site/ Practice	Boys Rookie/ Farm
Vinewood Park NW	60' Skinned/ Game Site/ Practice	Girls 12 & Under
Vinewood School NE	60'	Girls 12 & Under
Vinewood School NW	60'	Boys Instructional
Vinewood School SE	60'	Open
Vinewood School SW	60'	Girls Rookie
	Open Area	T-ball
Woodbridge School N	60'	Farm
Woodbridge School SW	60'	Open
Woodbridge School SE	60'	Boys/ Girls Rookie
Woodbridge School NW	60'	Open
Woodbridge School NE	60'	
Zupo Field	90'	Game Site Only

**LODI PARKS AND RECREATION DEPARTMENT
ATTENDANCE REPORT**

C

Reporting period: Fall 2000-Summer 2001

Program or Activity	Age	# of Teams	Activity Registrants	Total Unit Participations
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YOUTH SPORTS

Cheerleading (Fall)	Youth	6	115	46,000
Baseball (Fall)	Teen	6	90	1,440
Football, Flag (Fall)	Youth/Teen	20	336	13,440
Football, Tackle (Fall)	Youth/Teen	5	202	80,800
Soccer Boys (Fall)	Youth/Teen	54	715	25,740
Soccer Girls (Fall)	Youth/Teen	56	743	26,488
Basketball, Comet/Cardinal (Winter)	Youth/Teen	24	240	2,880
Basketball, Junior League (Winter)	Youth	98	1,069	12,828
Late Nite Basketball (Winter)	Teen/Adult	10	101	606
Soccer, Mini (Winter)	Youth	6	90	1,080
Volleyball, Junior League (Winter)	Youth			
Baseball (Spring)	Youth/Teen	71	976	35,226
Baseball, Babe Ruth (Spring)	Teen	16	210	7,560
Baseball, Sr. Babe Ruth (Spring)	Teen	3	51	1,020
Softball (Spring)	Youth/Teen	46	615	22,140
TOTAL		421	5,553	277,248

AQUATIC ACTIVITIES

Swim, Summer Swim League (Summer)	Youth/Teen	6	776	37,248
Swim, Lessons (Summer)	Youth		6,160	6,160
TOTAL		6	6,936	43,408

MISC. IN/OUTDOOR ACTIVITIES

Punt-Pass-Kick (Fall)	Youth		75	75
Rollin' in the Mud (Fall)	Youth/Teen/Adult		53	120
Sports Foundation Labor Day Run	Youth/Teen/Adult		206	206
Christmas Tree Run (Winter)	Youth/Teen/Adult		122	122
Santa's Calling (Winter)	Youth		400	400
Wrestling Club (Spring)	Youth/Teen		37	1,480
City Track Meet (Spring)	Youth		300	1,050
Egg Hunt (Spring)	Youth		250	500
Camp Lodi Lake (Summer)	Youth		135	558
Sky Hawks Camp	Youth/Teen		34	170
TOTAL		0	1,612	4,681

**LODI PARKS AND RECREATION DEPARTMENT
ATTENDANCE REPORT**

C

Reporting period: Fall 2000-Summer 2001

ADULT SPORTS

Softball (Fall)	Teen/Adult	67	1,206	11,800
Basketball, League (Winter)	Adult	17	170	1,360
Open Gym (Winter)	Adult			
Soccer (Spring)	Teen/Adult	18	196	1,568
Softball, Big Valley Srs.(Spring)	Adult	8	120	2,880
Softball, Spring/Summer (Spring)	Teen/Adult	102	1,836	11,016
Volleyball (Spring)	Adult	22	176	4,224
TOTAL		234	3,704	32,848

MISC. YEAR-ROUND ACTIVITIES

Nature Program, River Tours	Youth/Teen/Adult		269	269
Nature Program, Discovery Center	Youth/Teen/Adult		547	547
Nature Program, Pow Wow in Parks	Youth			
Nature Program, Misc.	Youth/Teen/Adult		26	26
Nature Program, Tours	Youth/Teen/Adult		728	728
Soccer, Competitive	Youth/Teen	14	252	17,820
Specialty Class, Cheerleading	Teen			
Specialty Class, Gymnastics	Youth		22	176
Specialty Class, Hip Hop	Youth			
Specialty Class, Jazz/Ballet	Youth			
Specialty Class, Karate	Youth/Adult		118	644
Specialty Class, Sign Language	Adult		5	40
Specialty Class, Tennis, Adult	Adult		26	104
Specialty Class, Tennis, Youth	Youth/Teen		107	672
Specialty Class, Tumbling	Youth			
Specialty Class, Womens Self Defense	Adult			
Specialty Class, Yoga	Adult		100	400
Specialty Class, Yoyo	Youth/Teen/Adult			
Swim, Lodi City Swim Club	Youth/Teen	1	160	46,940
TOTAL		15	2,360	68,366

AFTER SCHOOL PROGRAM

Beckman School	Youth		53	8,971
Lakewood School	Youth		68	11,820
Nichols School	Youth		58	10,087
Reese School	Youth		105	17,336
Vinewood School	Youth		110	19,484
Lockeford, ASP	Youth		56	8,025
Lockeford, Summer Camp	Youth		31	1,355
Lodi Look - Heritage	Youth		60	14,738
Lodi Look - Lawrence	Youth		40	9,750
TOTAL			581	101,566

**LODI PARKS AND RECREATION DEPARTMENT
ATTENDANCE REPORT**

C

Reporting period: Fall 2000-Summer 2001

Facility Rental and Uses	Age	# of Uses	Attendance	Total Unit Participation
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FACILITY RENTALS

Diamond Rentals, Baseball	Youth/Teen/Adult	259	1,497	1,497
Diamond Rentals, Softball	Youth/Teen/Adult	282	4,850	4,850
Football Field Rentals, Grape Bowl	Youth/Teen/Adult	13	15,500	15,500
Meeting Room, Annex	Youth/Teen/Adult	177	9,749	9,749
Meeting Room, Hale	Youth/Teen/Adult			
Meeting Room, Kofu	Youth/Teen/Adult	105	2,180	2,180
Meeting Room, Lee Jones	Youth/Teen/Adult	125	2,596	2,596
Meeting Room, Recreation Office	Youth/Teen/Adult	197	4,002	4,002
Picnic Area, Emerson Park Lions Den	Youth/Teen/Adult	58	2,164	2,164
Picnic Area, Lawrence Park	Youth/Teen/Adult	6	300	300
Picnic Area, Legion Park Loewen's Den	Youth/Teen/Adult	56	1,675	1,675
Picnic Area, Lodi Lake Hughes Beach	Youth/Teen/Adult	36	1,885	1,885
Picnic Area, Lodi Lake Kiwanis Area	Youth/Teen/Adult	49	2,090	2,090
Picnic Area, Lodi Lake Parson's Point	Youth/Teen/Adult	49	2,031	2,031
Picnic Area, Lodi Lake Rotary Area	Youth/Teen/Adult	18	1,105	1,105
Picnic Area, Lodi Lake Youth Area	Youth/Teen/Adult	66	7,815	7,815
Picnic Area, Salas Park	Youth/Teen/Adult	33	1,355	1,355
RV Camping, Lodi Lake Rotary Area	Youth/Teen/Adult	23	276	276
Special Events, Grape Bowl	Youth/Teen/Adult	4	6,700	6,700
Special Events, Lodi Lake	Youth/Teen/Adult	8	13,482	13,482
Special Events, Misc.	Youth/Teen/Adult	21	4,062	4,062
TOTAL		1,585	85,314	85,314

MISC. FACILITY USES

Aquatics, Boat Rentals	Youth/Teen/Adult	2,831	6,814	6,814
Aquatics, Pool Rentals	Youth/Teen/Adult	23	1,716	1,716
Lodi Lake Entrance, Resident	Youth/Teen/Adult	16,494	37,816	37,816
Lodi Lake Entrance, Non-Resident	Youth/Teen/Adult	3,046	7,464	7,464
Lodi Lake Entrance, Boat Launch	Youth/Teen/Adult	517		
Ezne/Field Pool Entrance, Swim	Youth/Teen/Adult		4,046	4,046
Lodi Lake Beach Entrance, Swim	Youth/Teen/Adult		22,581	22,581
TOTAL		22,911	80,437	80,437

	# of Facility Uses	# of Teams	Registrants/ Attendees	Total Unit Participations
GRAND TOTAL	24,496	676	186,497	693,868

**DEBENEDETTI PARK PUBLIC MEETING
APRIL 8, 2002**

MINUTES

- Mr. Baltz opened the meeting with an introduction of the topic and the objectives of the meeting.
- Mr. Baltz explained the process that the City went through to select Stantec. He also stated that tonight's meeting was about public input and suggestions from the public for the project.
- Mr. Baltz introduced Jordan Postlewait from Stantec. Jordan explained where the park is located and what the park's purpose is. He also explained that the fields will be lit.
- Jim Nelson from Stantec explained the basin aspect of the park. He explained that 900 acres of water will drain to DeBenedetti. He further explained there will be a pump to Beckman Park and then to the south main canal from DeBenedetti.
- Jim explained that creating areas of different elevation is important in this design. The lowest area (southeast quadrant) will house the flow of water. The low flow area will contain water from most storm events. All areas drain to the low flow area.
- When creating this type of design, some areas will be 30' deep. Slopes will be used for viewing areas.
- Mark Hall from Stantec passed out the Public Opinion Survey and reviewed the various questions as well as showed examples of the various options. The areas he covered are:
 - Entry Monumentation
 - Backstops
 - Perimeter and Security Fencing
 - Bleachers
 - Benches
 - Picnic Tables
 - Bike Racks
 - Trash Receptacles
 - Drinking Fountains
 - Play Structures
 - Lighting

DEBENEDETTI PARK PUBLIC WORKSHOP
APRIL 8, 2002
MINUTES
Page 2

Question and Answer -

Bob Johnson asked if the entry monument qualifies for the City Art Policy.

Mark stated it could and Jordan concurred. Mark stated that the monument will be uplit and backlit.

Bob Johnson asked if there could be a combination of bleachers.

Mark stated, "Yes", as well as berming.

Mark stated that the oak trees will be saved no matter what grade the park is.

Mr. Baltz compared Salas Park acreage to DeBenedetti's. He stated there will be a massive amount of dirt removal. He also stated that there will be a school built south of the Park.

John Johnson asked how many 90' diamond users there are in Lodi.

Tom named the various leagues that use a 90' diamond

John Johnson stated that in previous designs an indoor training area (i.e. batting cages) was included.

Tim Greenmeyer stated that budget constraints may prohibit this.

Mr. Baltz reminded those present that Century Blvd. currently does not go all the way through to Lower Sacramento Road.

Tony Alegre asked what construction schedule would be like.

Jordan gave him the following schedule

- Design work to be completed by October 31, 2002
- Next step would be schematics and then go out to bid in 2003
- Building would take approximately 8 – 12 months

Tony Alegre stated that with 400,000 cubic yards of dirt to remove that equates to 30,000 truck loads.

Tony Alegre feels that the City should start removing dirt right away so the City doesn't have to pay to have the dirt removed. He suggested contacting any recreation districts or levee districts.

Blaine DeJong asked where the existing oak trees are located.

Mark Hall pointed out where trees are located on the design map.

DEBENEDETTI PARK PUBLIC WORKSHOP
APRIL 8, 2002
MINUTES
Page 3

The low flow area is a dirt basin that's fenced. It has to be raised about 20' to set to drain.

Parking – 250 spaces are needed, 300 spaces are allotted in the design. No parking will be on Century Blvd. due to traffic.

Restrooms, scorekeepers rooms, and meeting rooms will be located in the Concessions building.

Drinking fountains are not shown in the design but they are part of the plans.

There is a maintenance facility and well site on the property.

Walking path is outside the fence so when the park is closed it is still usable.

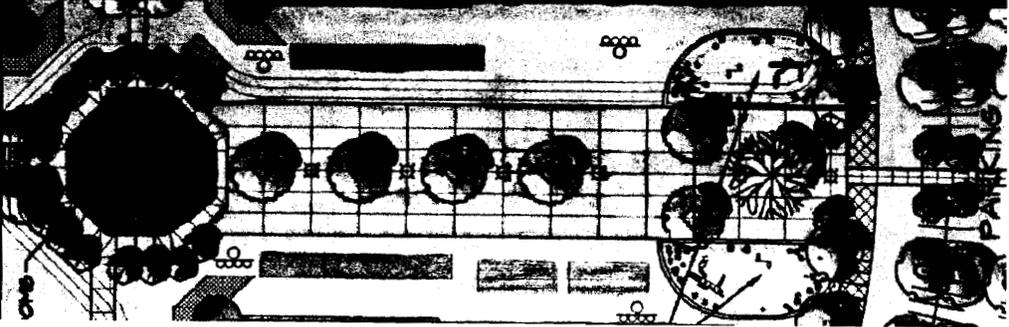
Mr. Baltz wanted the opinion of those present as to whether they want basketball courts, tennis courts, horseshoes, etc.

Tony Alegre thought that more BBQ's should be added

Meeting adjourned at 8:05 p.m.



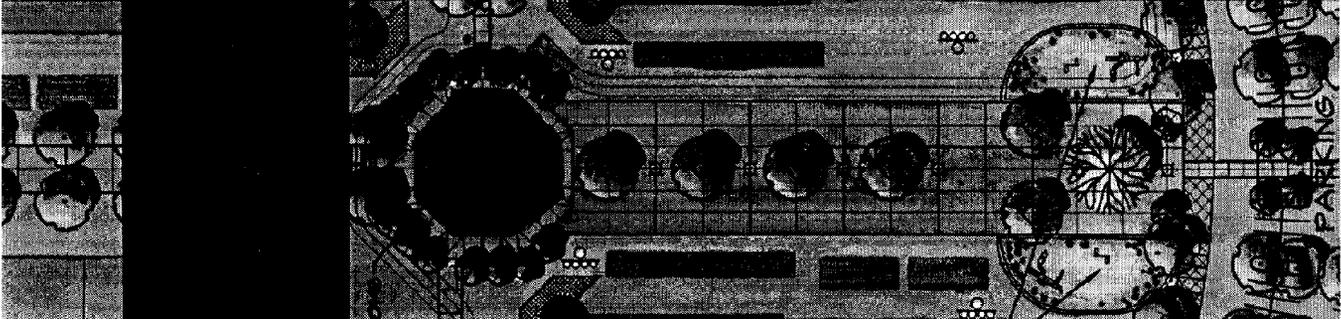
Presentation for



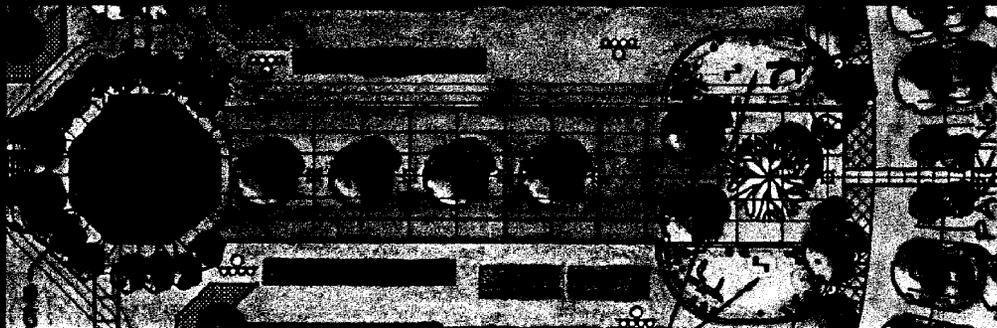
• **Jorian Postlewait**
Project Manager/Landscape Architect

• **Jim Nelson**
Project Principal/Hydrologist

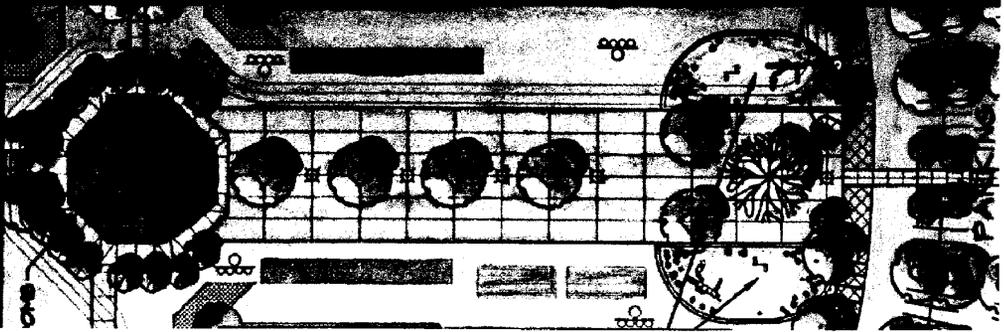
• **Mark Hall**
Project Coordinator/Landscape Architect



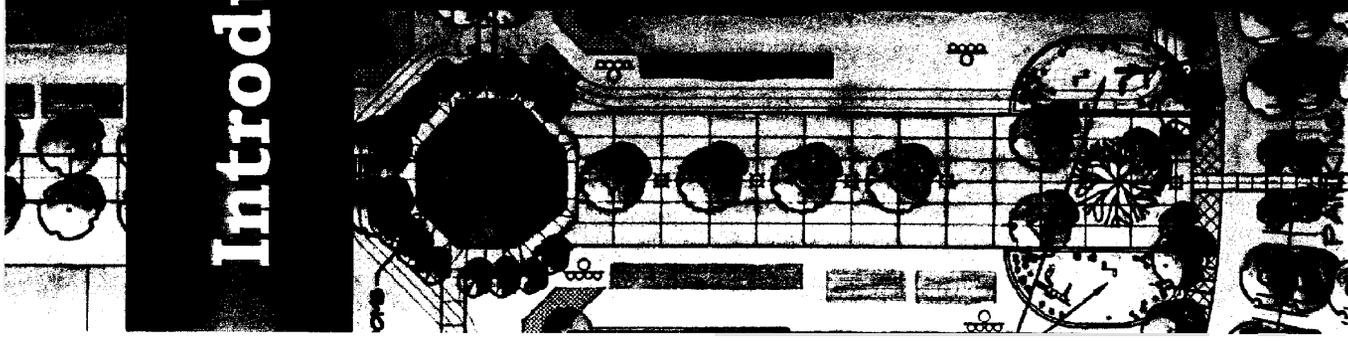
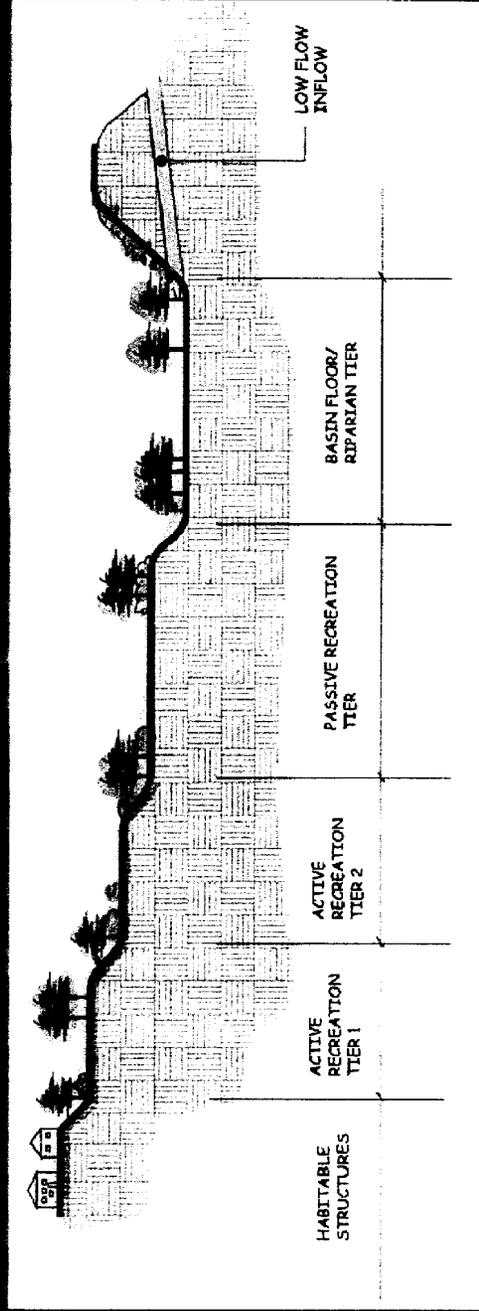
Introduction to Stantec



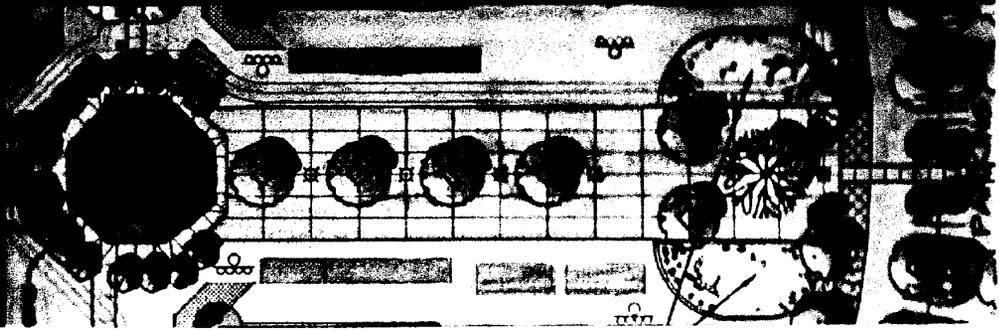
Introduction to Joint-Use Concepts



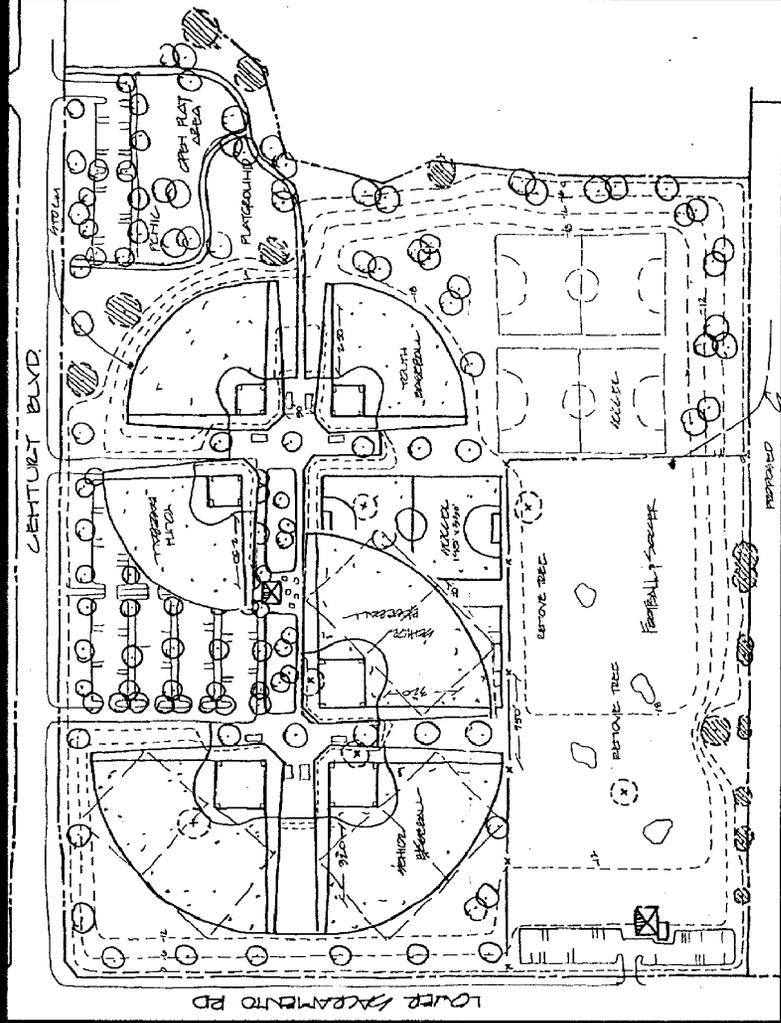
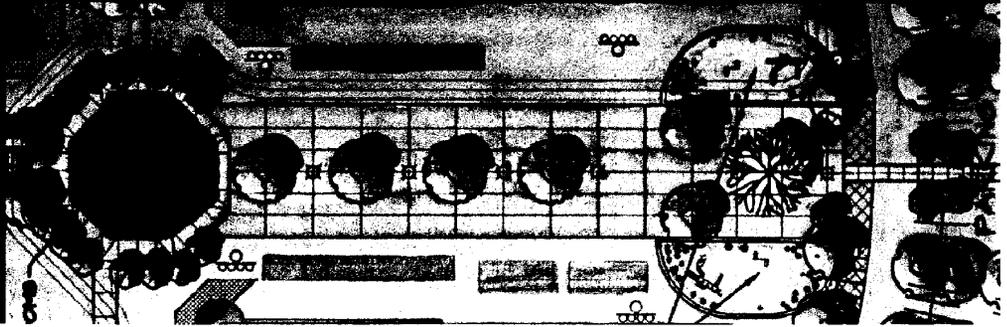
Introduction to Joint-Use Concepts



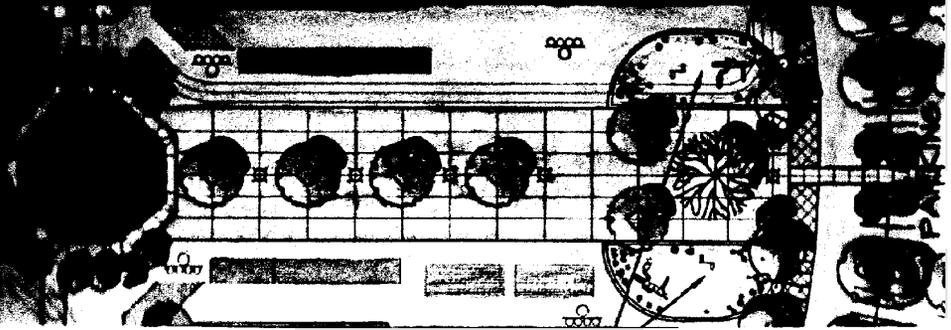
Design Development Procedures



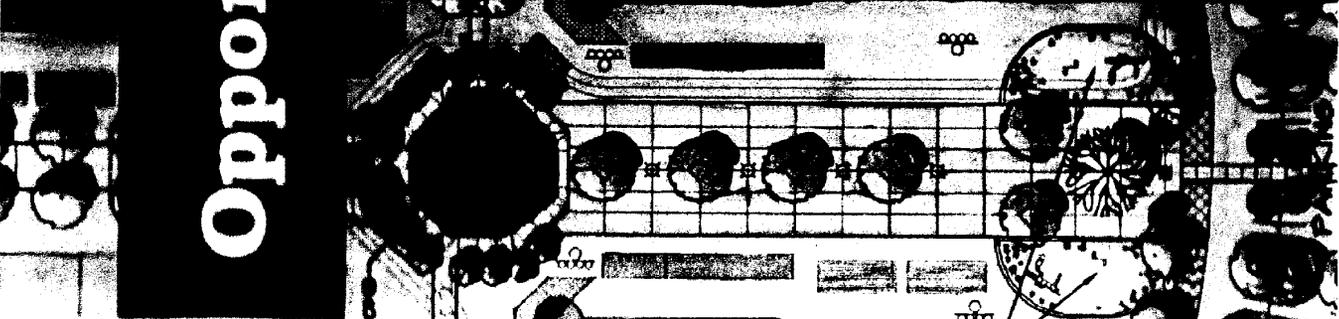
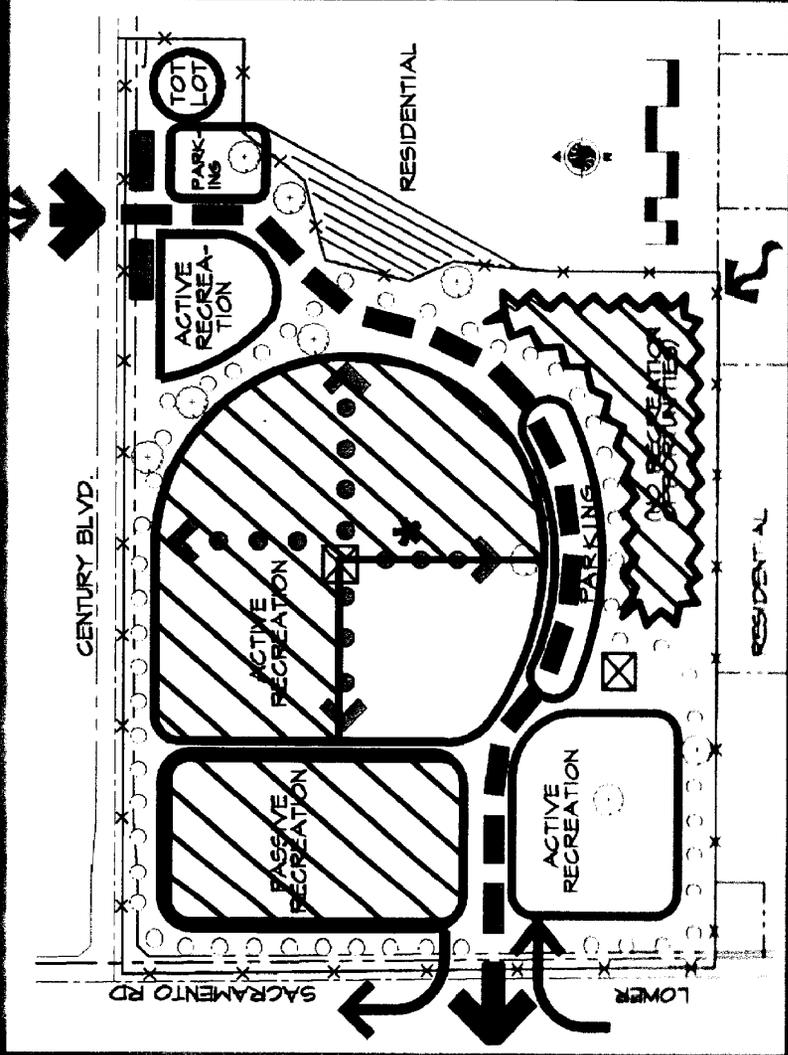
Opportunities & Constraints



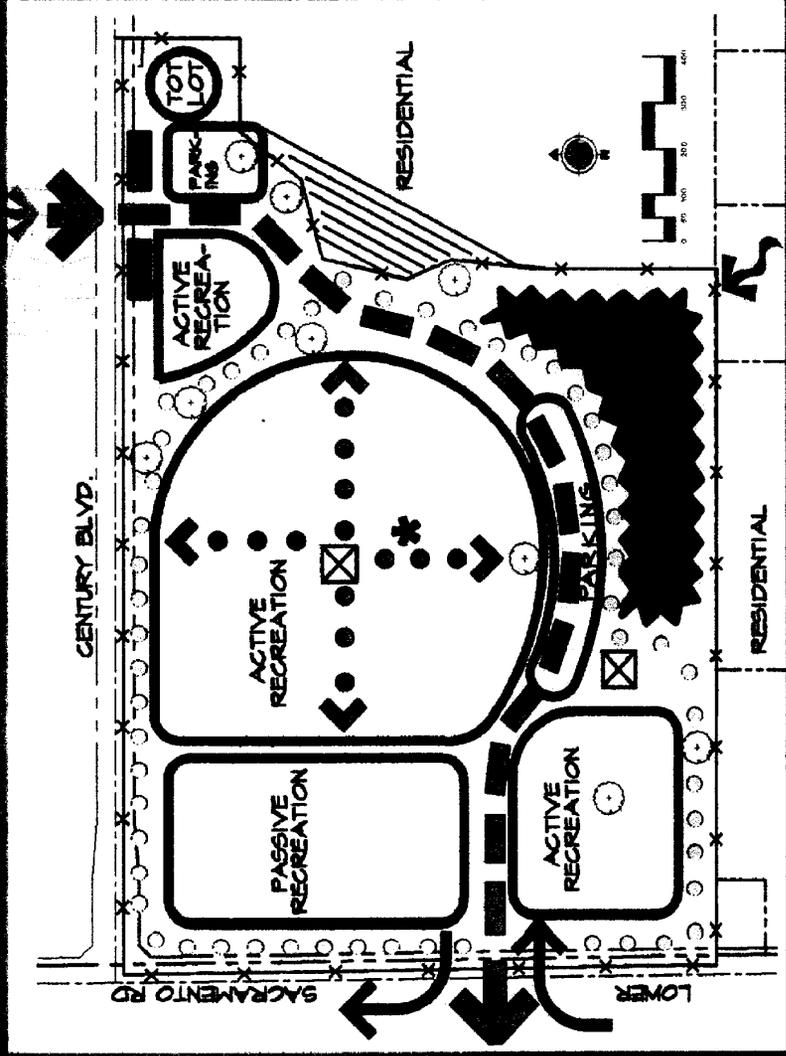
Opportunities & Constraints



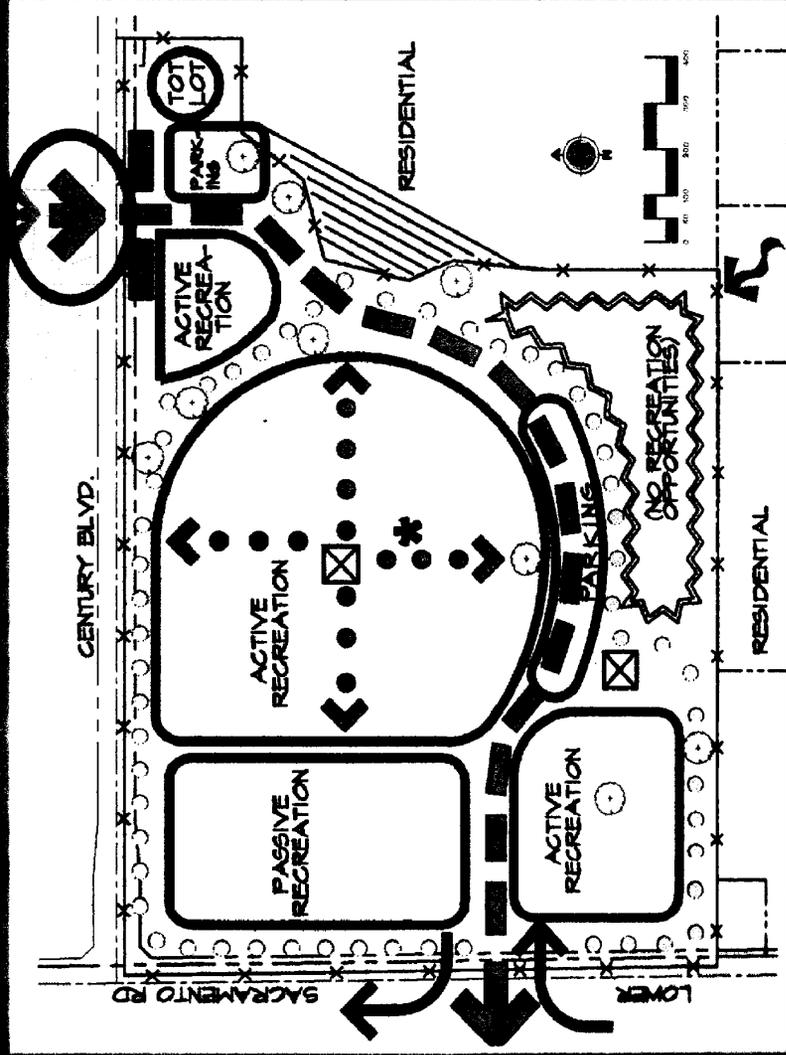
Opportunities & Constraints



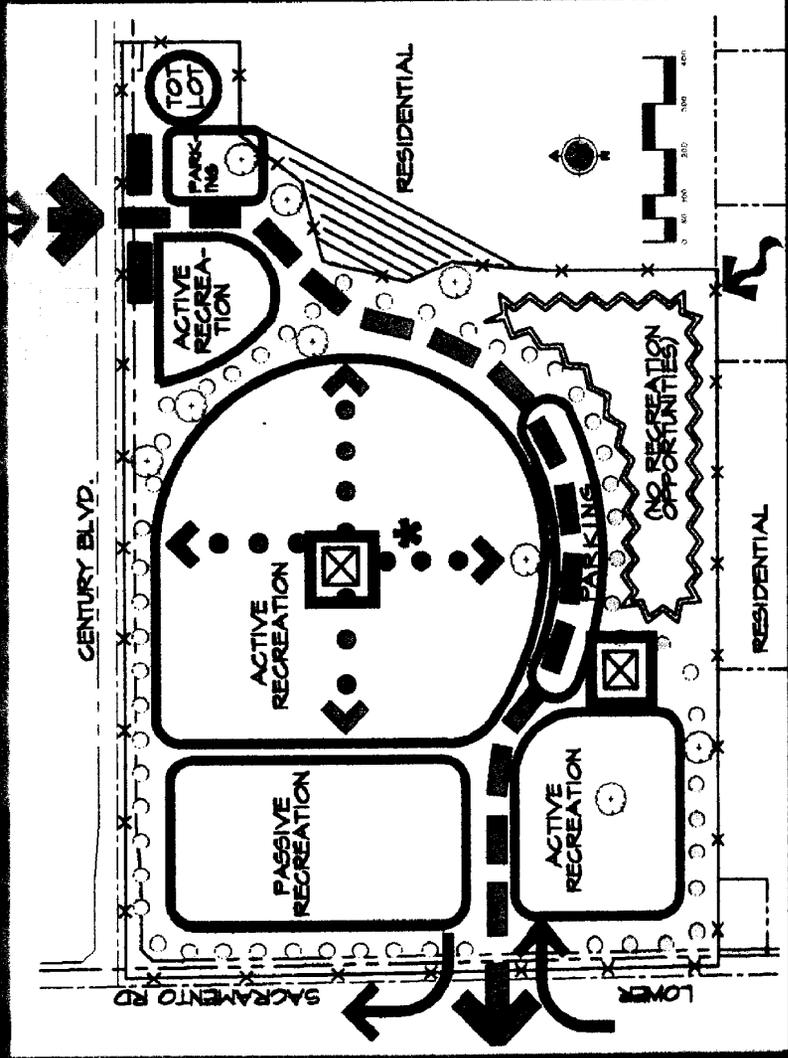
Opportunities & Constraints



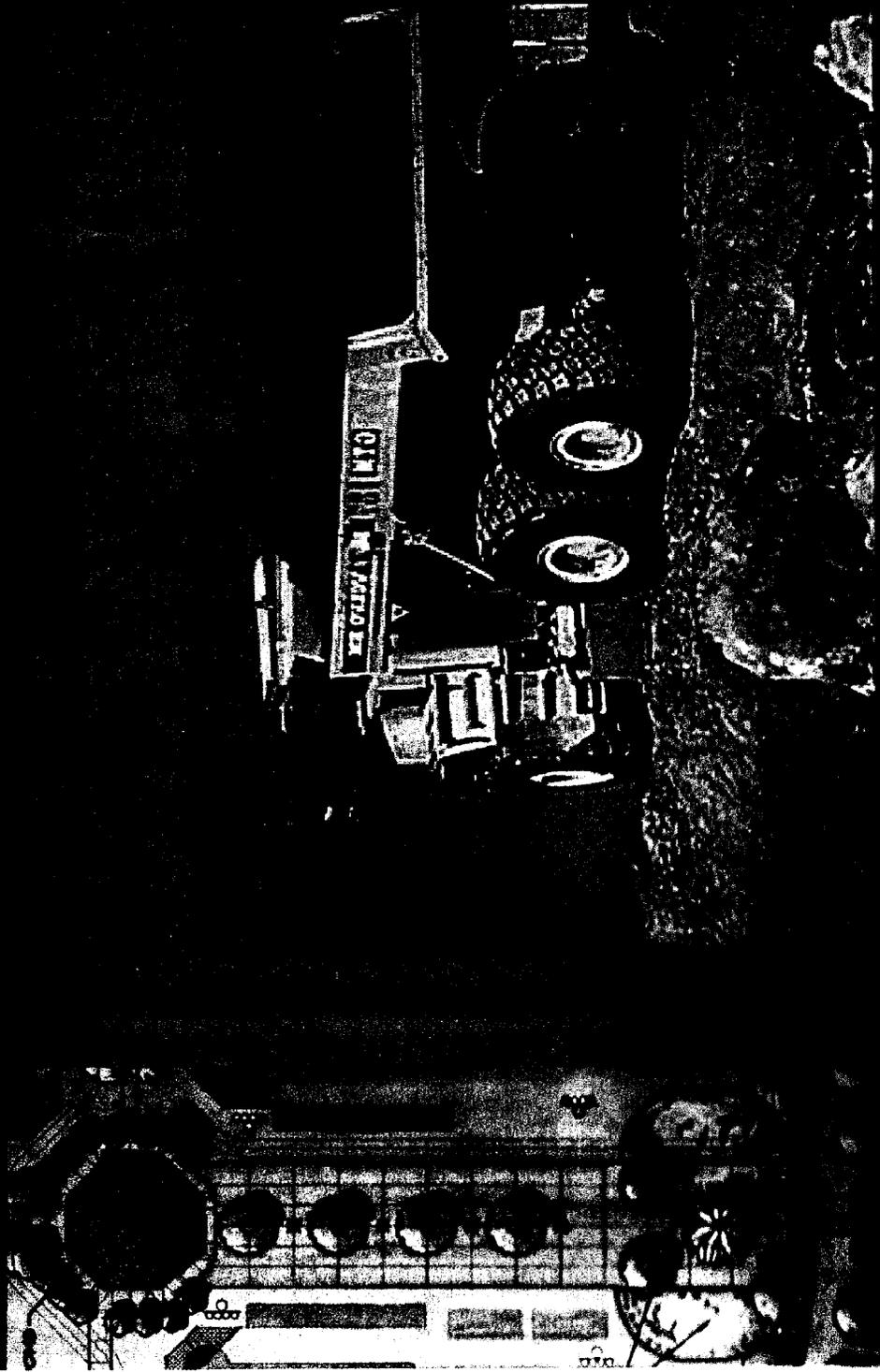
Opportunities & Constraints



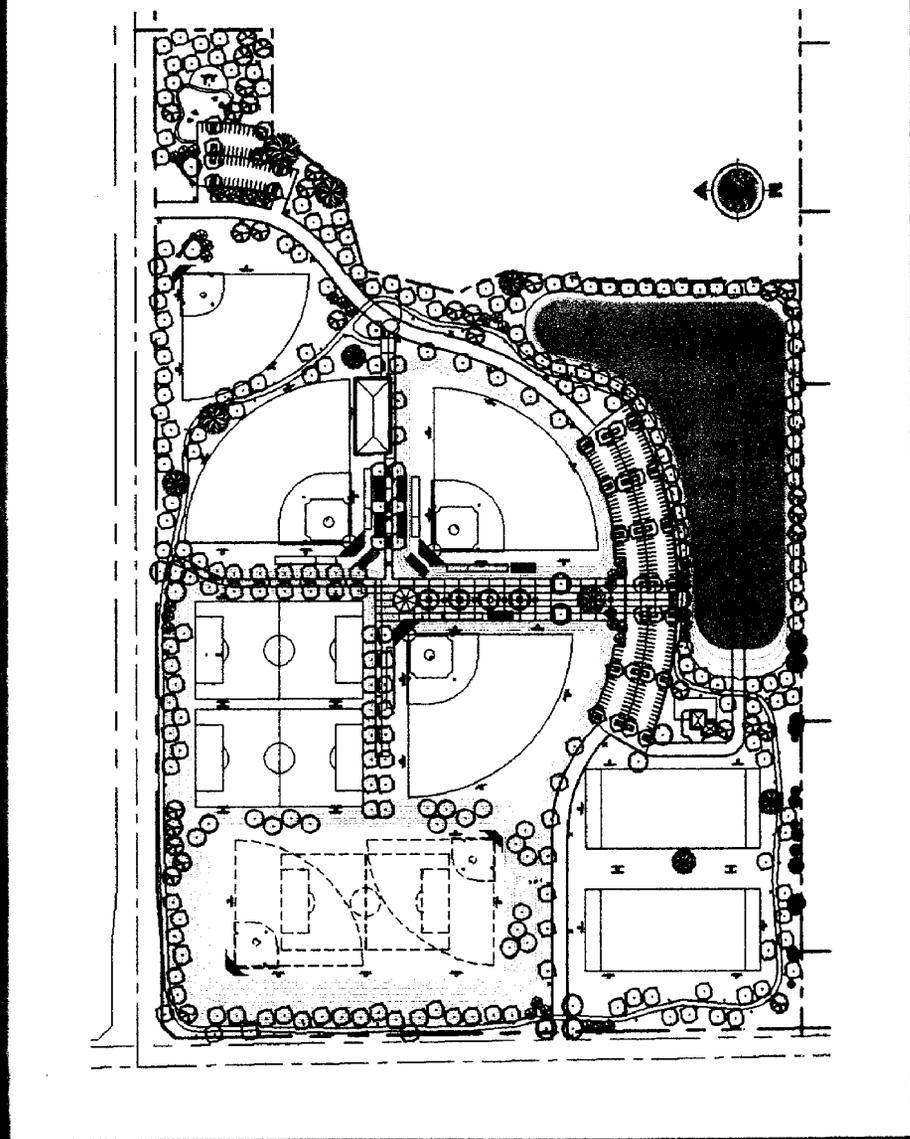
Opportunities & Constraints



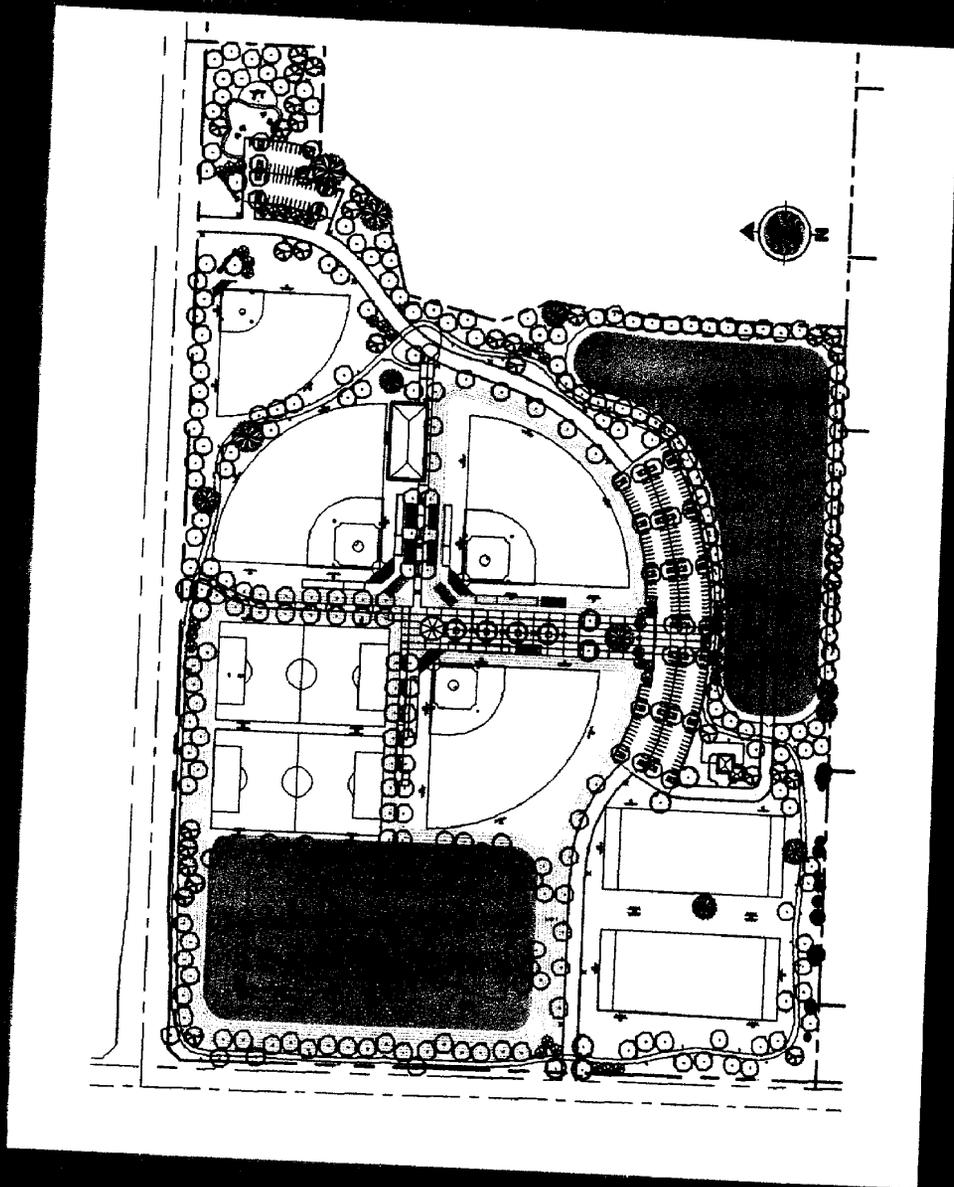
Opportunities & Constraints



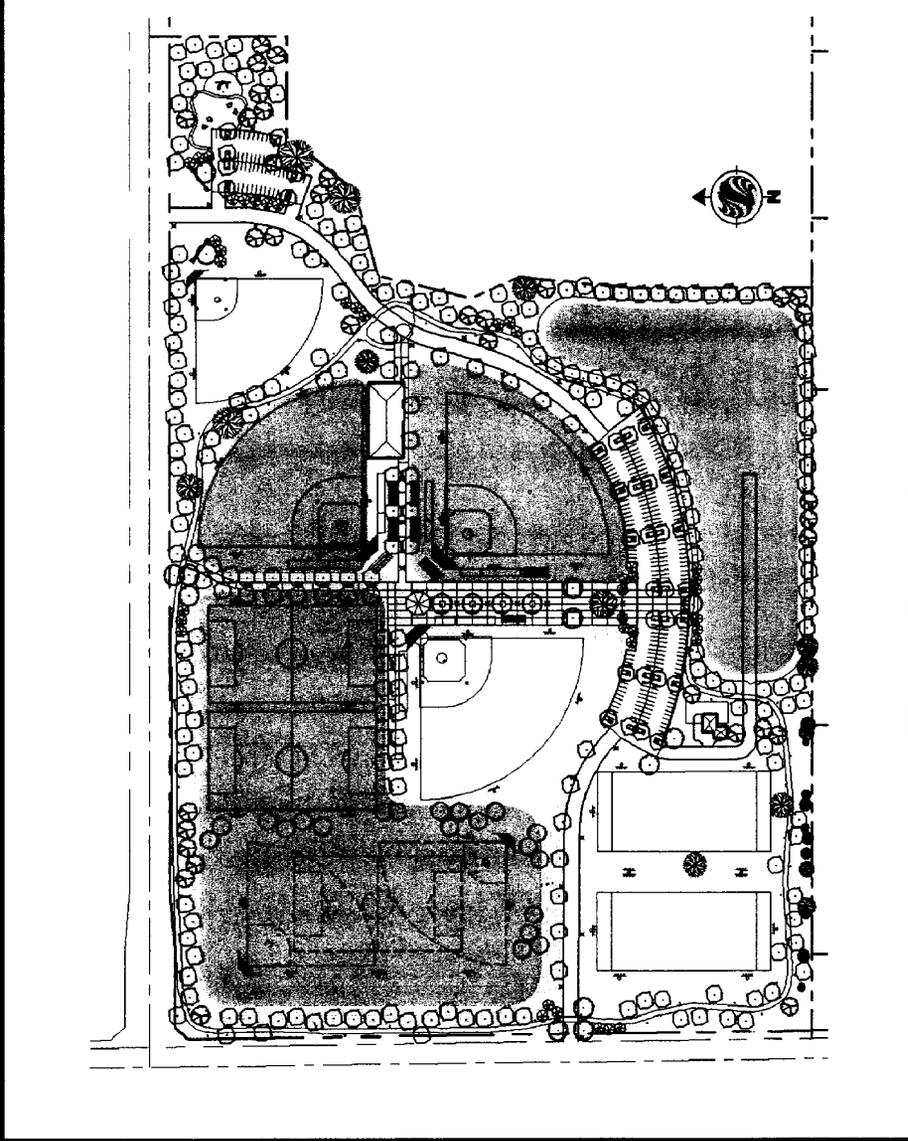
Flood Analysis - 0-2 Year Flood



Flood Analysis - 2-5 Year Flood



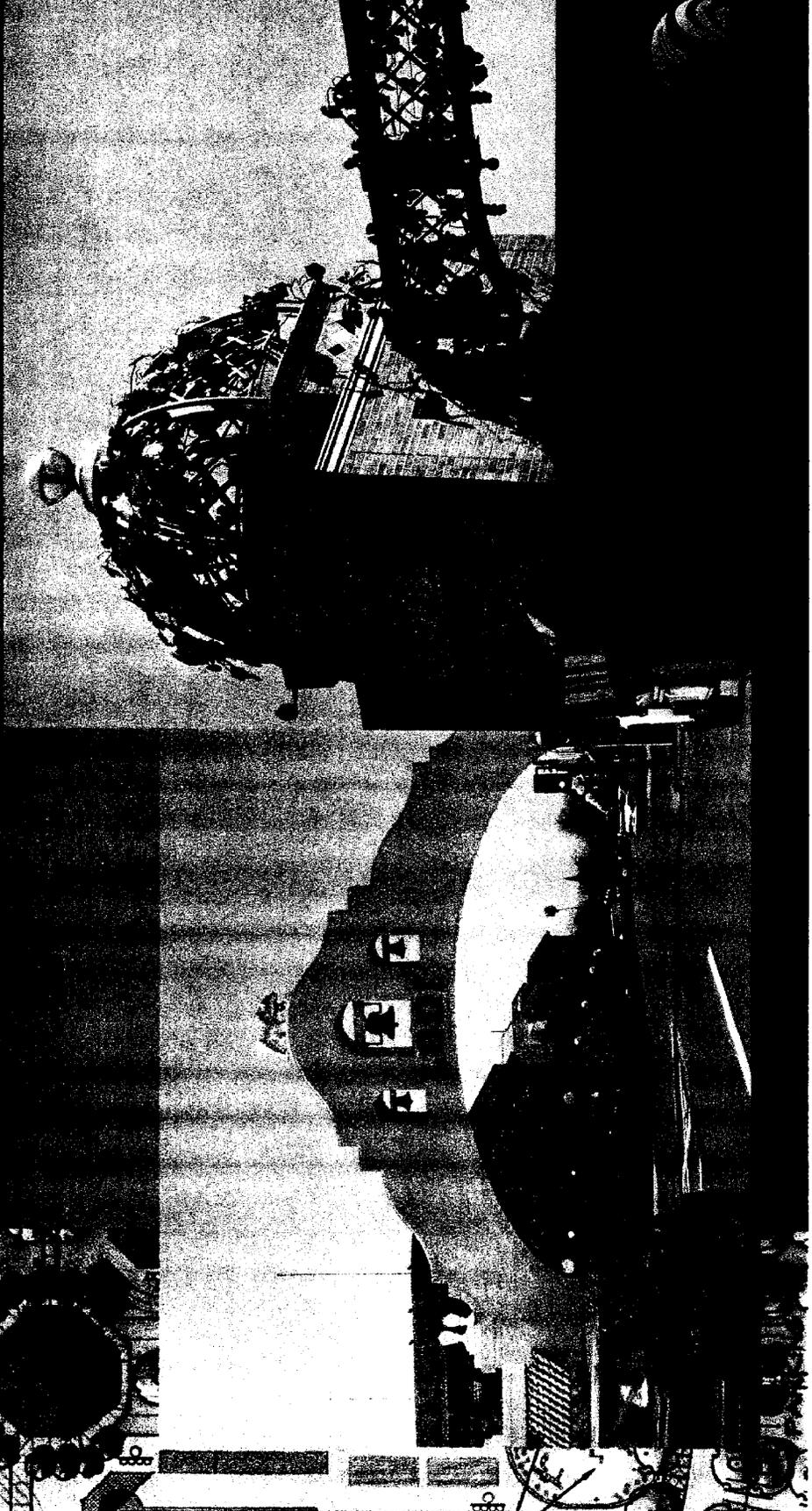
Flood Analysis - 5-100 Year Flood



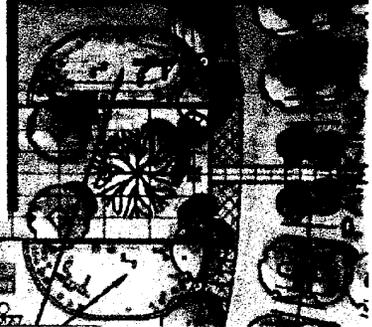
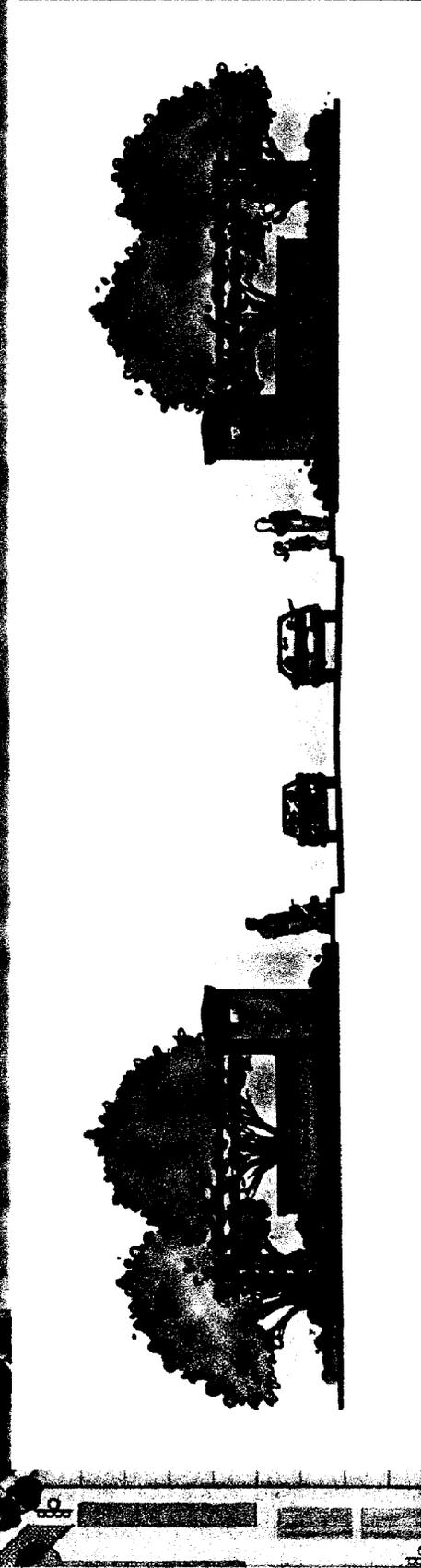
Community Workshop



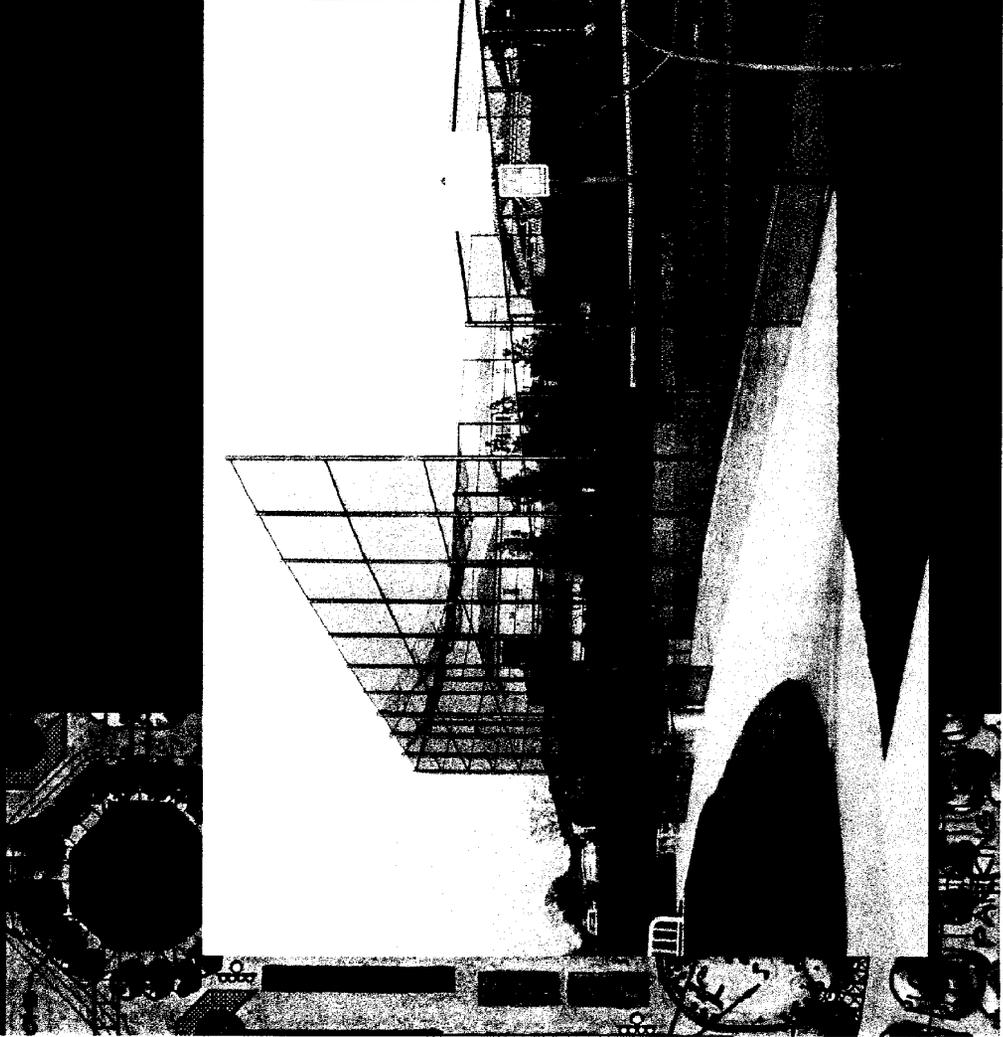
Design Details



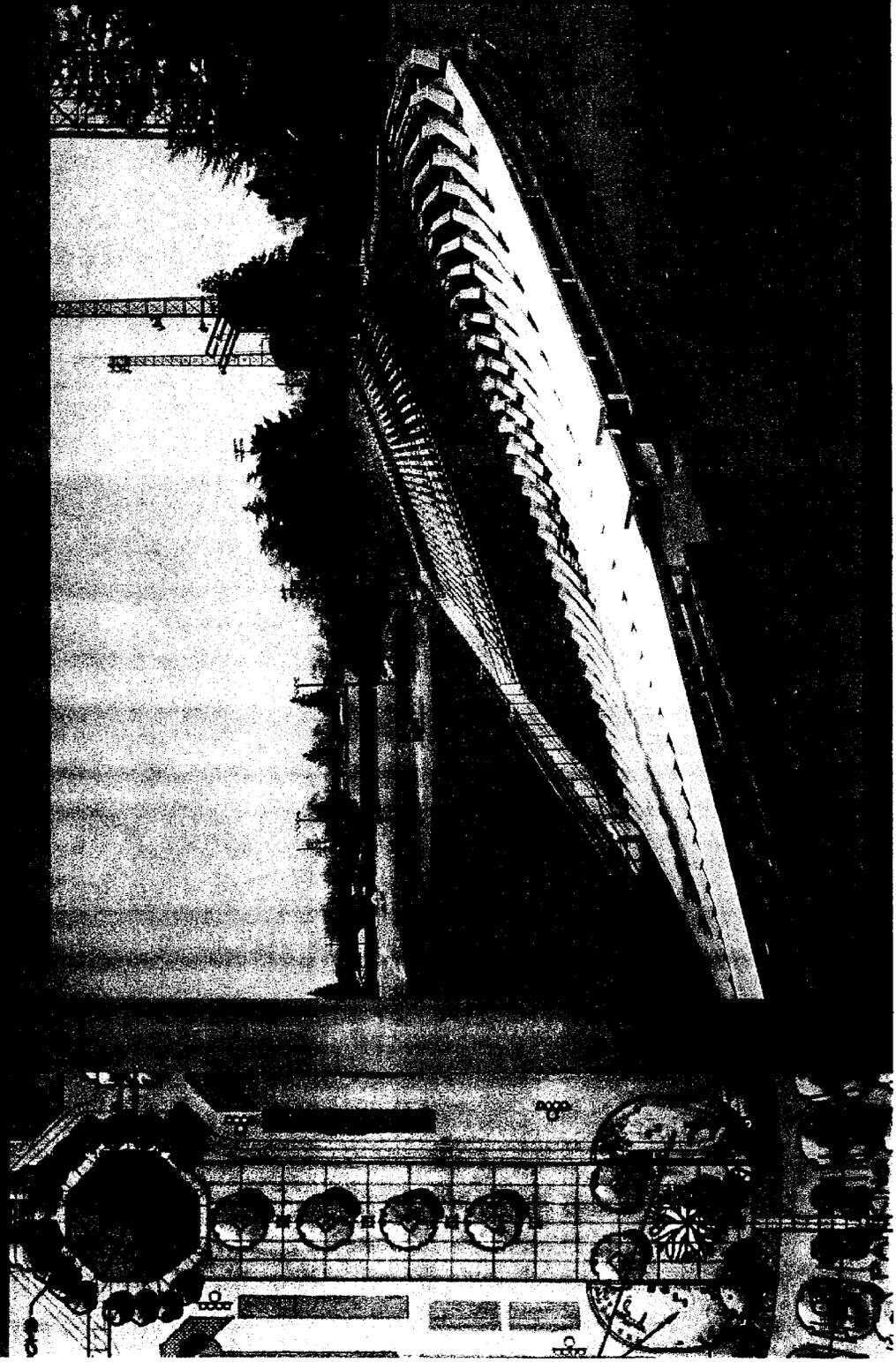
Design Details - Public Art



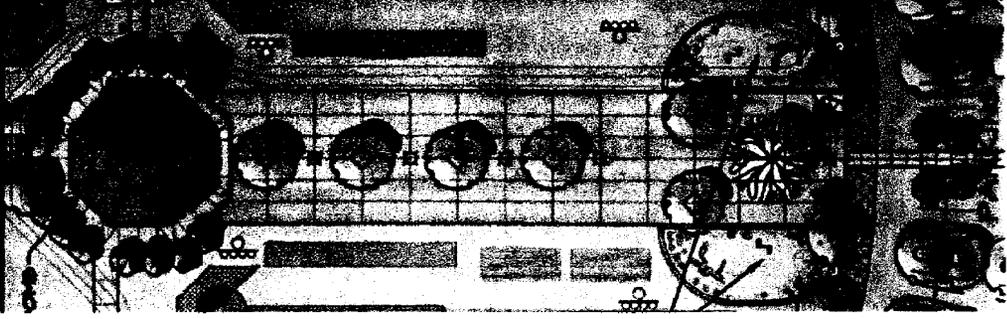
Design Details - Backstops



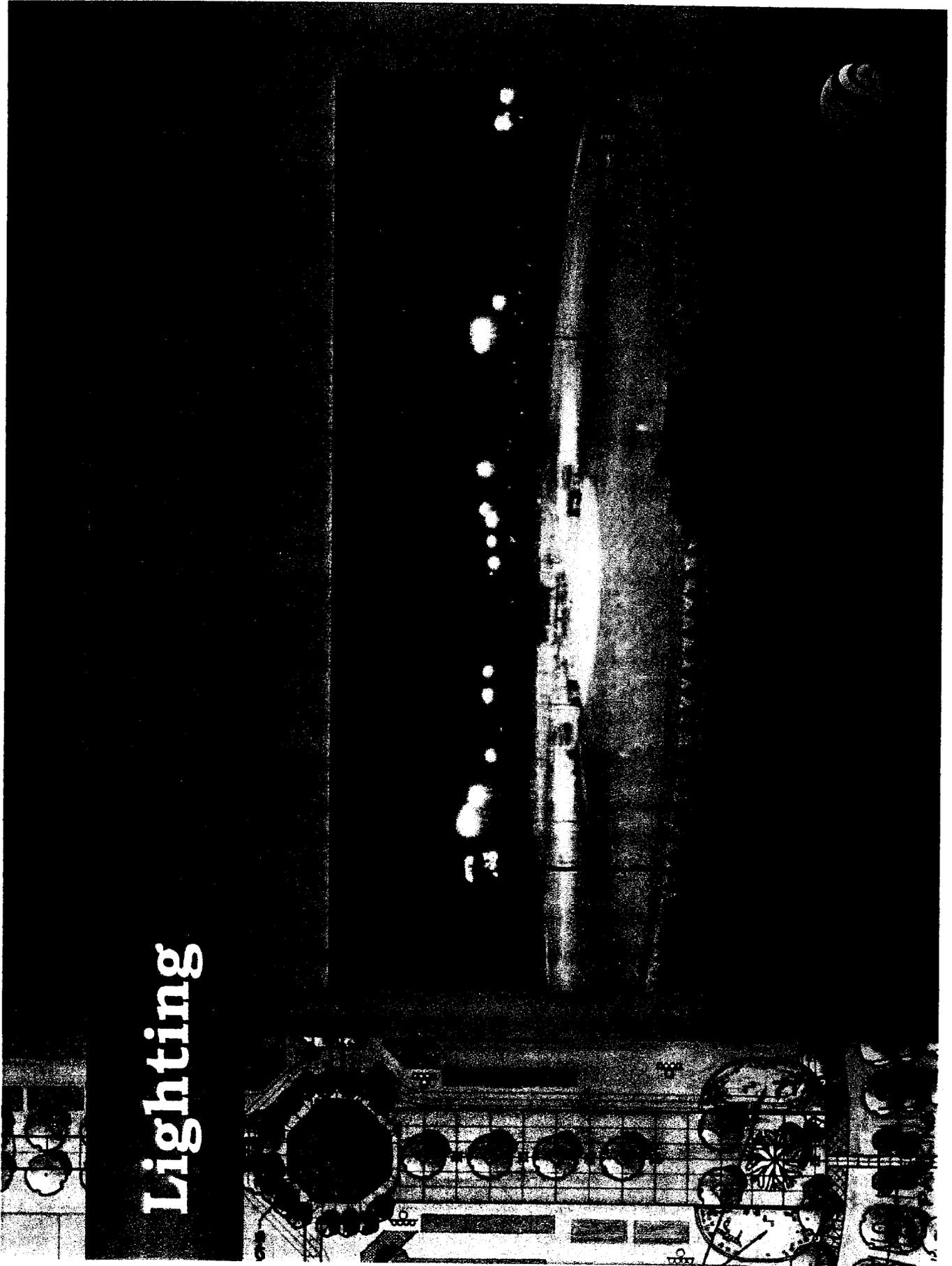
Design Details - Seating



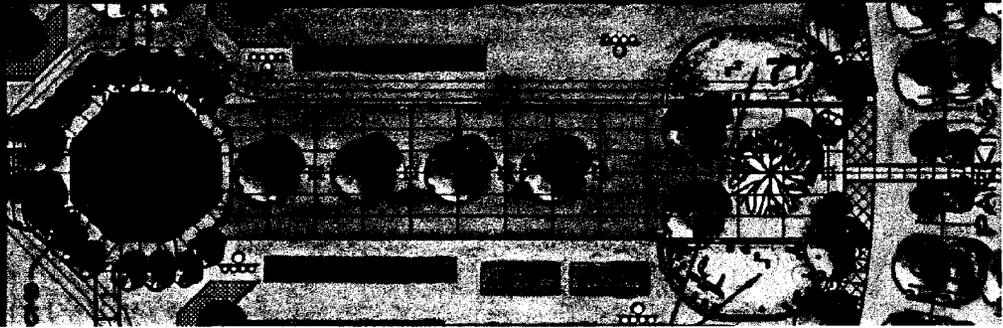
Additional Park Amenities



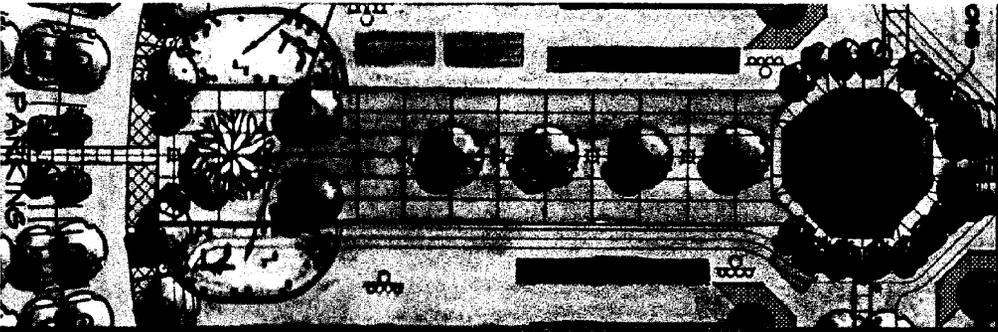
Lighting



Planting - Trees



Planting - Shrubs

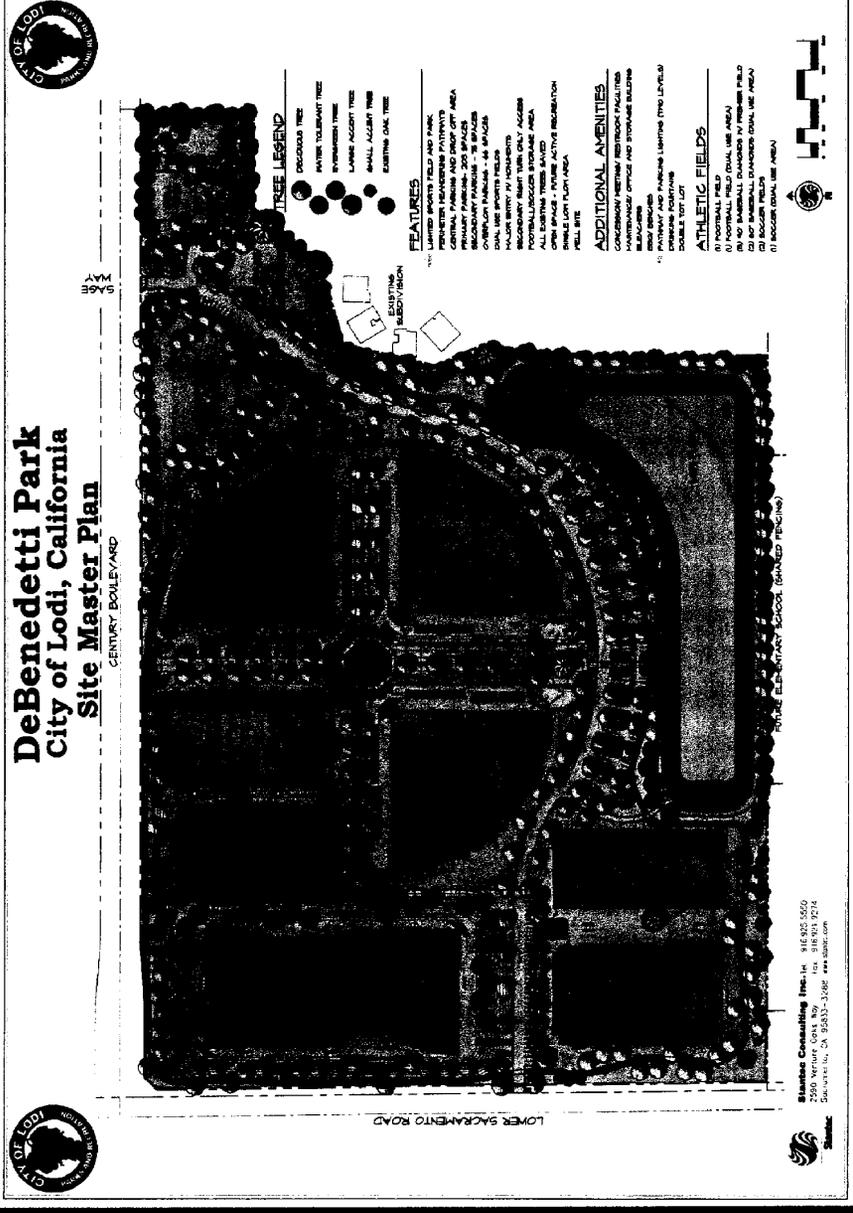


Site Master Plan

DeBenedetti Park City of Lodi, California Site Master Plan

CENTURY BOULEVARD

SAGE
LAYER



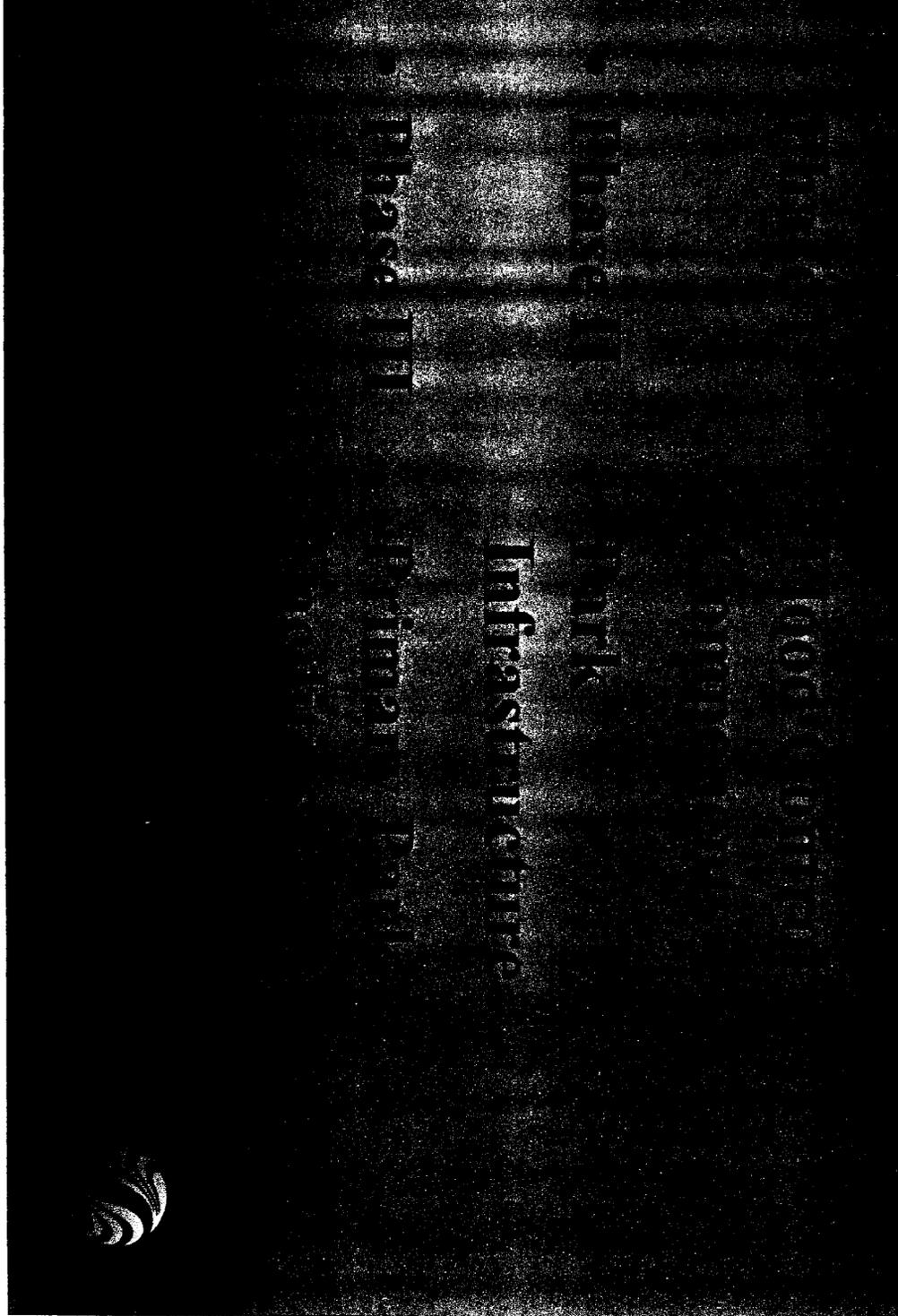
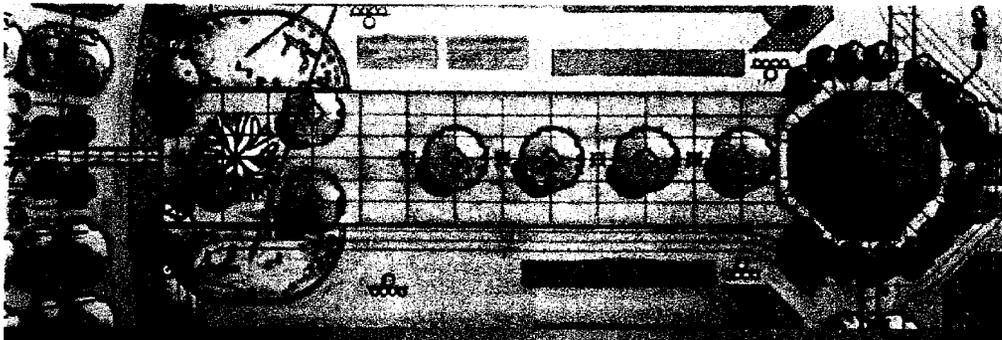
TREE LEGEND

- DECIDUOUS TREE
- WATER TOLERANT TREE
- INVERSIPTER TREE
- LARVINE AGENT TREE
- SMALL AGENT TREE
- EXISTING OAK TREE

FEATURES

- 1/4" LAMINATED SPORTS FIELD AND PARK
- PERIMETER TRENDING PATTERNS
- PERIMETER TRENDING PATTERNS
- PERIMETER PATTERNS - 200 SPACES
- PERIMETER PATTERNS - 10 SPACES
- PERIMETER PATTERNS - 5 SPACES
- PERIMETER PATTERNS - 2 SPACES
- PERIMETER PATTERNS - 1 SPACE
- PERIMETER PATTERNS - 1/2 SPACE
- PERIMETER PATTERNS - 1/4 SPACE
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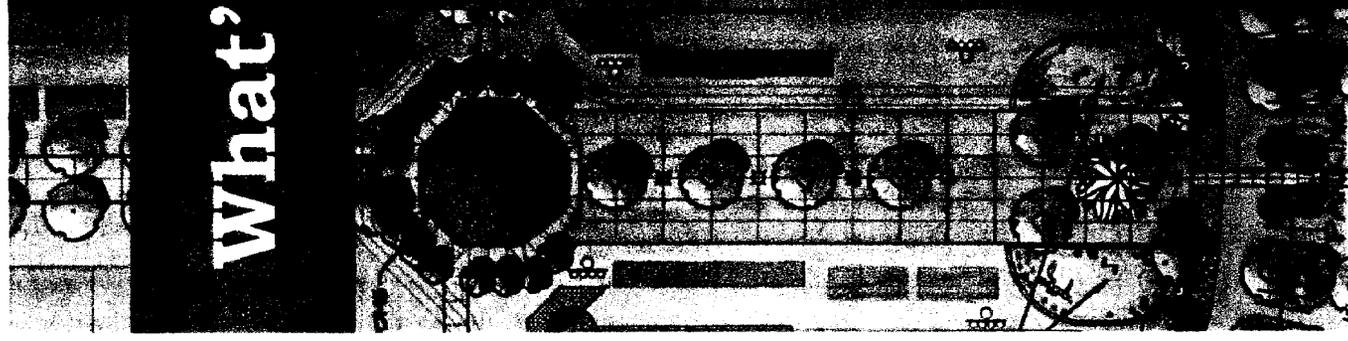
Cost Estimates



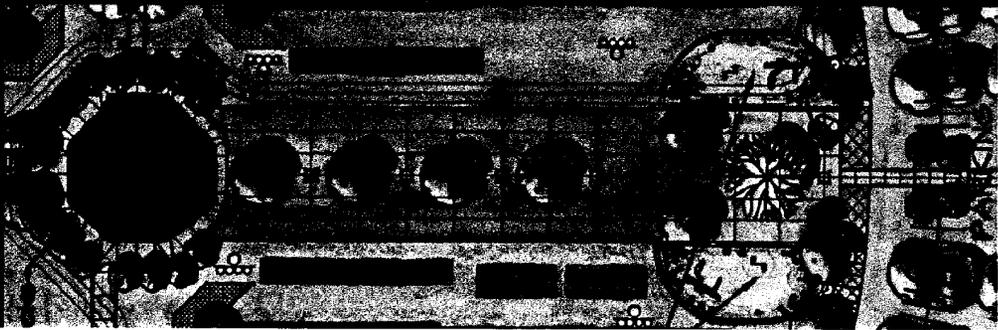
What's Next?

AVIATION

CONSTRUCTION



Questions & Answers





DeBenedetti Park Concept Plan
Lodi, CA
843 00103

15 May 2002

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
PHASE 1 - Flood Control Components					
Demolition					\$102,100
Clear & Grub	2,042,000	ft ²	\$0.05	\$102,100	
Grading					\$1,400,000
Mass Grading	400,000	yd ³	\$3.50	\$1,400,000	
Storm Drainage/Flood Control					\$664,000
Drop Inlets	3	each	\$2,000.00	\$6,000	
60" Drain Pipe	800	l.f.	\$150.00	\$120,000	
60" Drain Pipe (overflow)	920	l.f.	\$150.00	\$138,000	
Pump and Force Main	1	l.s.	\$400,000.00	\$400,000	
Other					\$13,428
Erosion Control	134,280	ft ²	\$0.10	\$13,428	
Subtotal					\$2,179,528
15.0% Contingency					<u>\$326,929</u>
Total (Phase 1)					\$2,506,457



DeBenedetti Park Concept Plan
Lodi, CA
 843 00103

15 May 2002

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
PHASE 2 - Park Infrastructure					
Grading					\$528,150
Finish Grading	1,531,500	ft ²	\$0.10	\$153,150	
Soil Preparation	1	l.s.	\$375,000.00	\$375,000	
Lighting					\$246,071
Site Power	1	l.s.	\$117,096.00	\$117,096	
Office/Storage Building	1	l.s.	\$30,600.00	\$30,600	
Baseball Premier	1	l.s.	\$98,375.00	\$98,375	
Structures					\$381,696
Maint./Storage Bldg./Restrooms	1,792	s.f.	\$213.00	\$381,696	
Irrigation					\$971,478
Irrigation System w/Central Control	1,387,826	ft ²	\$0.70	\$971,478	
Planting					\$146,481
Flats	5,000	ft ²	\$0.50	\$2,500	
Trees- 15 Gal.	321	each	\$100.00	\$32,100	
24" Box Tree	15	each	\$275.00	\$4,125	
Shrubs-1 Gal.	1,106	each	\$8.00	\$8,848	
5 gal Shrub	360	each	\$25.00	\$9,000	
Hydroseed Turf	882,564	ft ²	\$0.10	\$88,256	
Bark/Mulch 3" deep	4,347	ft ²	\$0.38	\$1,652	
Hardscape					\$1,058,741
Asphalt Concrete (Parking Lot)	98,428	ft ²	\$4.50	\$442,926	
Asphalt Concrete (Driveway)	67,914	ft ²	\$4.50	\$305,613	
Concrete Road	1,200	ft ²	\$4.50	\$5,400	
Scored Concrete Paving	61,067	ft ²	\$4.50	\$274,802	
Entry Monuments	2	each	\$15,000.00	\$30,000	



15 May 2002

**DeBenedetti Park Concept Plan
Lodi, CA
843 00103**

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
Site Furnishings					\$301,224
Trash Receptacles	10	each	\$550.00	\$5,500	
Murdock Drinking Fountain	2	each	\$4,000.00	\$8,000	
Elevated Bleachers	2	each	\$3,250.00	\$6,500	
Non-elevated Bleachers 12'	2	each	\$2,250.00	\$4,500	
6' H. Chain Link Fence-vinyl coated	6,369	l.f.	\$30.00	\$191,070	
6' H. Chain Link-vinyl coat w/slats	2,238	l.f.	\$23.00	\$51,474	
6' H. Chain Link Fence-vinyl (BBall)	886	l.f.	\$30.00	\$26,580	
3' W. Chain Link Gate-vinyl coated	10	each	\$100.00	\$1,000	
6' W. Chain Link Gate-vinyl coated	4	each	\$200.00	\$800	
Aluminum Flag Poles	2	each	\$2,900.00	\$5,800	
Sanitary Sewers					\$33,800
Sewer Manhole (restroom)	2	each	\$2,500.00	\$5,000	
Clean out (restroom)	2	each	\$1,750.00	\$3,500	
Sewer Pipe	500	l.f.	\$50.00	\$25,000	
Inside Drop Connections	2	each	\$150.00	\$300	
Maintenance					\$69,391
90-Day Maintenance Period	1,387,826	ft ²	\$0.05	\$69,391	
Other					\$11,500
Water Services(restroom/maint.)	2	each	\$2,000.00	\$4,000	
Fire Hydrants	3	each	\$2,500.00	\$7,500	
Subtotal					\$3,748,532
15.0% Contingency					<u>\$562,280</u>
Total (Phase 2)					\$4,310,812



15 May 2002

**DeBenedetti Park Concept Plan
Lodi, CA
843 00103**

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
PHASE 3 - Primary Park Facilities					
Grading					\$176,050
Finish Grading	510,500	ft ²	\$0.10	\$51,050	
Soil Preparation	1	l.s.	\$125,000.00	\$125,000	
Lighting					\$1,119,325
Concession Stand	1	l.s.	\$94,500.00	\$94,500	
Path/Parking	1	l.s.	\$297,057.00	\$297,057	
Baseball 1	1	l.s.	\$96,260.00	\$96,260	
Baseball 2	1	l.s.	\$87,674.00	\$87,674	
Soccer 1 and 2	1	l.s.	\$160,343.00	\$160,343	
Football 1 and 2	1	l.s.	\$202,163.00	\$202,163	
Practice Field	1	l.s.	\$161,425.00	\$161,425	
Basketball	1	l.s.	\$19,903.00	\$19,903	
Structures					\$744,000
Storage Bldg.	1,200	s.f.	\$20.00	\$24,000	
Concession Stand/Restrooms	6,000	each	\$120.00	\$720,000	
Irrigation					\$323,826
Irrigation System w/Central Control	462,609	ft ²	\$0.70	\$323,826	
Planting					\$107,959
Flats	5,000	ft ²	\$0.50	\$2,500	
Trees- 15 Gal.	107	each	\$100.00	\$10,700	
Shrubs-1 Gal.	369	each	\$8.00	\$2,952	
5 gal Shrub	120	each	\$25.00	\$3,000	
Hydroseed Turf	882,564	ft ²	\$0.10	\$88,256	
Bark/Mulch 3" deep	1,449	ft ²	\$0.38	\$551	



DeBenedetti Park Concept Plan
Lodi, CA
843 00103

15 May 2002

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
Hardscape					\$658,438
Pedestrian Path	48,264	ft ²	\$4.50	\$217,188	
12" Play Area Curb	130	l.f.	\$20.00	\$2,600	
Handicap Ramp	4	each	\$950.00	\$3,800	
Painting and Striping	98,428	s.f.	\$0.35	\$34,450	
Concrete Stairway Structures	1	l.s.	\$100,000.00	\$100,000	
Retaining Walls	1	l.s.	\$250,000.00	\$250,000	
Basketball Court 6" Colored Conc.	4,200	ft ²	\$12.00	\$50,400	
Play Areas					\$142,788
Tot Lot Structure	1	each	\$20,000.00	\$20,000	
Tot Lot Swings	1	each	\$1,500.00	\$1,500	
Adventure Area Swings	1	each	\$2,700.00	\$2,700	
Spring Riders	2	each	\$700.00	\$1,400	
Soccer Goal Posts	4	each	\$3,500.00	\$14,000	
Football Goal Posts	4	each	\$1,150.00	\$4,600	
Wood Fiber Surfacing	2,870	ft ²	\$1.25	\$3,588	
Baseball Backstop	5	each	\$14,000.00	\$70,000	
Player 10-seat Bench & Bat Rack	12	each	\$1,800.00	\$21,600	
Basketball Hoops	2	each	\$1,700.00	\$3,400	
Site Furnishings					\$103,480
Benches	4	each	\$850.00	\$3,400	
Picnic Tables	4	each	\$1,600.00	\$6,400	
Trash Receptacles	10	each	\$550.00	\$5,500	
Murdock Drinking Fountain	2	each	\$4,000.00	\$8,000	
Non-elevated Bleachers 30'	4	each	\$4,500.00	\$18,000	
Non-elevated Bleachers 12'	4	each	\$2,250.00	\$9,000	
6' H. Chain Link Fence-vinyl (BBall)	886	l.f.	\$30.00	\$26,580	
6' W. Chain Link Gate-vinyl coated	4	each	\$200.00	\$800	
Playground Curb	200	l.f.	\$25.00	\$5,000	
Aluminum Flag Poles	2	each	\$2,900.00	\$5,800	
Scoreboards	3	each	\$5,000.00	\$15,000	



15 May 2002

DeBenedetti Park Concept Plan
Lodi, CA
843 00103

Statement of Probable Costs - Proposed Phasing

Description	Quantity	Unit	Unit Price	Cost	Total
Maintenance					\$23,130
90-Day Maintenance Period	462,609	ft ²	\$0.05	\$23,130	
Subtotal					\$3,398,996
15.0% Contingency					\$509,849
Total (Phase 3)					\$3,908,845
Grand Total (Flood Control, Park Elements & all Phases)					\$10,726,115

Schematic Estimate 50% Estimate 90% Estimate Final Estimate Other

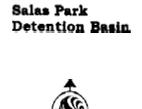
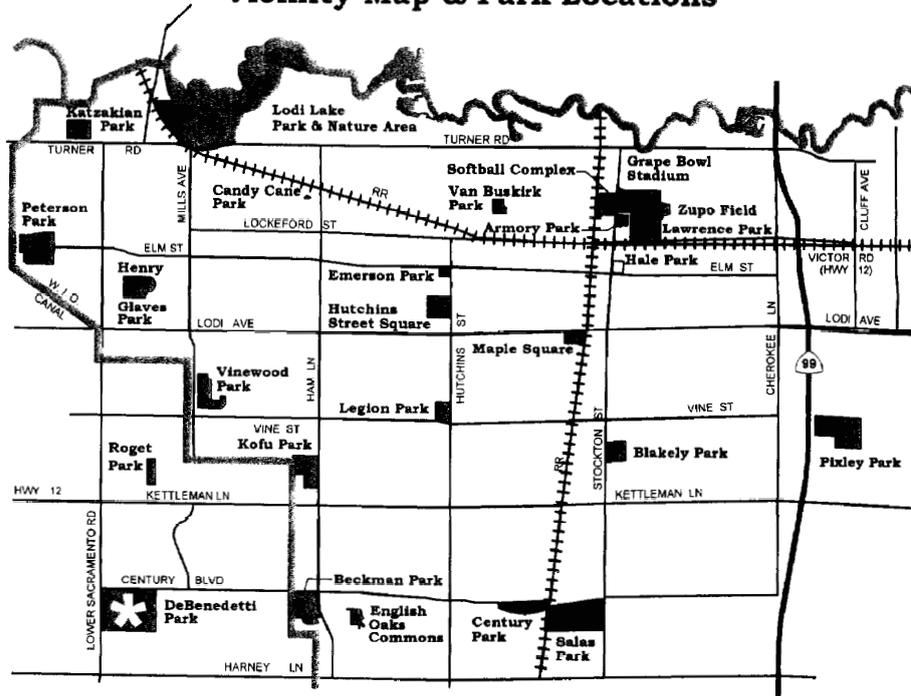
NOTE: IT IS RECOGNIZED THAT STANTEC HAS NO CONTROL OVER THE COSTS OF MATERIALS, EQUIPMENT, LABOR, OR THE CONTRACTOR'S METHOD OF DETERMINING BID PRICES. PRICES WILL VARY FROM ANY STATEMENT OF PROBABLE COSTS.



DeBenedetti Park

City of Lodi, California

Vicinity Map & Park Locations



NOT TO SCALE

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DeBenedetti Park

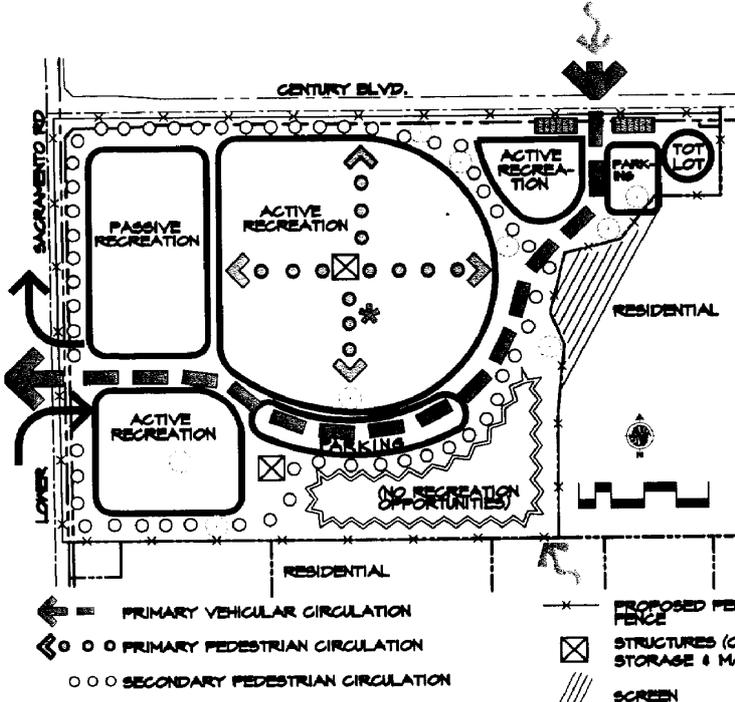
City of Lodi, California



Opportunities and Constraints

OPPORTUNITIES:

- ✓ SAVE EXISTING HERITAGE OAKS
- * PUBLIC ART DISPLAY
- ██████ CREATE BOLD ENTRY STATEMENT/MONUMENT
- ✓ PROVIDE 202 ACRE/FT STORAGE FOR FLOOD CONTROL
- ✓ ACTIVE RECREATION
- ✓ PASSIVE RECREATION
- ✓ STATE OF THE ART JOINT-USE FLOOD CONTROL/RECREATION FACILITY
- ✓ PROJECT PROVIDES MUCH NEEDED LIGHTED SPORTS FIELDS
- ✓ CREATE TERRACED SEATING AREAS ON GRADED SLOPES
- ✓ TOT-LOT
- ✓ 300+ CAR PARKING LOT IN CENTRAL LOCATION PROVIDES EASY VEHICULAR ACCESS



CONSTRAINTS:

- ↪ ACCESS FROM LOWER SACRAMENTO ROAD-RIGHT IN/RIGHT OUT ONLY
- ~~~~~ LOW FLOW AREA MAY BE VISUAL CONSTRAINT AND/OR SAFETY HAZARD
- ↪ SITE RECEIVES RUNOFF FROM SURROUNDING NEIGHBORHOODS THAT WILL NEED TO BE PIPED TO LOW FLOW AREAS
- ✓ CERTAIN ELEMENTS OF THE PARK WILL EXPERIENCE PERIODIC FLOODING
- ✓ NEED TO MAINTAIN PROPER INTERNAL DRAINAGE WITHIN THE FACILITY
- ✓ MAINTENANCE COSTS
- ✓ NEED TO MOVE APPROX. 250,000 CY SOIL
- ✓ NEED SOURCE FOR IRRIGATION WATER

- ↪ PRIMARY VEHICULAR CIRCULATION
- ↪ ○ ○ ○ PRIMARY PEDESTRIAN CIRCULATION
- ○ ○ SECONDARY PEDESTRIAN CIRCULATION

- - - - - PROPOSED PERIMETER FENCE
- ⊗ STRUCTURES (CONCESSIONS, STORAGE & MAINTENANCE)
- /// SCREEN

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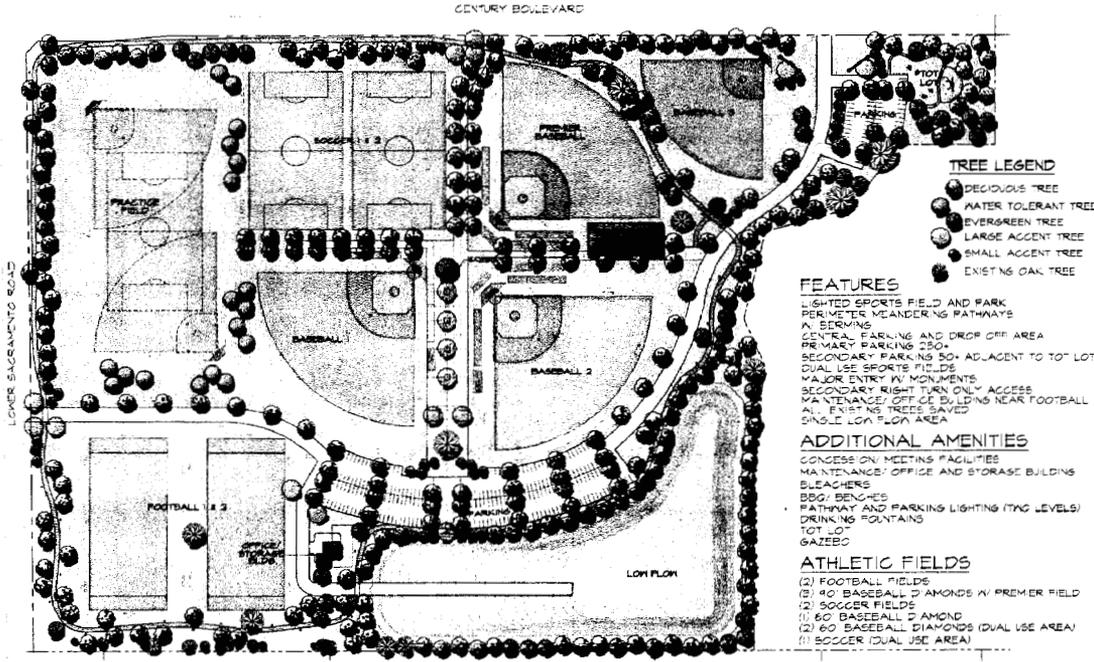


DeBenedetti Park

City of Lodi, California



Concept Plan



- TREE LEGEND**
- DECIDUOUS TREE
 - WATER TOLERANT TREE
 - EVERGREEN TREE
 - LARGE ACCENT TREE
 - SMALL ACCENT TREE
 - EXISTING OAK TREE

- FEATURES**
- LIGHTED SPORTS FIELD AND PARK
 - PERIMETER MEANDERING PATHWAYS
 - WATER SERVING
 - CENTRAL PARKING AND DROP OFF AREA
 - PRIMARY PARKING 250+
 - SECONDARY PARKING 50+ ADJACENT TO TOT LOT
 - DUAL USE SPORTS FIELDS
 - MAJOR ENTRY W/ MONUMENTS
 - SECONDARY RIGHT TURN ONLY ACCESS
 - MAINTENANCE OFFICE BUILDING NEAR FOOTBALL
 - ALL EXISTING TREES SAVED
 - SINGLE LOW FLOW AREA

- ADDITIONAL AMENITIES**
- CONCESSION/ MEETING FACILITIES
 - MAINTENANCE/ OFFICE AND STORAGE BUILDING
 - BENCHES
 - BBO/ BENCHES
 - PATHWAY AND PARKING LIGHTING (TYP LEVELS)
 - DRINKING FOUNTAINS
 - TOT LOT
 - GAZEBO

- ATHLETIC FIELDS**
- (2) FOOTBALL FIELDS
 - (2) 90' BASEBALL DIAMONDS W/ PREMIER FIELD
 - (2) SOCCER FIELDS
 - (1) 60' BASEBALL DIAMOND
 - (2) 60' BASEBALL DIAMONDS (DUAL USE AREA)
 - (1) SOCCER (DUAL USE AREA)



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DeBenedetti Park City of Lodi, California



Entry Monumentation



Entry Underpass
Lodi, CA



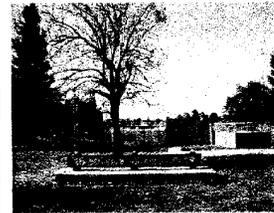
Entry Signage
Peterson Park, Lodi, CA



Entry Monument
Lodi, CA



Entry Underpass
Lodi, CA



Entry Signage
Salas Park, Lodi, CA



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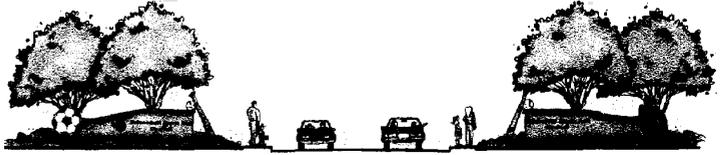


DeBenedetti Park City of Lodi, California



Proposed Entry Monumentation

Elevations



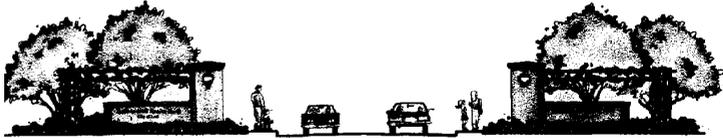
Monument 'A'

NOT TO SCALE



Monument 'B'

NOT TO SCALE



Monument 'C'

Not To Scale

PERSPECTIVE VIEWS



1

NOT TO SCALE



2

NOT TO SCALE



3

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DeBenedetti Park

City of Lodi, California



Fencing

Backstops & Dugouts



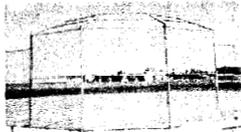
PW Arched Backstop
Green Coated



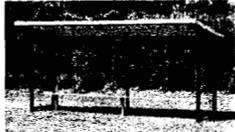
PW Hooded Backstop



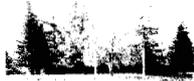
Steelcraft Backstop



Gametime Backstop



Gametime Dugout



Small Rectangular Backstop
Beckman Park, Lodi, CA



Backstop and Dugout
Folsom, CA



Large Baseball Backstop
Green coated steel



Premier Baseball Backstop
Blakely Park, Lodi, CA



Baseball Seating
Salas Park, Lodi, CA



Chain link Baseball Fencing
Blakely Park, Lodi, CA

Perimeter & Security Fencing



Baseball Perimeter Fencing - Green with yellow edging



Chain link Perimeter Fencing
Salas Park, Lodi, CA



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DeBenedetti Park

City of Lodi, California



Park Furniture

Bleacher Seating



Wheelchair Accessible Aluminum Bleachers
Softball Complex, Lodi, CA

Sloped Football Seating
Grape Bowl, Lodi, CA

Bike Racks



Loop Bike Rack
Peterson Park, Lodi, CA

Loop Bike Rack
Available in green coated metal

Timberform Bike Rack
Lodi, CA



Covered Bleachers
Zupo Field, Lodi, CA

NRS 5 Row Deluxe
Bleachers

NRS Designated
Wheelchair Seating

NRS Guard Rail

Trash Receptacles



33 Gallon Trash Can
Lodi, CA

Concrete Receptacle
Peterson Park, Lodi, CA

Green Coated
Receptacle
Lodi, CA

Wabash Valley
Green coated

Benches & Chairs



Wooden Bench with
green coated metal
Lodi, CA

Green coated
wire mesh chairs

Picnic Tables



Wabash Valley Benches and Picnic Tables
Green coated

Game Table



Hale Park, Lodi, CA

Drinking Fountains



Haws Drinking Fountains
Green painted

Pedestal Grill



Little Tikes



BS Bowl, Green Coat
Lodi, CA



Concrete Fountain
Salas Park, Lodi, CA

Wabash Valley Benches and Picnic Tables- Available in Green coated metal



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DeBenedetti Park

City of Lodi, California

Play Structures and Equipment



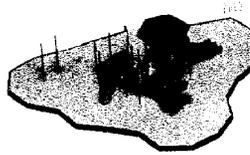
Miracle Fitness Challenge



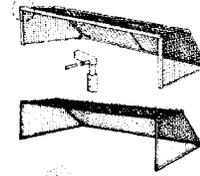
Little Tikes Tot Play Area



Gametime Tot Play Area



Miracle Tot's Choice



SOCCER NETS
Steelcraft Soccer Goals



Gametime Competitor



Gametime Challenger



Play Structure
Selas Park, Lodi, CA



Gametime Volleyball Net



Gametime Soccer Goal



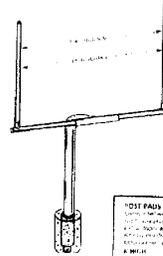
Little Tikes Fitness Course



Landscape Structures Play System



PW Football Goal Post



Steelcraft
Football Goal Posts



PW Basketball Backboard



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DeBenedetti Park City of Lodi, California



Lighting

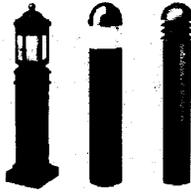
Pedestrian Pathway Lighting



Holophane Hallbrook Series Single and Twin Units
Green painted aluminum

Lit Pathway
Salas Park, Lodi, CA

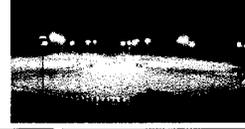
Bollard Lighting



Athletic Field Lighting



MUSCO Lighting



Soccer Field

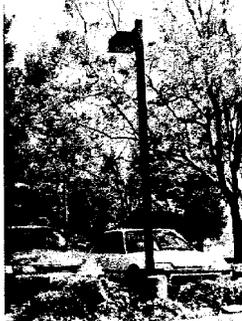


Baseball Diamond

Parking Lot Lighting



Quad Parking Light



Single Parking Light



Existing Athletic Field Lighting
Salas Park, Lodi, CA



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DeBenedetti Park

City of Lodi, California

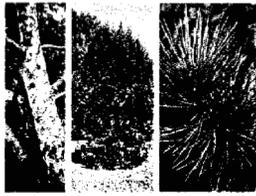


Planting Palette

Existing Oaks



Heritage Valley Oaks
DeBenedetti Park
Lodi, CA



Botanical: *Pinus bungeana*
Common Name: Lacebark Pine
Placement: Screen
Notes: Lacy bark



Botanical: *Cinnamomum camphora*
Common Name: Camphor Tree
Placement: Shade
Notes: Bronze leaves in fall, fragrant

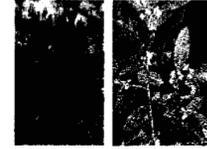
Evergreen Trees



Botanical: *Sequoia Sempervirens*
Common Name: Coast Redwood
Placement: Screen or shade
Notes: Tallest tree in the world



Botanical: *Podocarpus gracilior*
Common Name: Fern Pine
Placement: Parking lot or screen
Notes: Foliage resembles yews



Botanical: *Laurus nobilis*
Common Name: Grecian Laurel
Placement: Screen or background
Notes: Fragrant leaves



Botanical: *Pinus ponderosa*
Common Name: Ponderosa Pine
Placement: Lawn or roadside
Notes: Good windbreak



Botanical: *Maytenus boana*
Common Name: Mayten Tree
Placement: Screen or lawn
Notes: Graceful, weeping branches



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DeBenedetti Park

City of Lodi, California



Planting Palette

Deciduous Trees



Botanical: *Liriodendron tulipifera*
Common Name: Tulip tree
Placement: Shade
Notes: Interesting tulip like flowers



Botanical: *Platanus acerifolia*
Common Name: London Plane Tree
Placement: Lawn or parking lot
Notes: Good for shade

Water Tolerant Trees



Botanical: *Betula nigra*
Common Name: River Birch
Placement: Near flood areas
Notes: Red exfoliating bark



Botanical: *Acer rubrum*
Common Name: Red Maple
Placement: Lawn or street
Notes: Red leaves in fall



Botanical: *Alnus rhombifolia*
Common Name: White Alder
Placement: Screen
Notes: Heat and wind tolerant



Botanical: *Liquidambar styraciflua*
Common Name: American Sweetgum
Placement: Lawn or street
Notes: Brilliant fall color



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DeBenedetti Park
City of Lodi, California
Planting Palette



Small Accent Trees



Botanical: *Lagerstrœmia indica*
Common Name: Cape Myrtle
Placement: Entry and plaza
Notes: Showy pink flowers in Spring



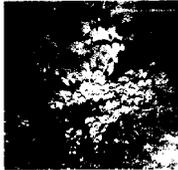
Botanical: *Cercis occidentalis*
Common Name: Western redbud
Placement: Entry and plaza
Notes: Showy flowers in Spring



Botanical: *Pyrus calleryana*
Common Name: Callery pear
Placement: Street, lawn or parking lot
Notes: White flowers in Spring



Botanical: *Pistia chinensis*
Common Name: Chinese Pistache
Placement: Lawn or shade tree
Notes: Brilliant fall color



Botanical: *Chrysothoeca*
Common Name: Maidenhair Tree
Placement: Lawn or parking lot
Notes: Distinct foliage, yellow leaves in fall



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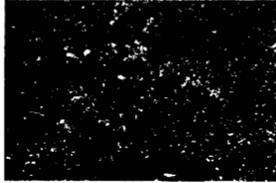
DeBenedetti Park

City of Lodi, California



Planting Palette

Flowering Shrubs



Botanical: *Raphiolepis indica*
Common Name: Indian Hawthorn
Placement: Screen or parking lot
Notes: White and pink flowers



Botanical: *Ceanothus 'Wheeler Canyon'*
Common Name: Western Lilac
Placement: Planting beds
Notes: Fragrant, showy flowers, attracts birds



Botanical: *Ilex aquifolium*
Common Name: English Holly
Placement: Screen or background
Notes: Red berries in Winter



Botanical: *Cotoneaster lacteus*
Common Name: Red Clusterberry
Placement: Screen or parking lot
Notes: Red berries attract birds



Botanical: *Salvia officinalis 'Tricolor'*
Common Name: Common Sage
Placement: Mass plantings, parking lot
Notes: Multicolored foliage



Botanical: *Hemerocallis*
Common Name: Day Lily
Placement: Mass plantings
Notes: Wide variety of bold flowers



Botanical: *Ligustrum japonicum*
Common Name: Japanese Privet
Placement: Screen
Notes: Fragrant white flowers



Botanical: *Salvia officinalis 'Purpurascens'*
Common Name: Common Sage
Placement: Mass plantings
Notes: Purple leaves, blue flowers



Botanical: *Phormium colensoi*
Common Name: Mountain Flax
Placement: Parking lots and walkways
Notes: Mass plantings, tubular flowers



Botanical: *Viburnum awabukii*
Common Name: Sweet Viburnum
Placement: Screen and walkways
Notes: White, fragrant fruit, Red fruits



Botanical: *Photinia fraseri*
Common Name: Photinia
Placement: Lawn or screen
Notes: Red leaves, white flowers in Spring

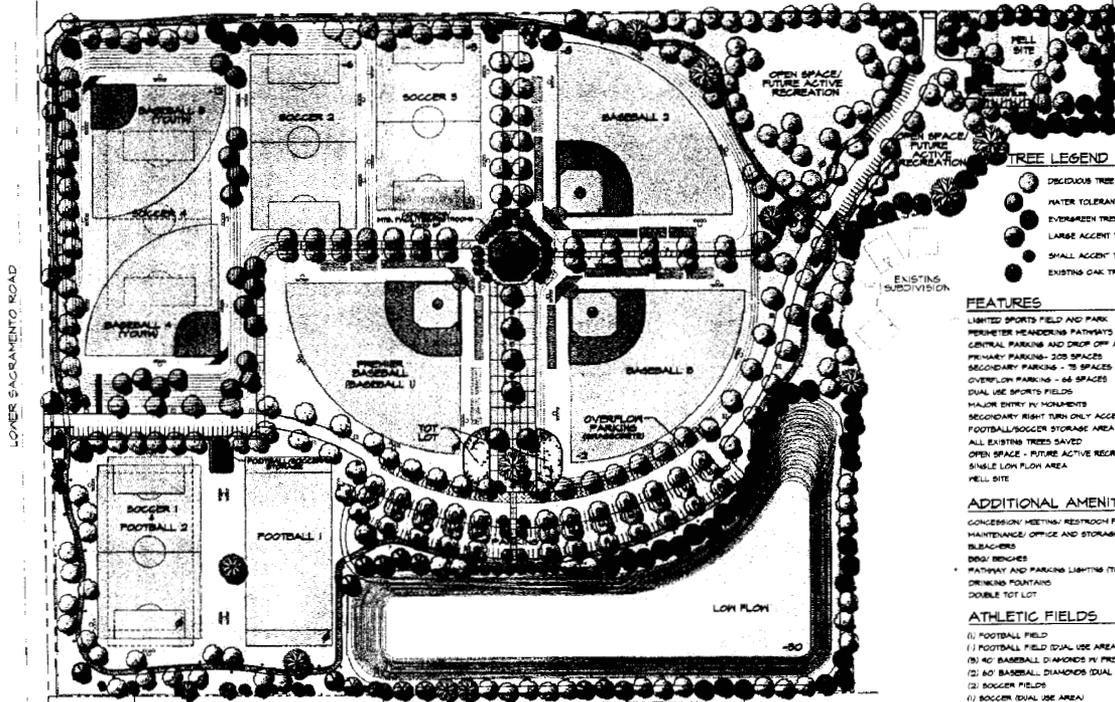


Stantec Consulting Inc. Tel. 916.925.5550
 2590 Venture Oaks Way Fax. 916.921.9274
 Sacramento, CA 95833-3280 www.stantec.com

DeBenedetti Park City of Lodi, California Site Master Plan

CENTURY BOULEVARD

SAGE
WAY



- TREE LEGEND**
- DECIDUOUS TREE
 - WATER TOLERANT TREE
 - EVERGREEN TREE
 - LARGE ACCENT TREE
 - SMALL ACCENT TREE
 - EXISTING OAK TREE

FEATURES

- LIMITED SPORTS FIELD AND PARK
- PERIMETER WALKING PATHWAYS
- CENTRAL PARKING AND DROP OFF AREA
- PRIMARY PARKING - 305 SPACES
- SECONDARY PARKING - 75 SPACES
- OVERFLOW PARKING - 66 SPACES
- DUAL USE SPORTS FIELDS
- MAJOR ENTRY BY MONUMENTS
- SECONDARY RIGHT TURN ONLY ACCESS
- FOOTBALL/SOCCER STORAGE AREA
- ALL EXISTING TREES SAVED
- OPEN SPACE - FUTURE ACTIVE RECREATION
- SINGLE LOW FLOW AREA
- HELL SITE

ADDITIONAL AMENITIES

- CONCESSION/MEETING/RESTROOM FACILITIES
- MAINTENANCE/OFFICE AND STORAGE BUILDING
- BLEACHERS
- BINGO/BENCHES
- PATHWAY AND PARKING LIGHTING (TWO LEVELS)
- DRINKING FOUNTAINS
- DOUBLE TOT LOT

ATHLETIC FIELDS

- (1) FOOTBALL FIELD
- (1) FOOTBALL FIELD (DUAL USE AREA)
- (5) 40' BASEBALL DIAMONDS IN PREMIER FIELD
- (2) 60' BASEBALL DIAMONDS (DUAL USE AREA)
- (2) SOCCER FIELDS
- (1) SOCCER (DUAL USE AREA)

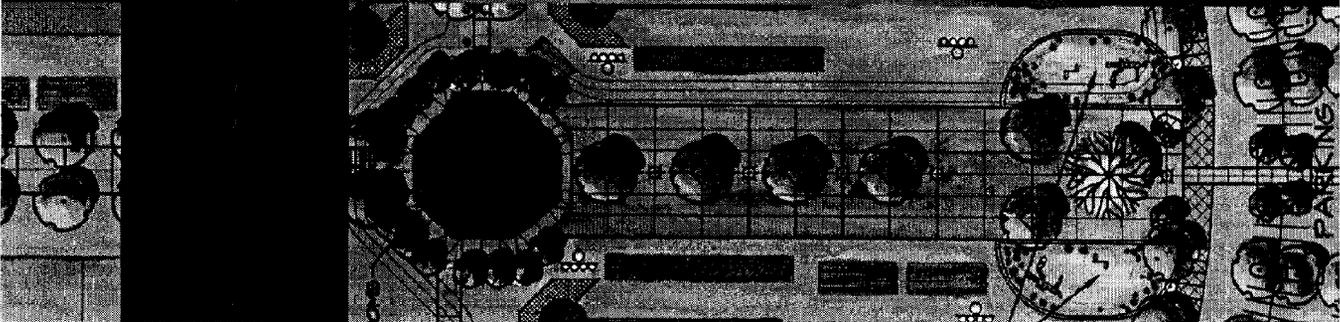
Stantec Consulting Inc.
2000 California Street, Suite 400
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501
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filed 5/15/02



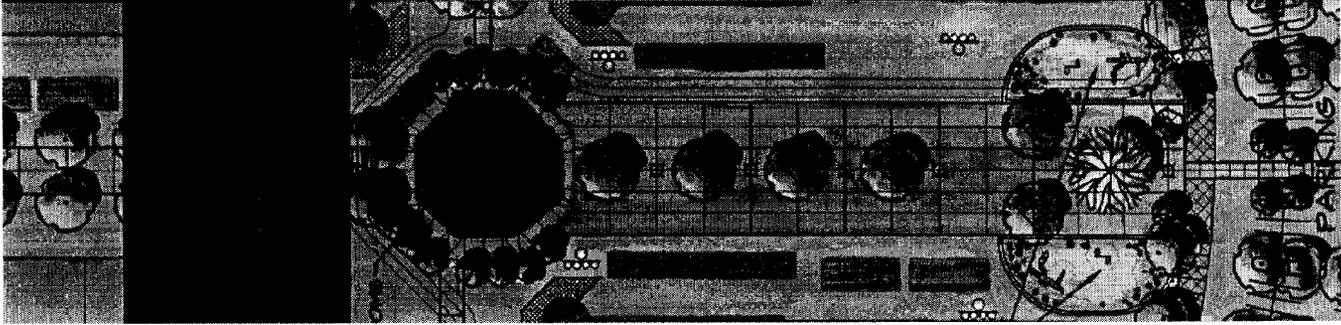
DeBenedetti Park



Project Team



- Over 3,000 Employees in 45 Offices
- 130 Local Multidisciplinary Staff
- Specialization in Joint Use Flood Control/Recreation Projects

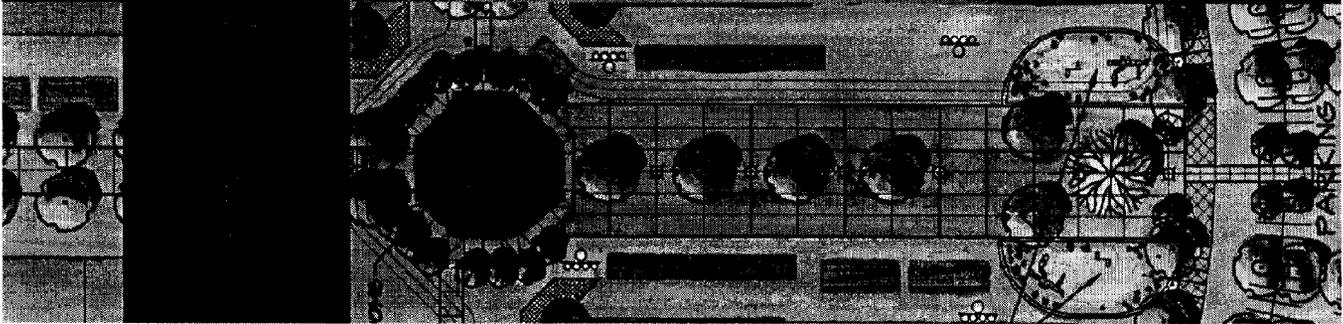


• Maximize Efficient Use of Land
by Combining Recreation and
Flood Control

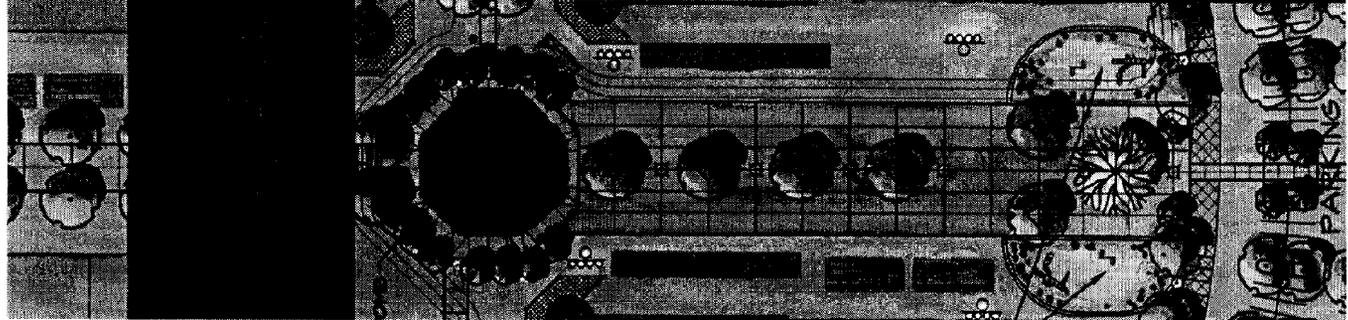
• Accommodate Low Flow

• Provide Internal Zones with

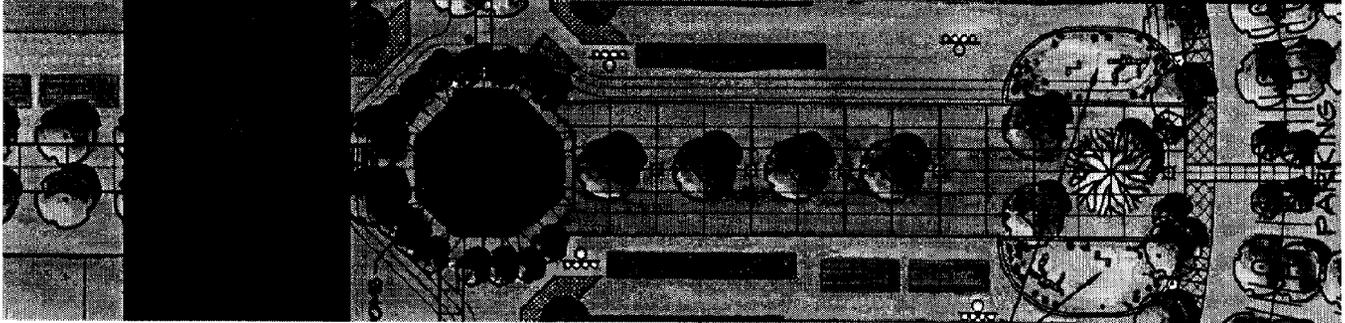
Different Flood Risk



- Stantec Selected
- Steering Committee Formation
- Opportunities & Constraints
- Alternate Design Concepts
- Hydrological Evaluations

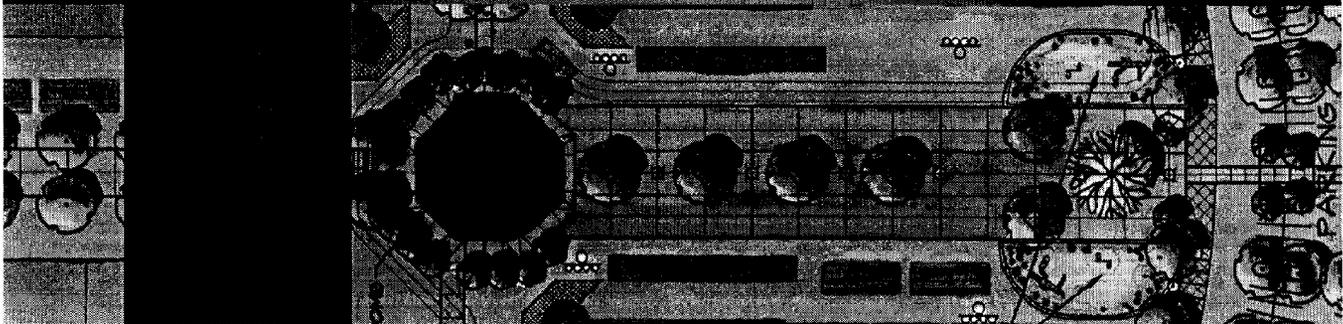
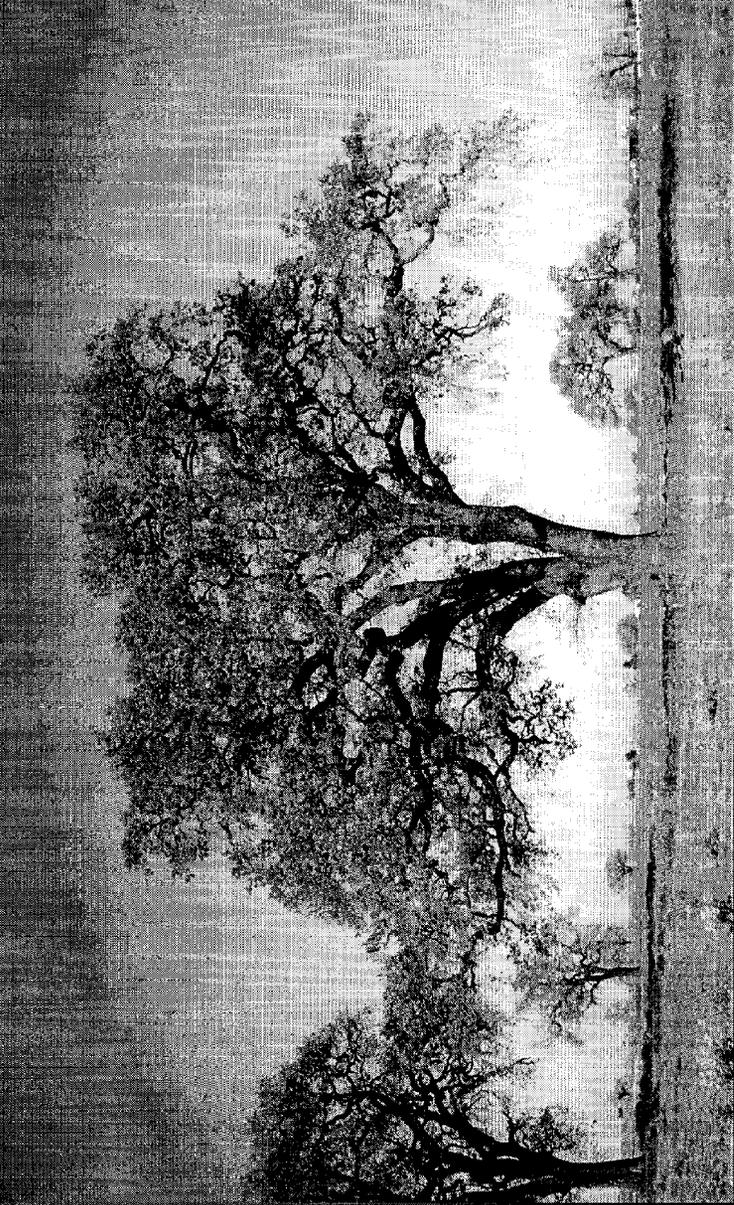


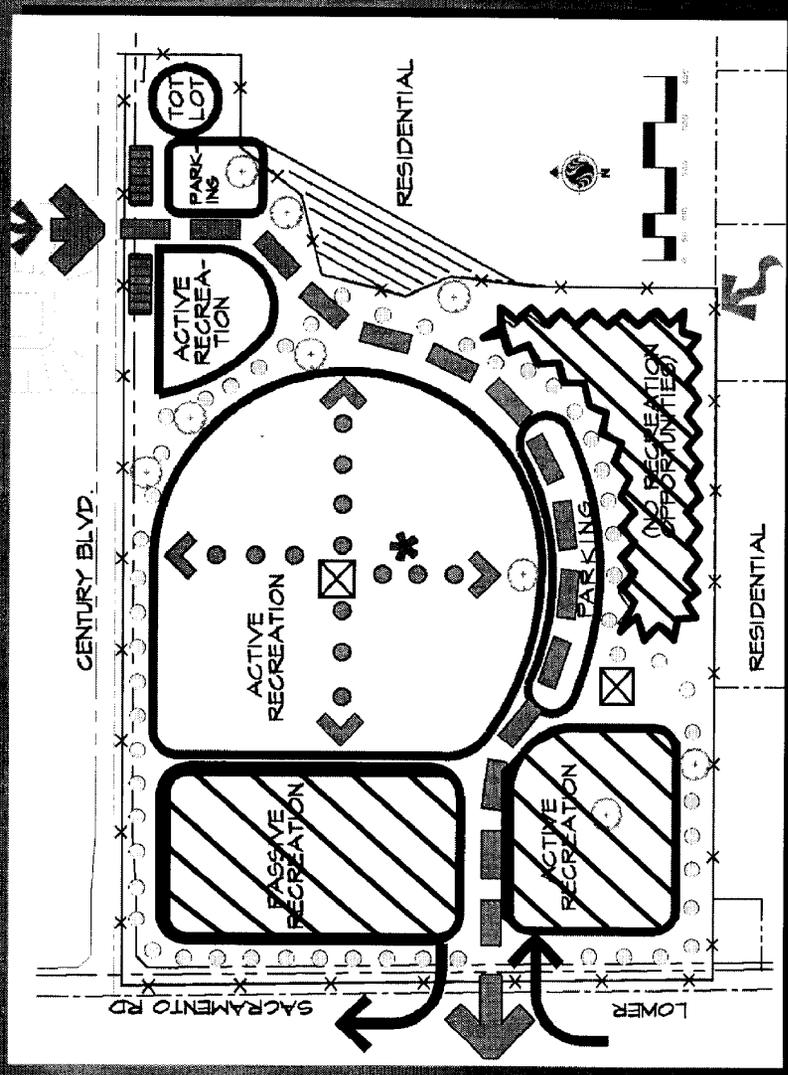
- Save Existing Oaks (7 Total)
- Joint Use with 202 AF Storage
- Accommodate Low Flow
- Century Blvd. Access
- Architectural Elements



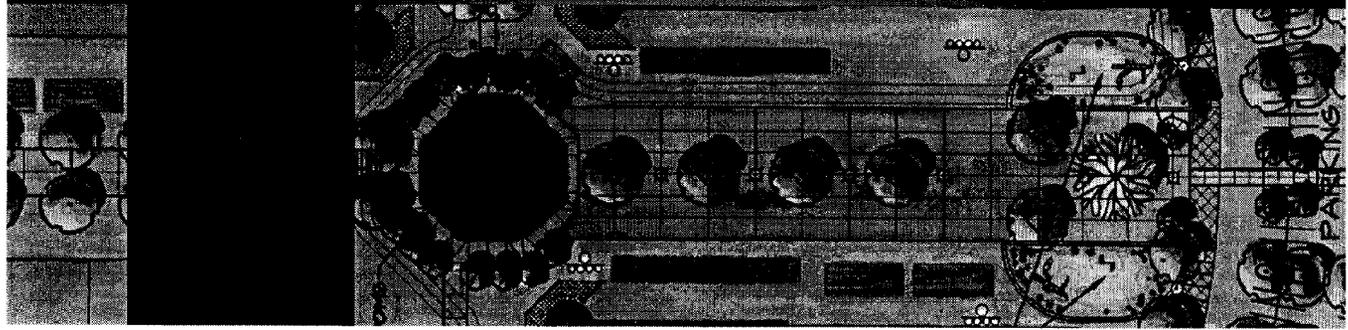


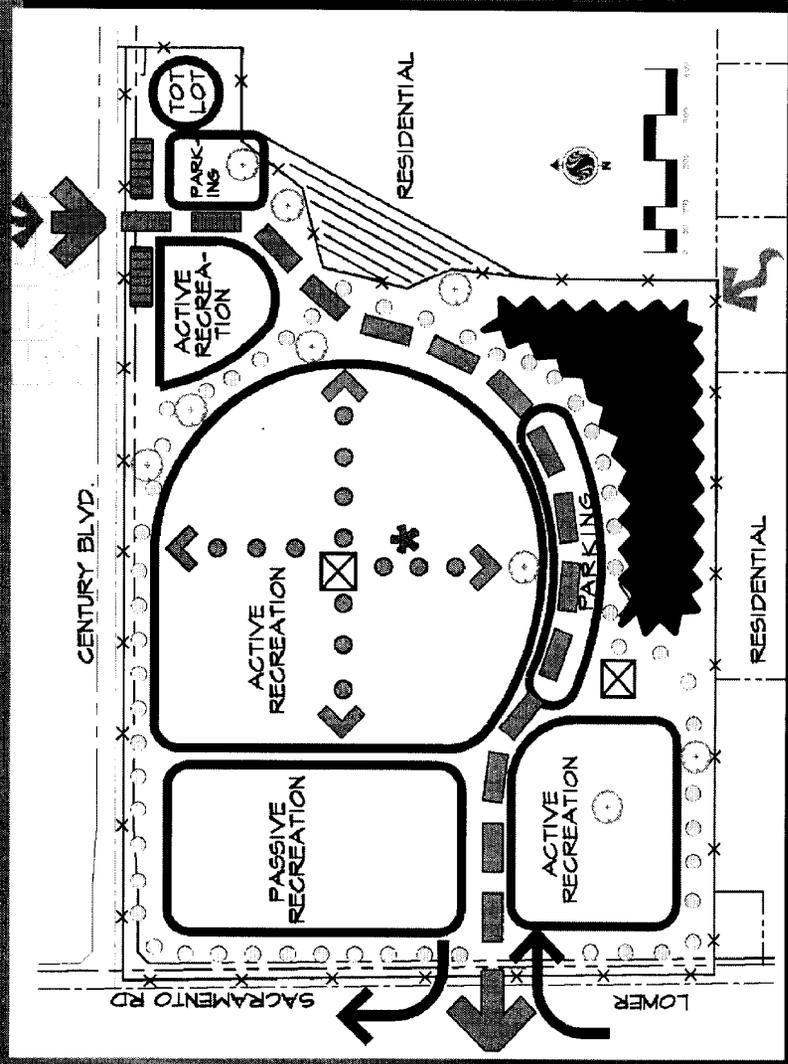
Save Existing Oaks (7 Total)



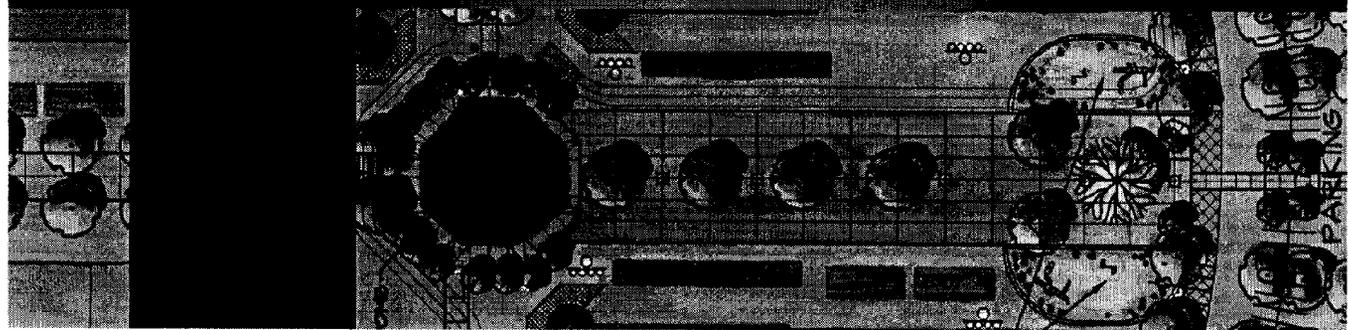


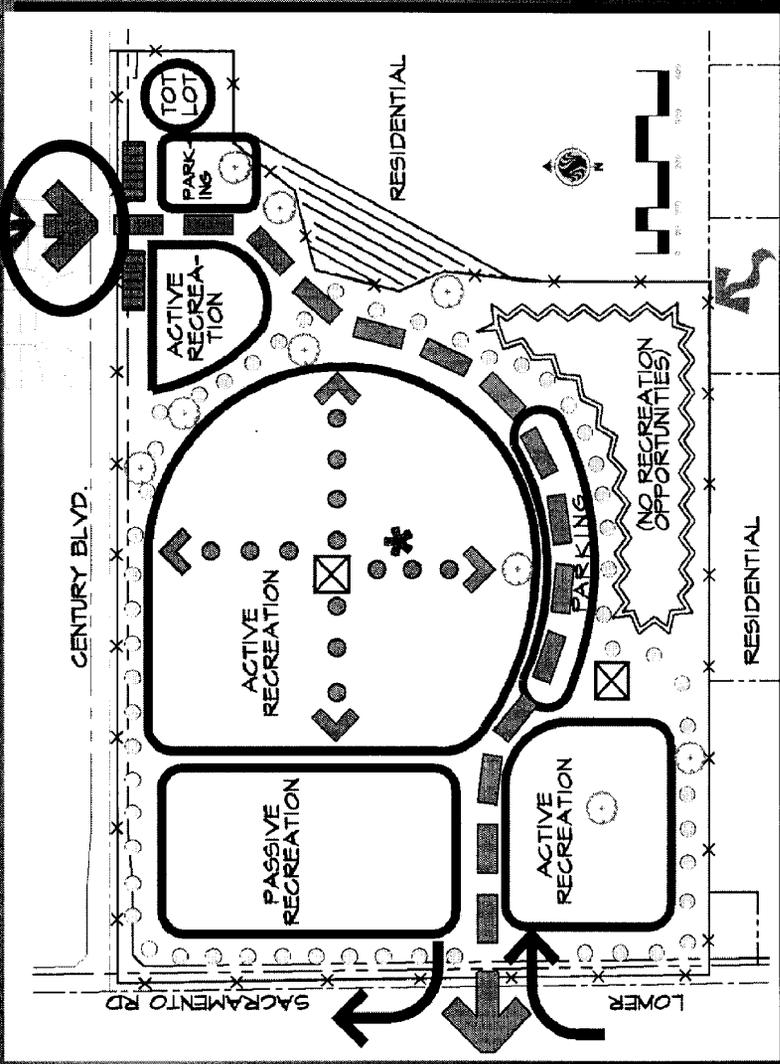
JOINT USE WITH 2012 AND 2013



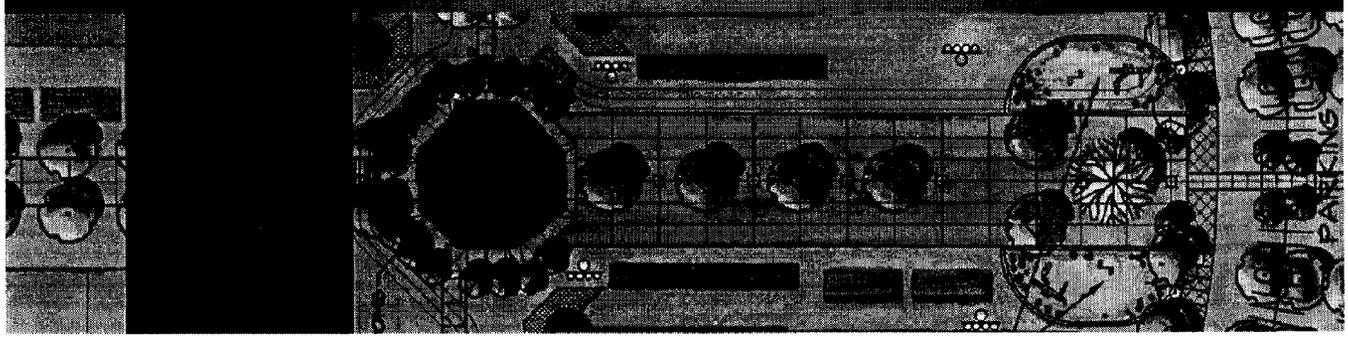


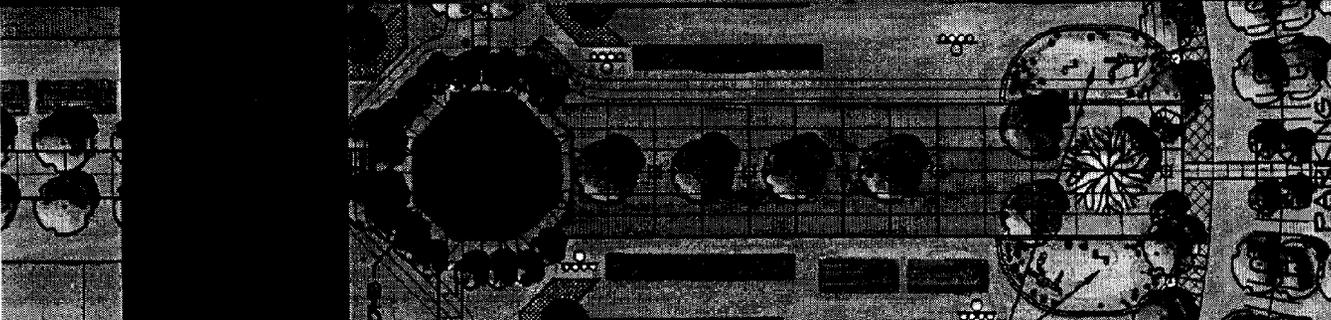
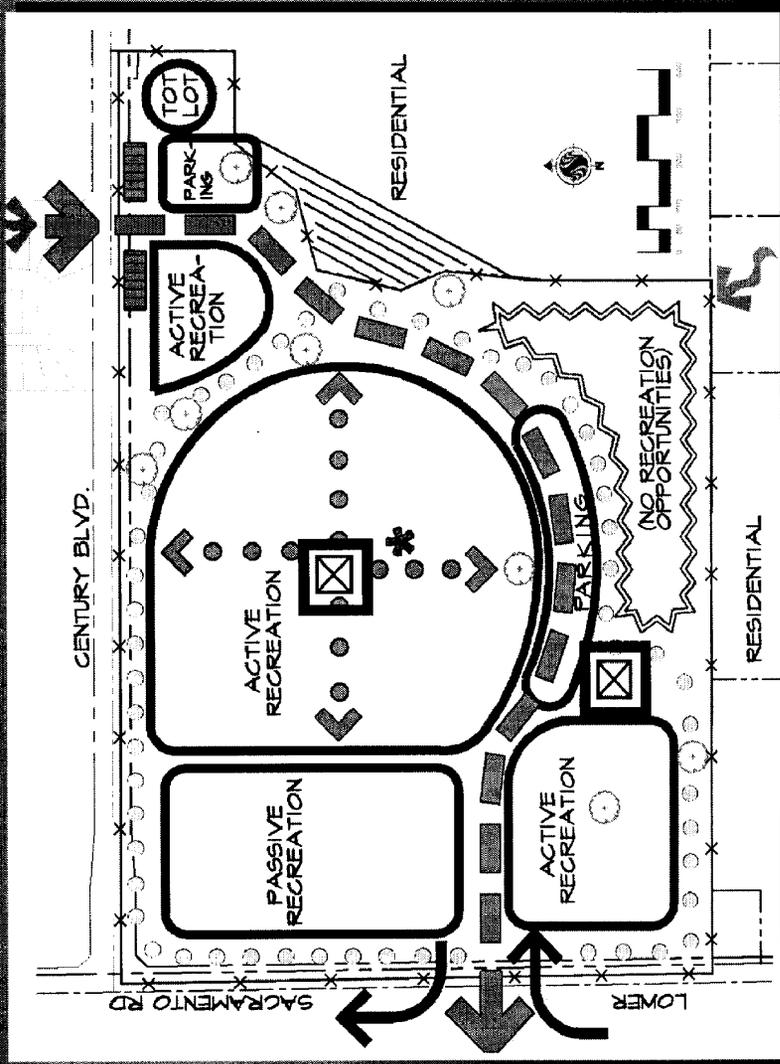
ACCOMMODATES LOW FLOW





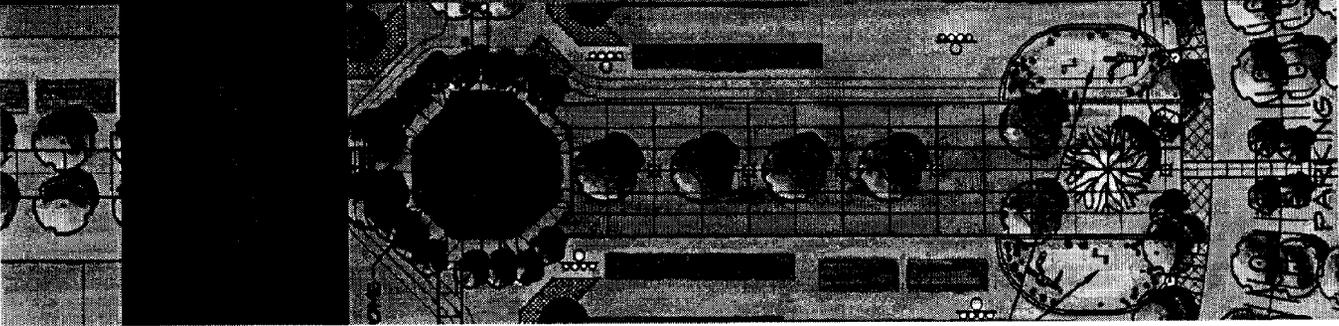
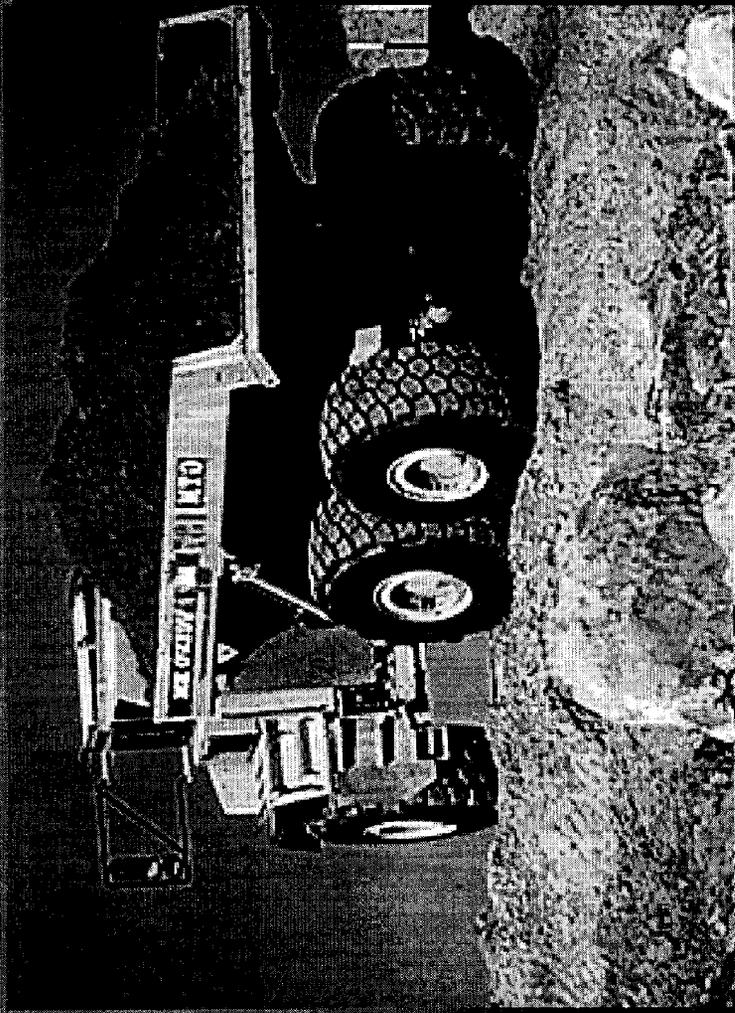
Century Blvd Access





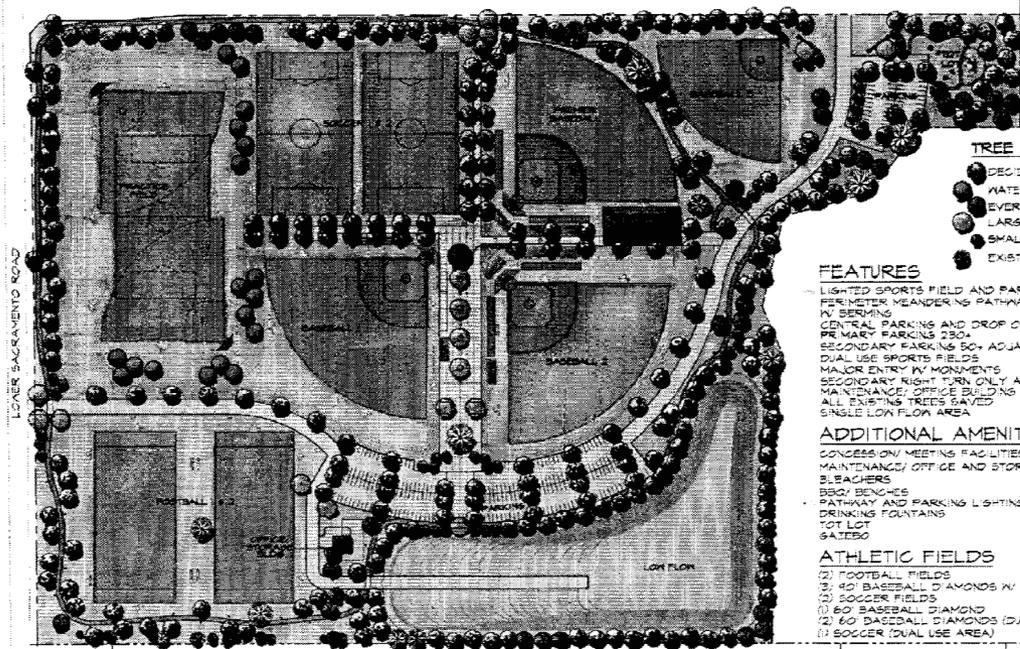


Grading/Soil Export



DeBENEDETTI PARK CONCEPT PLAN 'B'

CENTURY BOULEVARD



LOWER SACRAMENTO ROAD

TREE LEGEND

- DECIDUOUS TREE
- WATER TOLERANT TREE
- EVERGREEN TREE
- LARGE ACCENT TREE
- SMALL ACCENT TREE
- EXISTING OAK TREE

FEATURES

- LIGHTED SPORTS FIELD AND PARK PERIMETER MEANDERING PATHWAYS W/ BENCHING
- CENTRAL PARKING AND DROP OFF AREA
- PRIMARY PARKING 230+
- SECONDARY PARKING 50+ ADJACENT TO TOT LOT
- DUAL USE SPORTS FIELDS
- MAJOR ENTRY W/ MONUMENTS
- SECONDARY NIGHT TURN ONLY ACCESS
- MAINTENANCE/ OFFICE BUILDING NEAR FOOTBALL
- ALL EXISTING TREES SAVED
- SINGLE LOW FLOW AREA

ADDITIONAL AMENITIES

- CONCESSION/ MEETING FACILITIES
- MAINTENANCE/ OFFICE AND STORAGE BUILDING
- BLEACHERS
- BBQ/ BENCHES
- PATHWAY AND PARKING LIGHTING (TWO LEVELS)
- DRINKING FOUNTAINS
- TOT LOT
- SA/TBBO

ATHLETIC FIELDS

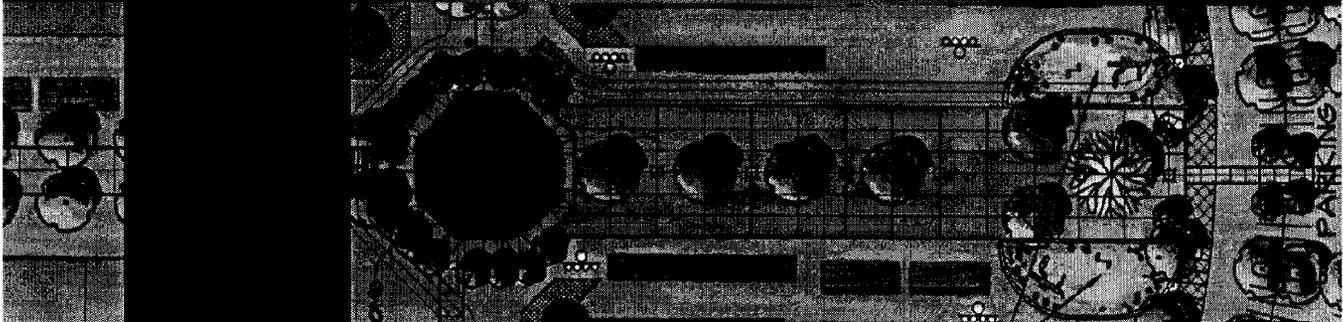
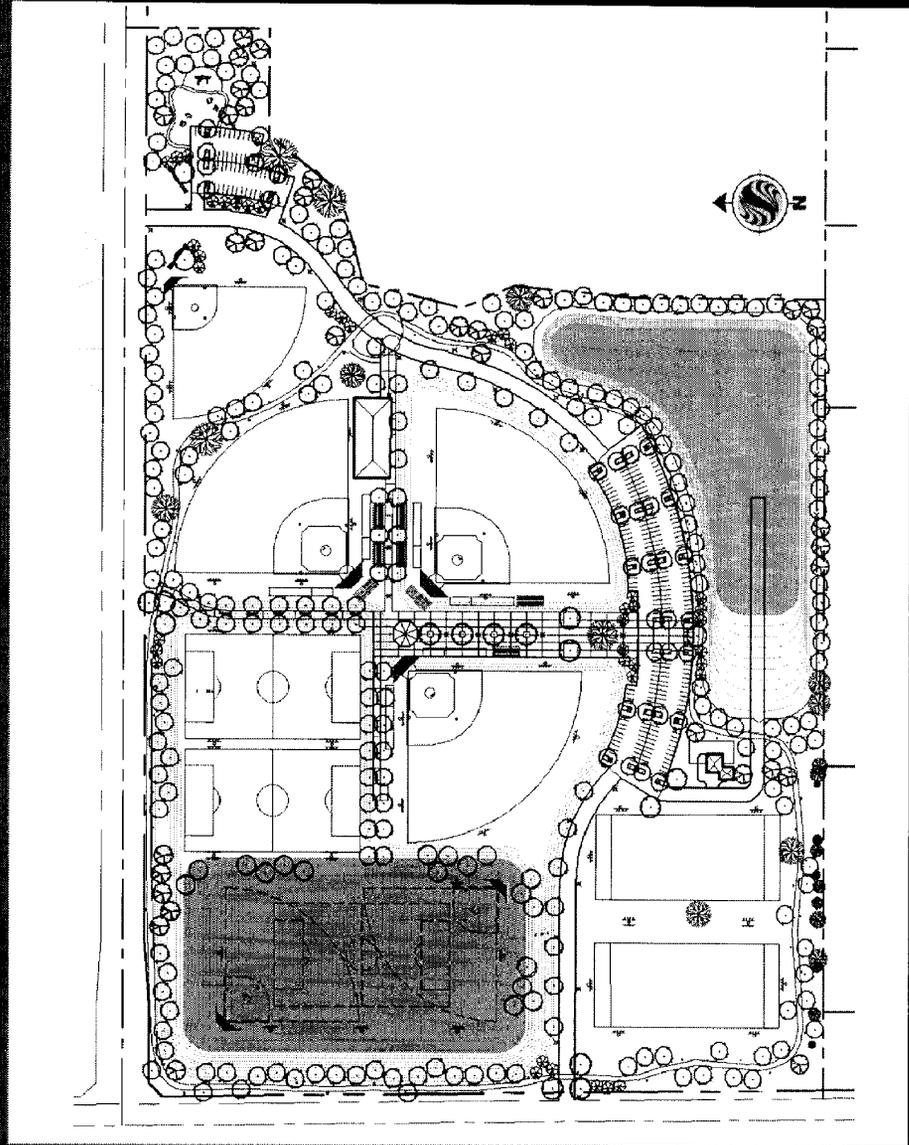
- (2) FOOTBALL FIELDS
- (2) 60' BASEBALL DIAMONDS W/ PREMIER FIELD
- (2) SOCCER FIELDS
- (1) 60' BASEBALL DIAMOND
- (2) 60' BASEBALL DIAMONDS (DUAL USE AREA)
- (1) SOCCER (DUAL USE AREA)

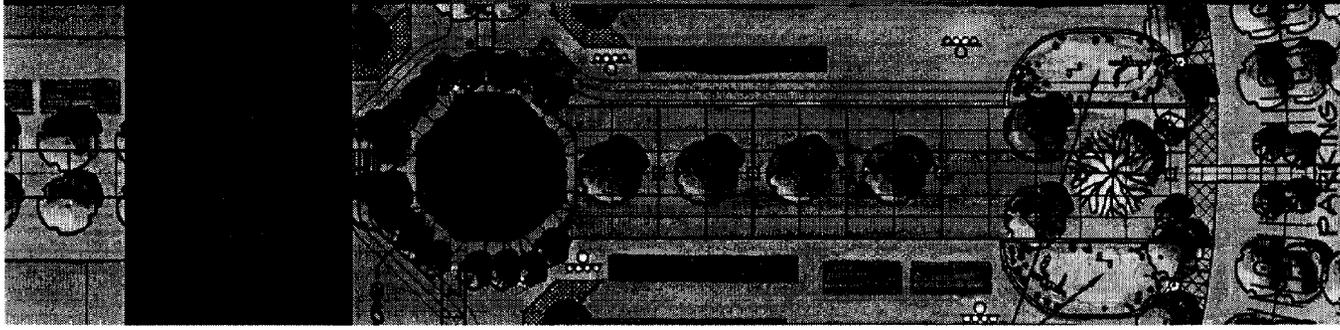
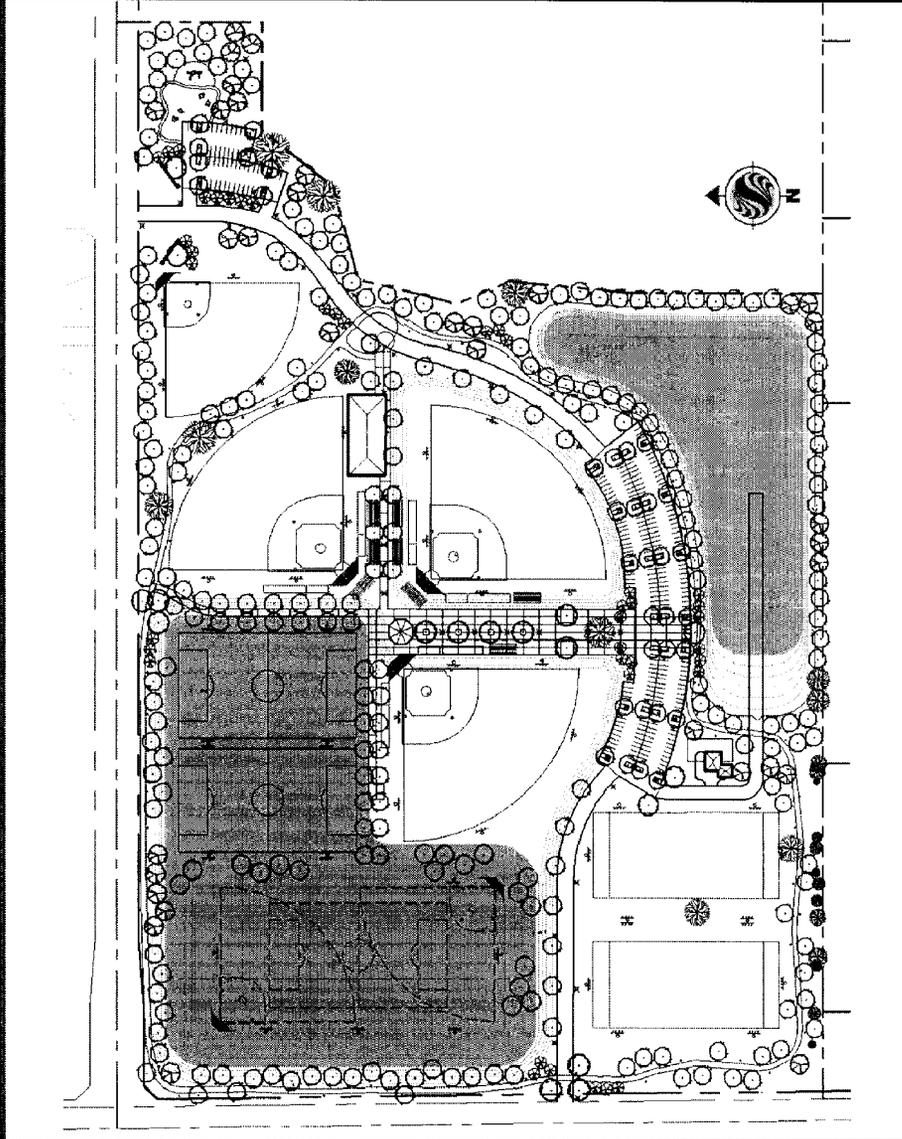


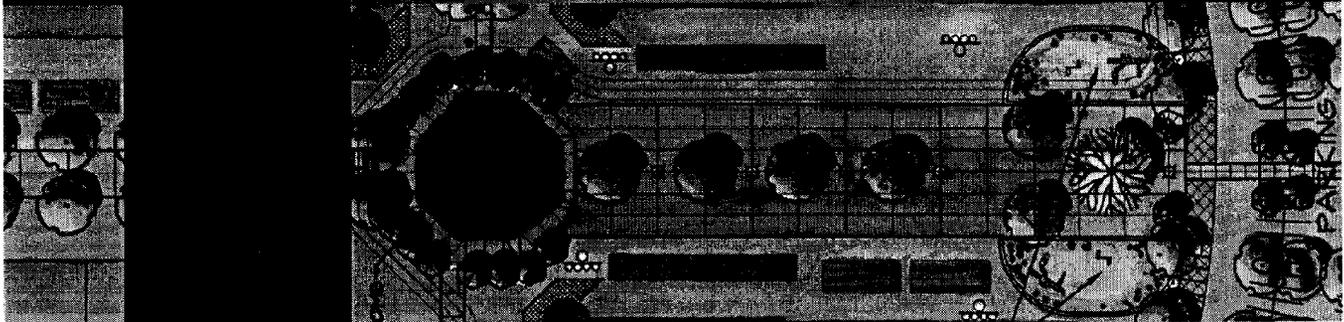
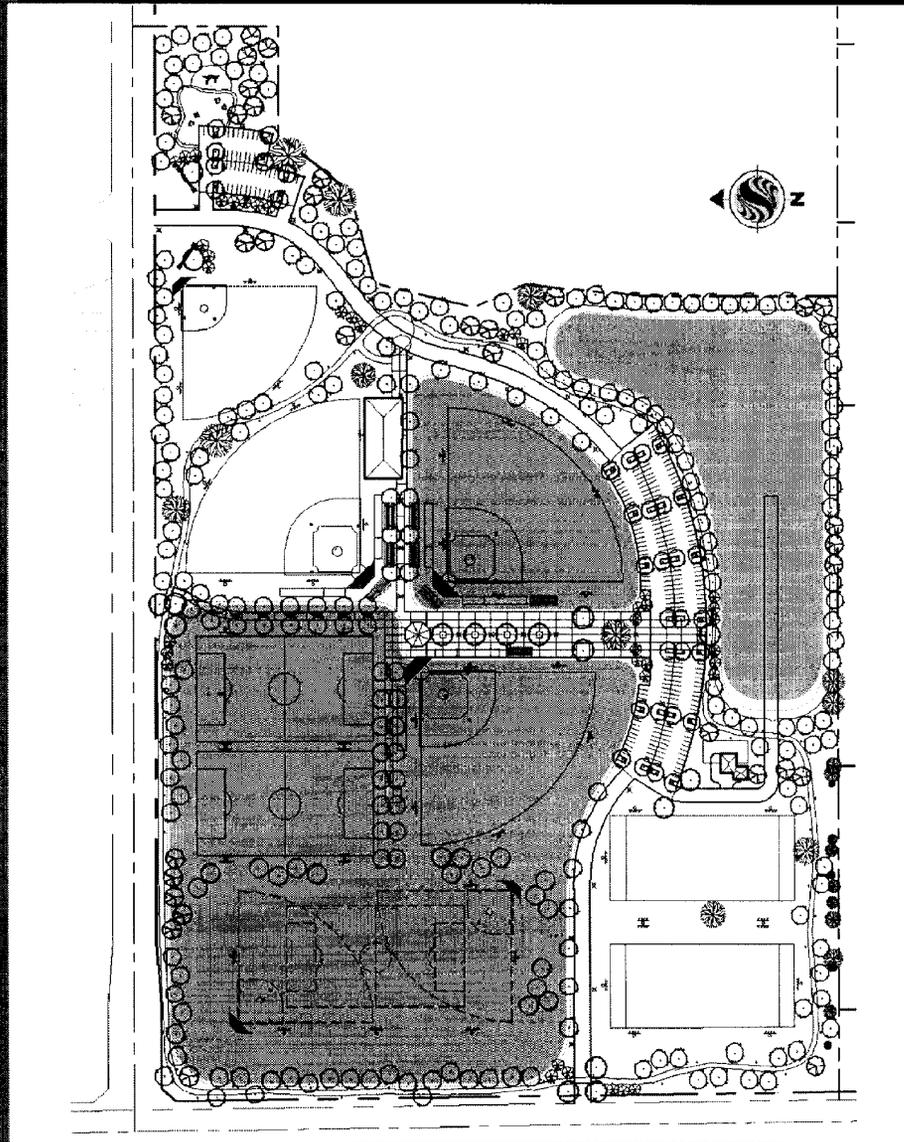
Startec Consulting Inc. Tel: 914 261-1120
 1500 Westport 25th Fl. Ex: 914 261-2204
 Scarborough, NY 11522-2215 www.startec.com



PARKING









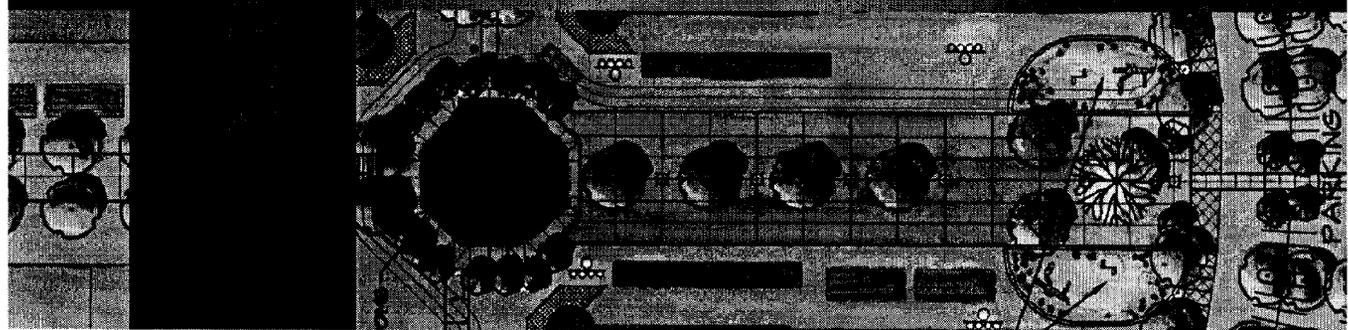
Public Openings Survey
APR 18, 2002

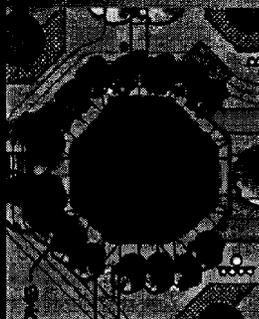
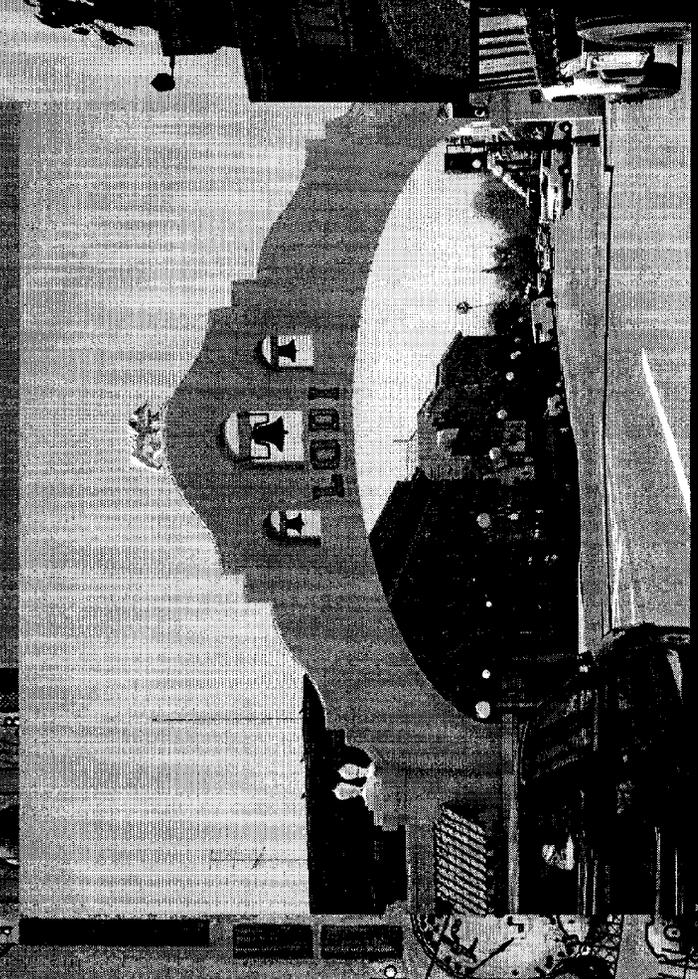
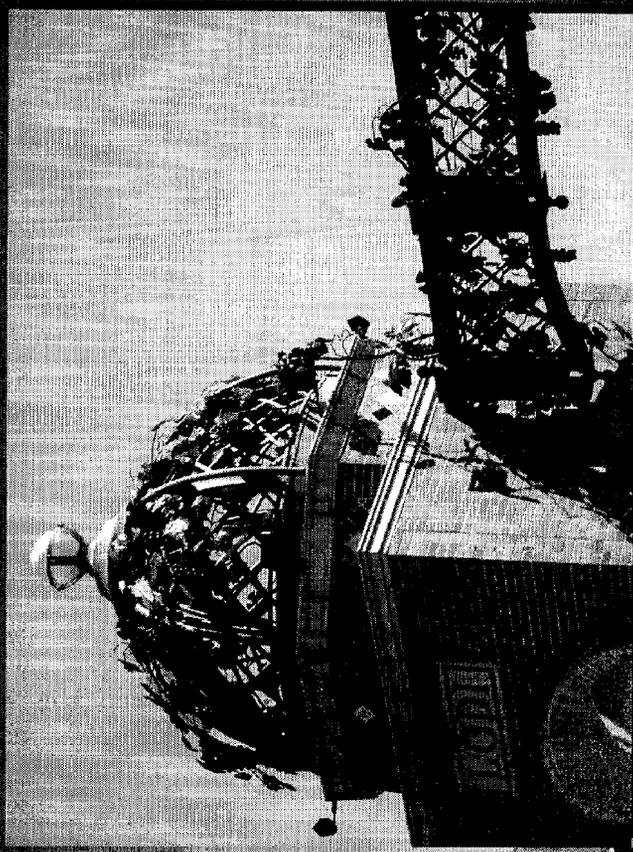
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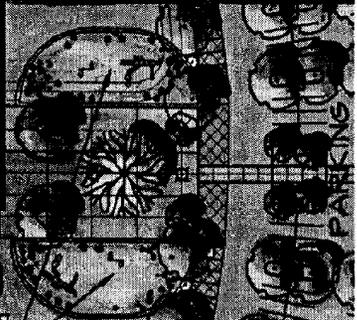
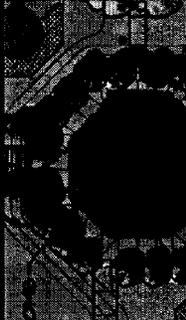
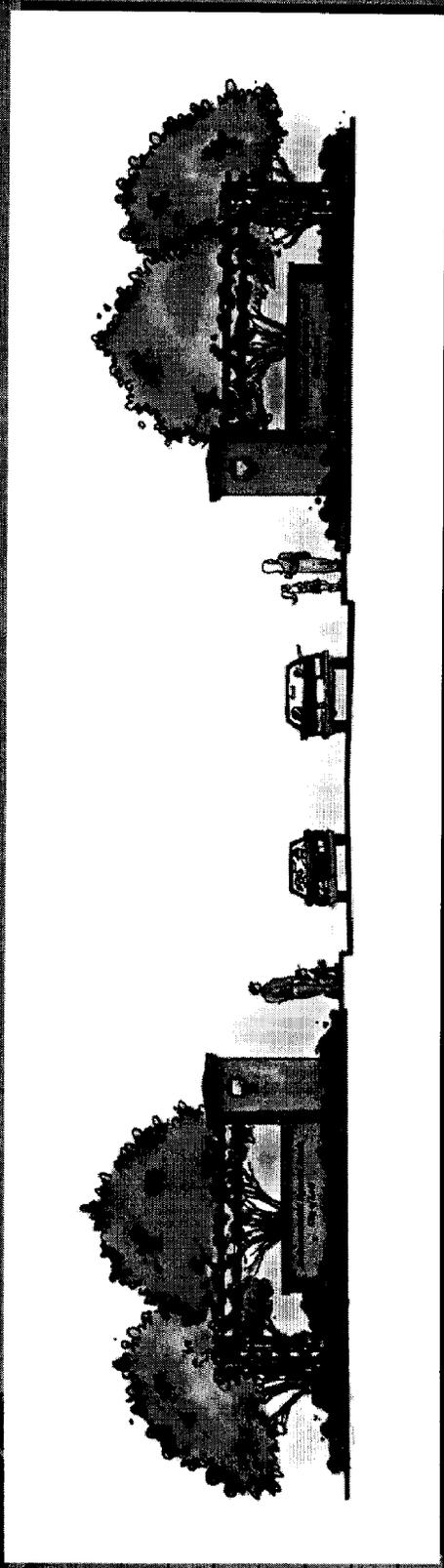
- Alternative 'A'
- Alternative 'B'
- Alternative 'C'

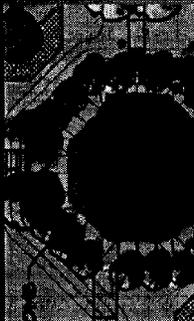
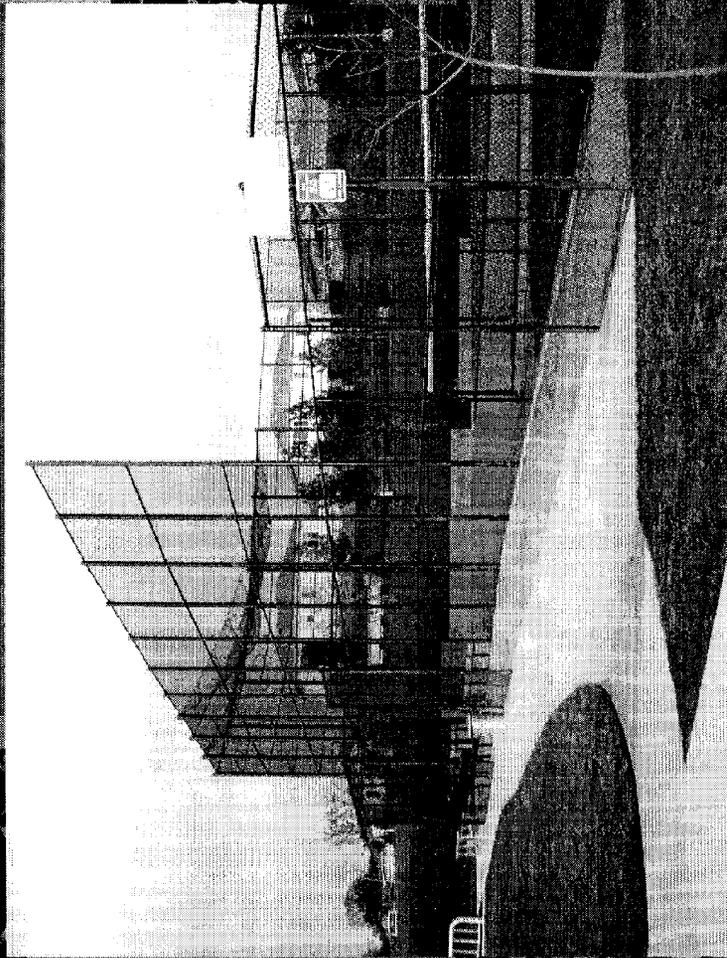
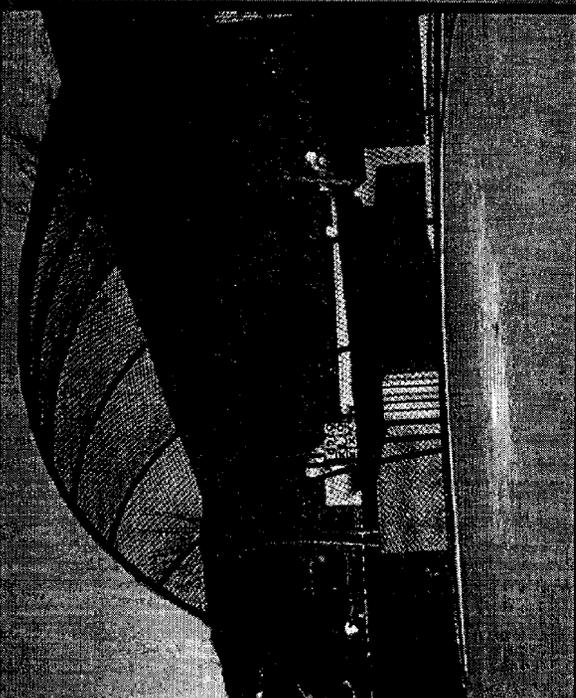
2. Backstops

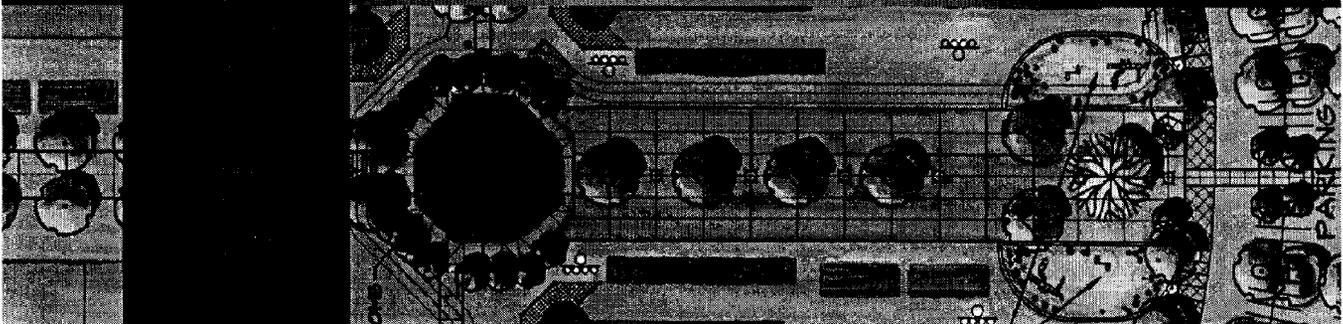
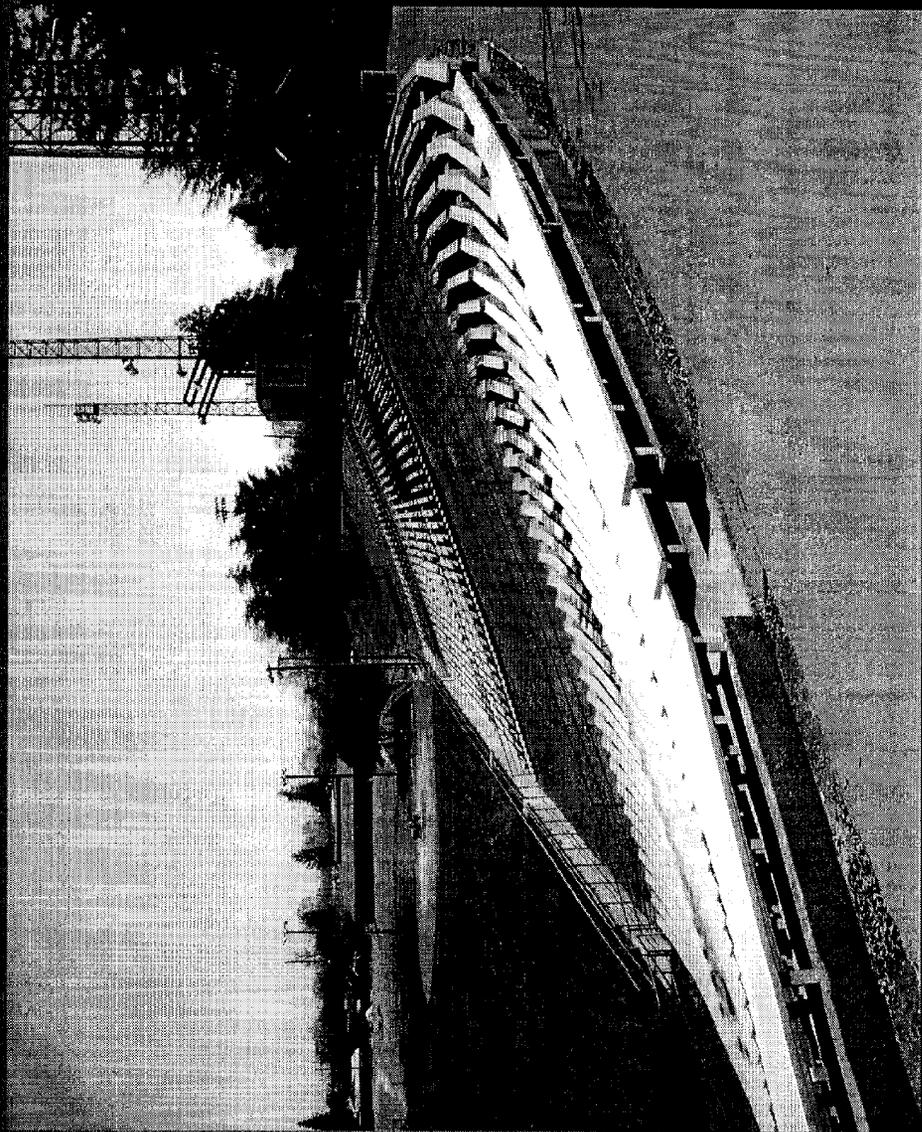
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- Flooded
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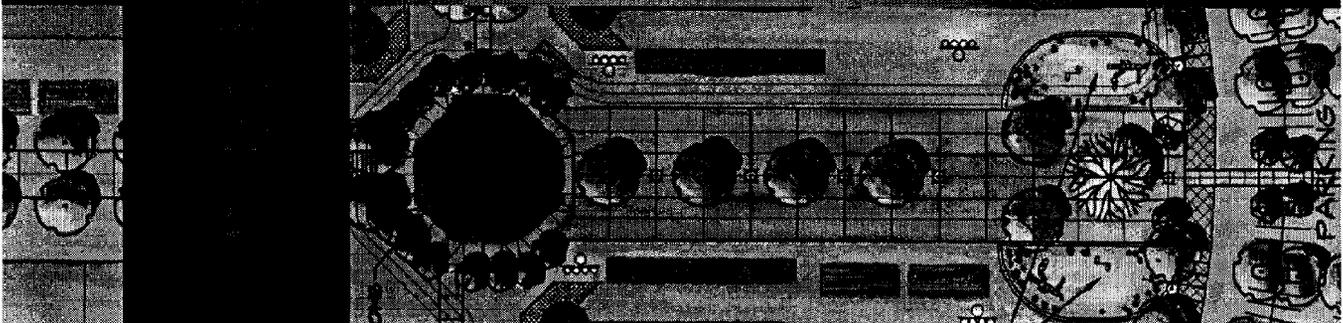
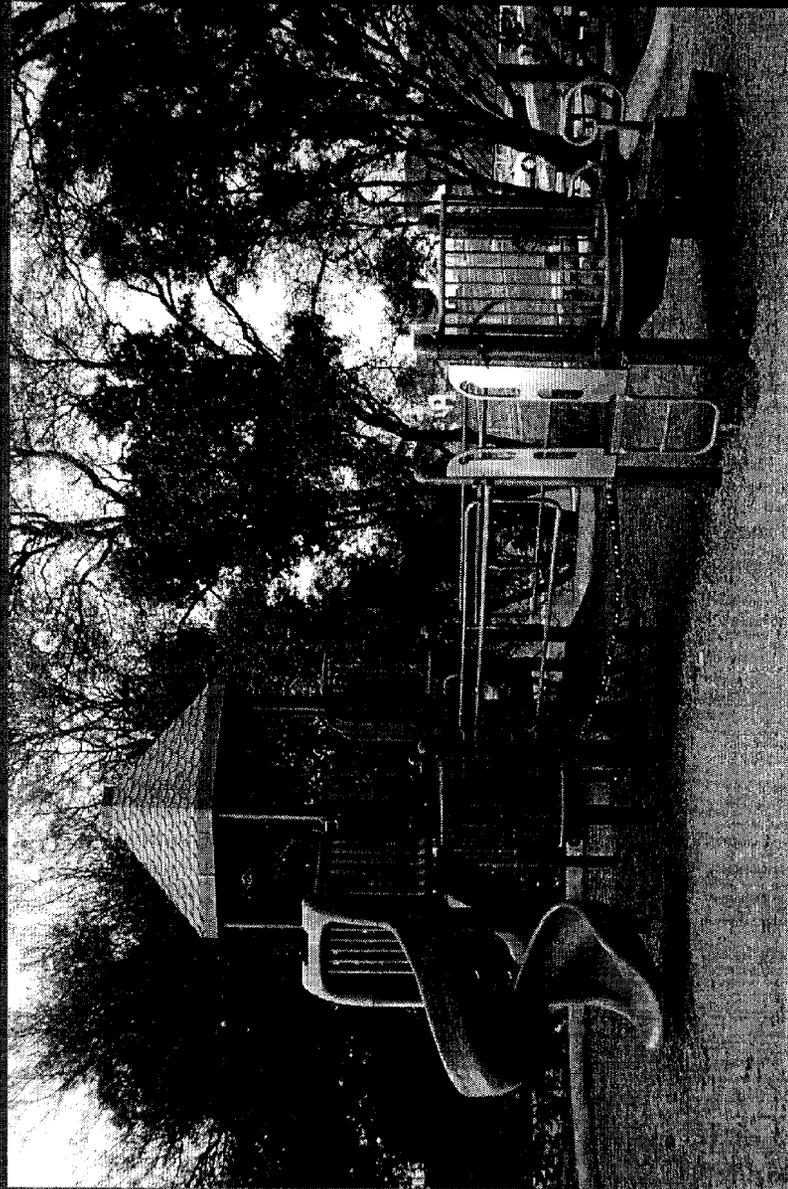


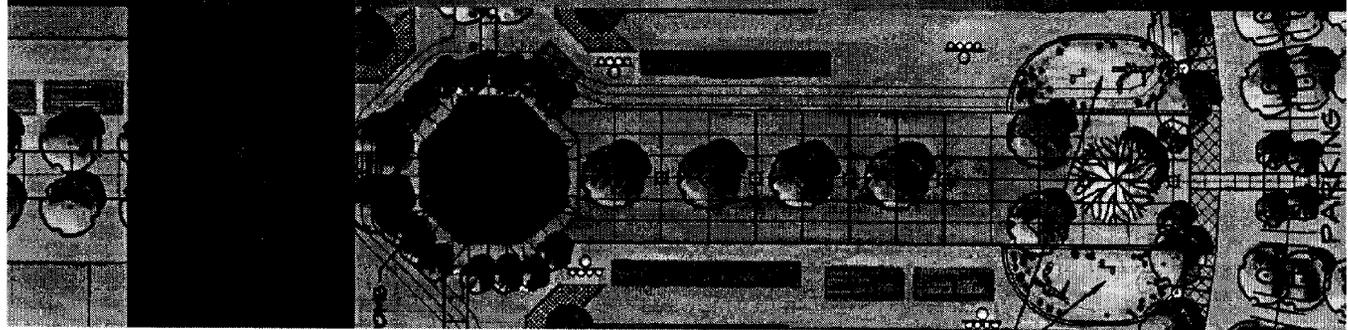


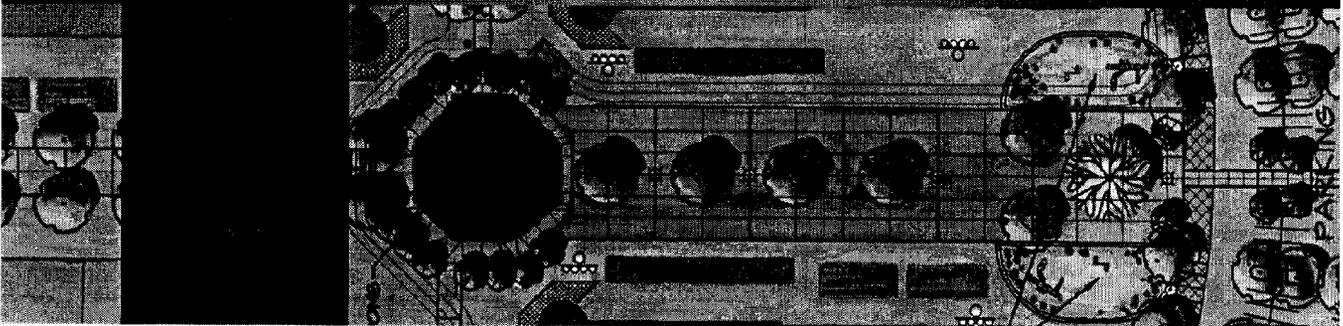
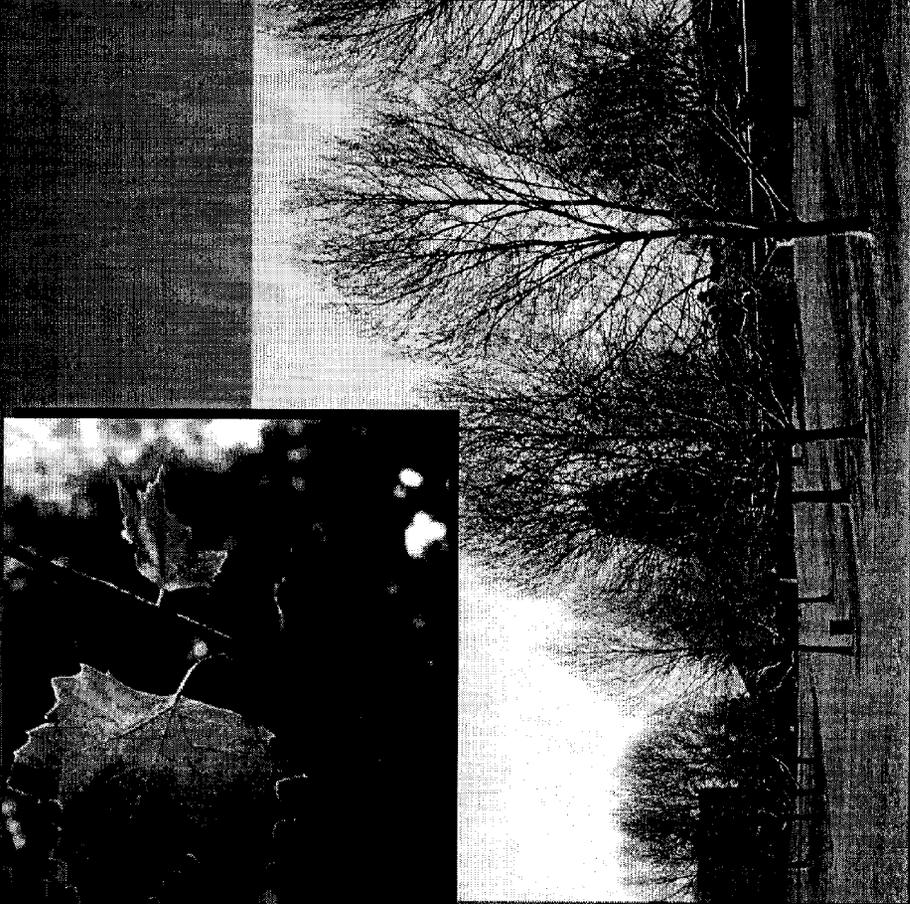
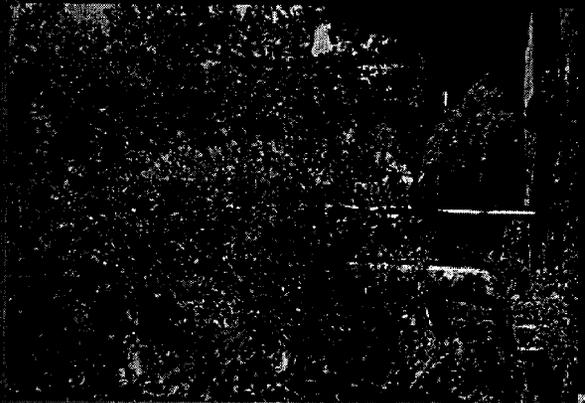


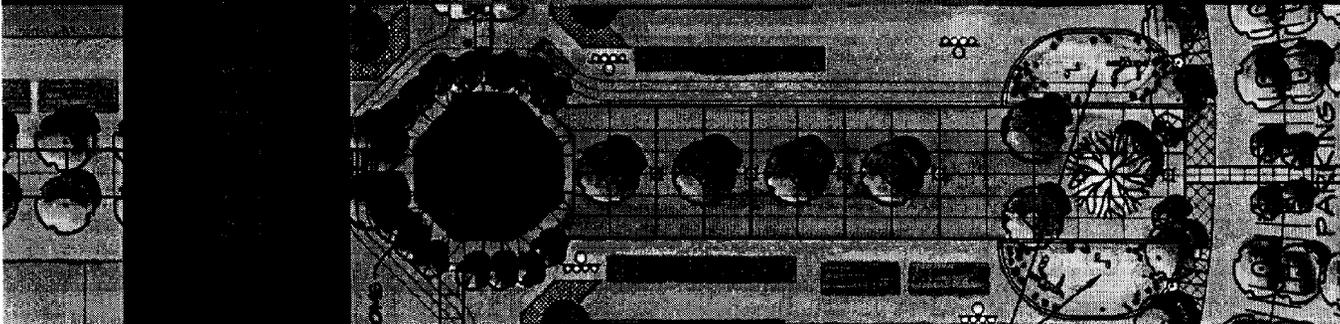














DeBenedetti Park City of Lodi, California Site Master Plan

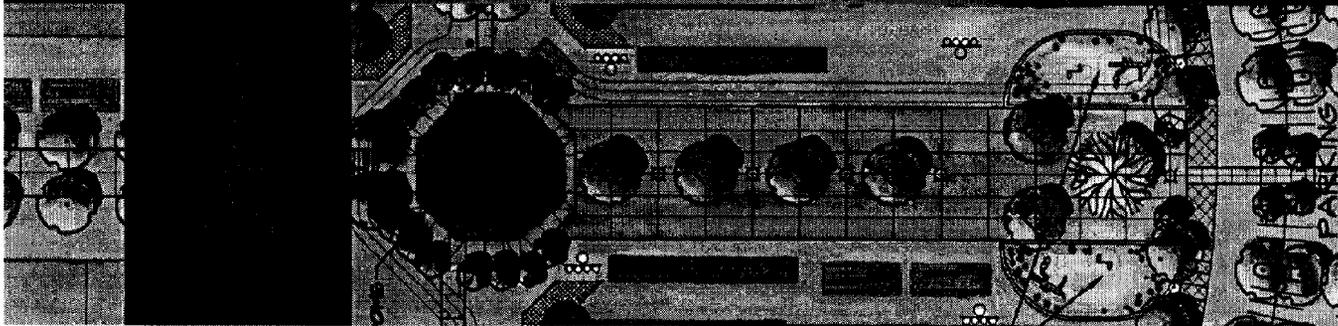
CENTURY BOULEVARD

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• Phase I - Flood Control Components

• Phase II - Park Infrastructure

• Phase III - Primary Park Facilities



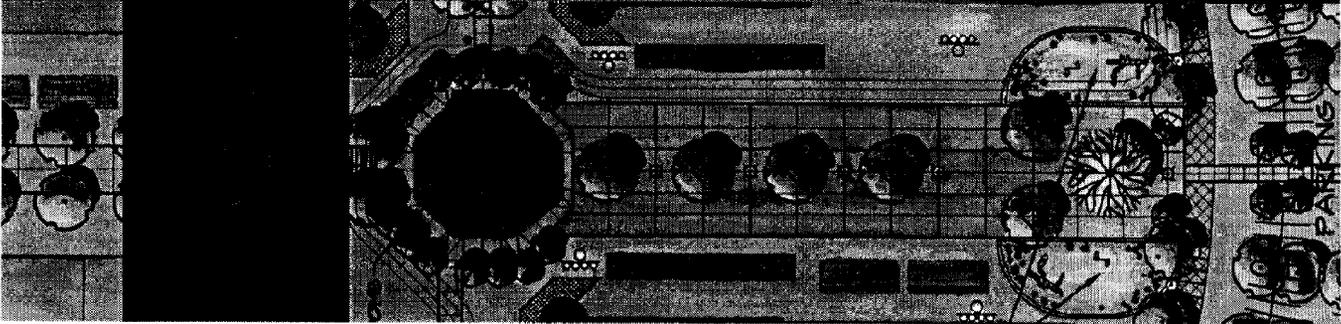
• Council Adopts Master Plan

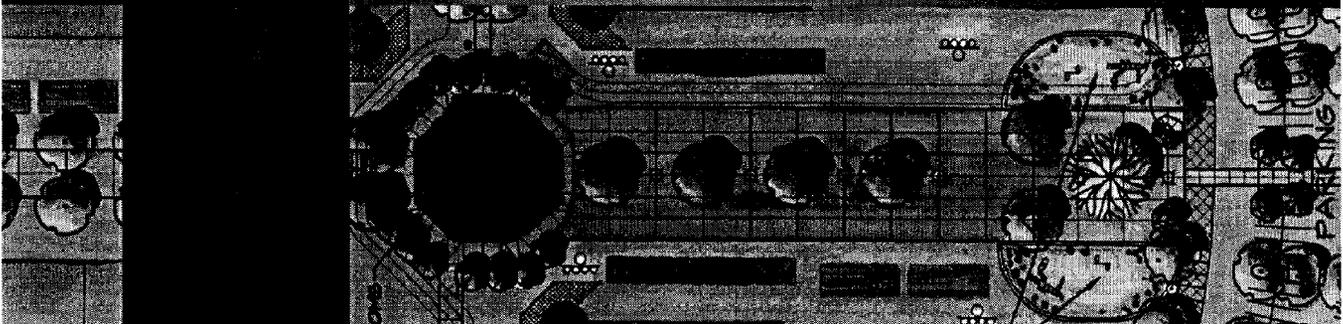
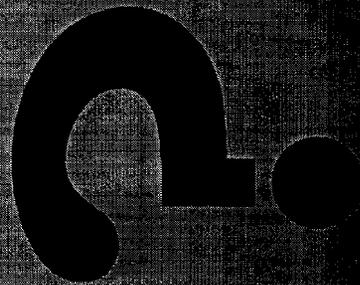
• Grading Contract

• Architectural Design

• Construction Drawings

• Construction







Stantec

