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## **APPENDIX C**

CITY OF GILROY MASTER PLAN UPDATES

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## Gilroy Sports Park Master Plan -- List of Changes 2019

Cover and Inside Title	Added the date of draft updates Removed tent and Phase III soccer field, and added rectangular two-story building.
Page 3 Introduction	Replaced "This Final Draft Master Plan..." to read "This revised Master Plan Replaced "Final Draft Report is to be reviewed by City Officials, and Staff, Task Force Members and outside representatives." to read "This revised Master Plan guides development of sports facilities at the Gilroy Sports Park." Replaced "This approval process will generate the Master Plan Report and" to read "The Sports Park Master Plan is intended to"
Page 7 Adjacent Land Uses	Removed the Thomas Road label that is north of the Sports Park.
Page 10 Outside Agencies	Corrected the spelling from "CEQUA" to "CEQA" Removed the paragraph "Currently, the Final Environmental.... May and June of 1999"
Page 16	Removed
Page 17	Removed
Page 20 Plan	Added new phase III Removed note "Commercial recreation building....community meeting room." Removed note "Potential community recreation facility" Added note "Ice sports building"
Page 21 Thomas Rd and Monterey Rd Improvements	Changed title to "Luchessa Avenue and Monterey Road Improvements" Changed "Thomas Road" to "Luchessa Avenue" in two places.
Page 30 Commercial Recreation	Replaced photos and site plan showing tent structure with a site plan for the ice rinks. Replaced "roller hockey, BMX and indoor soccer" with "ice sport" Replaced "visitors" with "regular program and recreational users and tournaments" Deleted "with lofty architecture similar to the photographs shown above." Replaced "athletic courts" with "ice sports and activities" Corrected typographical error: added "s" to "organization" Removed "The potential for a large skate facility has also been discussed." Replaced "have a challenging course and events, with the potential as" with "be" Replaced "Bleachers" with "Spectator seating" Replaced "Roller" with "Ice" Replaced "Indoor Soccer – two rinks" with "Ice dancing" Replaced "BMX" with "Broomball and curling" Replaced "Basketball – six courts" with "Fitness training" Replaced "Skate Facility" with "Ice skating"
Page 35 Parking	Replaced "1,044" with "Approximately 1,300" [two occurrences]
Page 37 Plan	Added new phase III
Page 38 Implementation of Master Plan	Removed "and Multi-use Ball Field" from Phase III description Removed the budget number for Phase II and add "see note" Adjusted total to account for taking out the Phase III cost. Added note under Total All Phases to read: "Phase III will be financed separately and

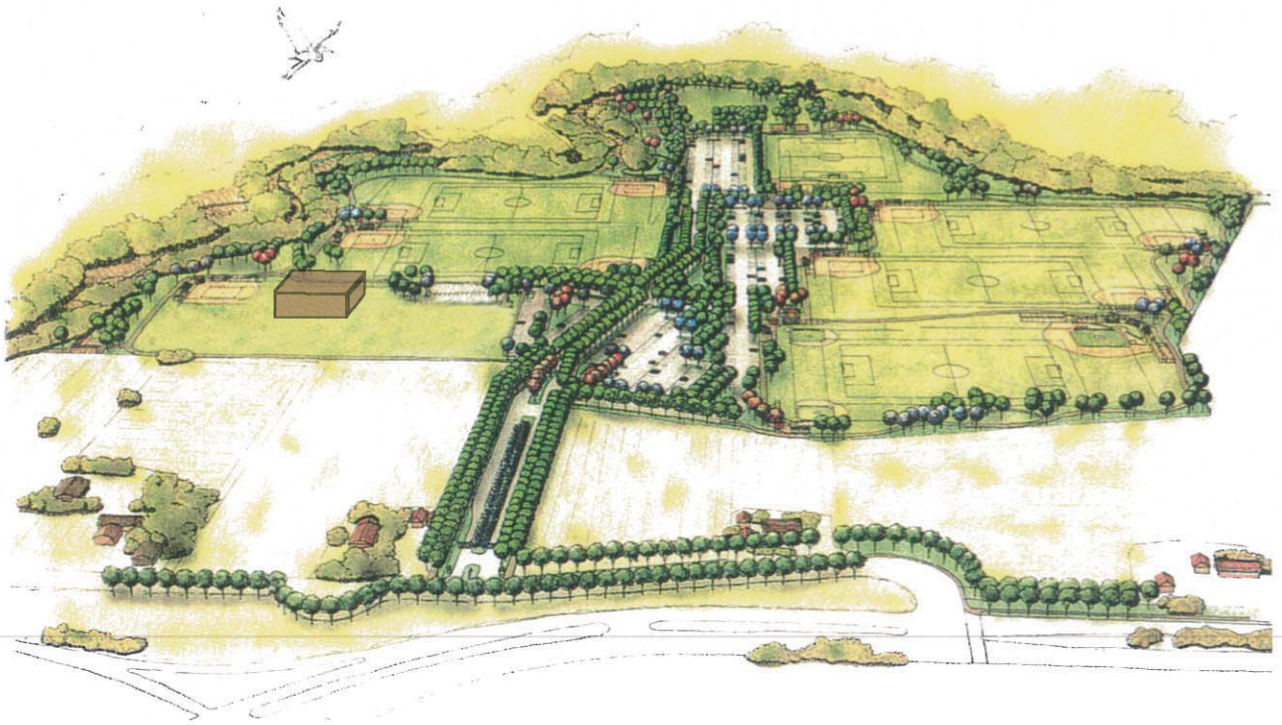
## Title

	is not included in this budget."
Page 39 Explanation of Proposed Phasing	Removed "One softball field with a 350' outfield will be constructed. The outfield areas will also provide the space for a large soccer field." from phase III description. Removed "athletic fields and" from phase III description.
Page 42 Proposed Phasing	Change title of Phase III to read "Commercial Recreation" Removed Phase III budget information Added note under Phase III to read: "Phase III will be financed separately and is not included in this budget."
Page 46 Plan	Added new phase III
Page 47 Plan	Added new phase III Adjusted topo lines
Page 48 Plan	Added new phase III
Page 49 Plan	Added new phase III
Page 50 Plan	Added new phase III
Page 51 Plan	Added new phase III



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# ***GILROY SPORTS PARK***



## ***FINAL DRAFT MASTER PLAN***

*GILROY, CALIFORNIA*

*APRIL 1999*

*DRAFT UPDATE NOVEMBER 2019*

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# ***GILROY SPORTS PARK***

## ***FINAL DRAFT MASTER PLAN***

***GILROY, CALIFORNIA***

***APRIL 1999***

***DRAFT UPDATE NOVEMBER 2019***

***PREPARED FOR:***

***CITY OF GILROY***

***COMMUNITY SERVICES DEPARTMENT AND  
COMMUNITY DEVELOPMENT DEPARTMENT***

***PREPARED BY:***

***THE BEALS GROUP, INC.***

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## ***INTRODUCTION***

This Final Draft Master Plan report addresses the vision of the City, history of the project, process upon which the Master Plan was founded and the physical components contained within the park. The purpose of this Final Draft Report is to be reviewed by City Officials and Staff, Task Force Members, and outside representatives. This approval process will generate the Master Plan Report and establish the necessary criteria to ensure a consistent, high quality regional sports park. It will be used to establish the necessary guidelines over the years to complete this large scale facility.

## ***VISION STATEMENT***

After observing the recent growth and lack of available land in the south Bay Area, the city leaders of Gilroy had the foresight to purchase land and maintain it for passive and active recreational needs. The Uvas Creek Park Preserve, Christmas Hill Park Ranch Site and the planned Thomas Road Sports Park are clear examples of a city with the vision to focus on the future and take steps to preserve open spaces, thereby creating a local and a regional opportunity for community recreation.

The specific vision for the Gilroy Sports Park is to provide one central location where the growing sports needs of the community can be met on a year-round basis. Further, the vision promotes the concept of non-motorized transportation to the facility by creating a physical link between Gavilan College and Uvas Creek Park Preserve, completing a pedestrian and bicycle corridor through the community.

It was established that the vision for the Gilroy Sports Park must go beyond the social, functional and environmental needs of the community. It is imperative to address the economic appropriateness so that funding mechanisms are put in place to maintain the facility over a long period of time. The Master Plan is intended to provide for and promote regional tournaments for softball, baseball, football and soccer that will provide financial support for the facility's longevity.

The Gilroy Sports Park vision represents an all-encompassing effort to meet the needs of the community of Gilroy and surrounding areas for many years to come.

A strong vision for a facility of this magnitude must also recognize community acceptance and implementation. To that end, the city fathers have encouraged all of the local user groups to join in the development and design of this facility.

The City Council reviewed opportunities for the proposed name of the complex and decided on "Gilroy Sports Park" as an appropriate name that represents the community behind the facility and planning.



## ***INTRODUCTION***

This revised Master Plan report addresses the vision of the City, history of the project, process upon which the Master Plan was founded and the physical components contained within the park. This revised Master Plan guides development of sports facilities at the Gilroy Sports Park. The Sports Park Master Plan is intended to establish the necessary criteria to ensure a consistent, high quality regional sports park. It will be used to establish the necessary guidelines over the years to complete this large scale facility.

## ***VISION STATEMENT***

After observing the recent growth and lack of available land in the south Bay Area, the city leaders of Gilroy had the foresight to purchase land and maintain it for passive and active recreational needs. The Uvas Creek Park Preserve, Christmas Hill Park Ranch Site and the planned Thomas Road Sports Park are clear examples of a city with the vision to focus on the future and take steps to preserve open spaces, thereby creating a local and a regional opportunity for community recreation.

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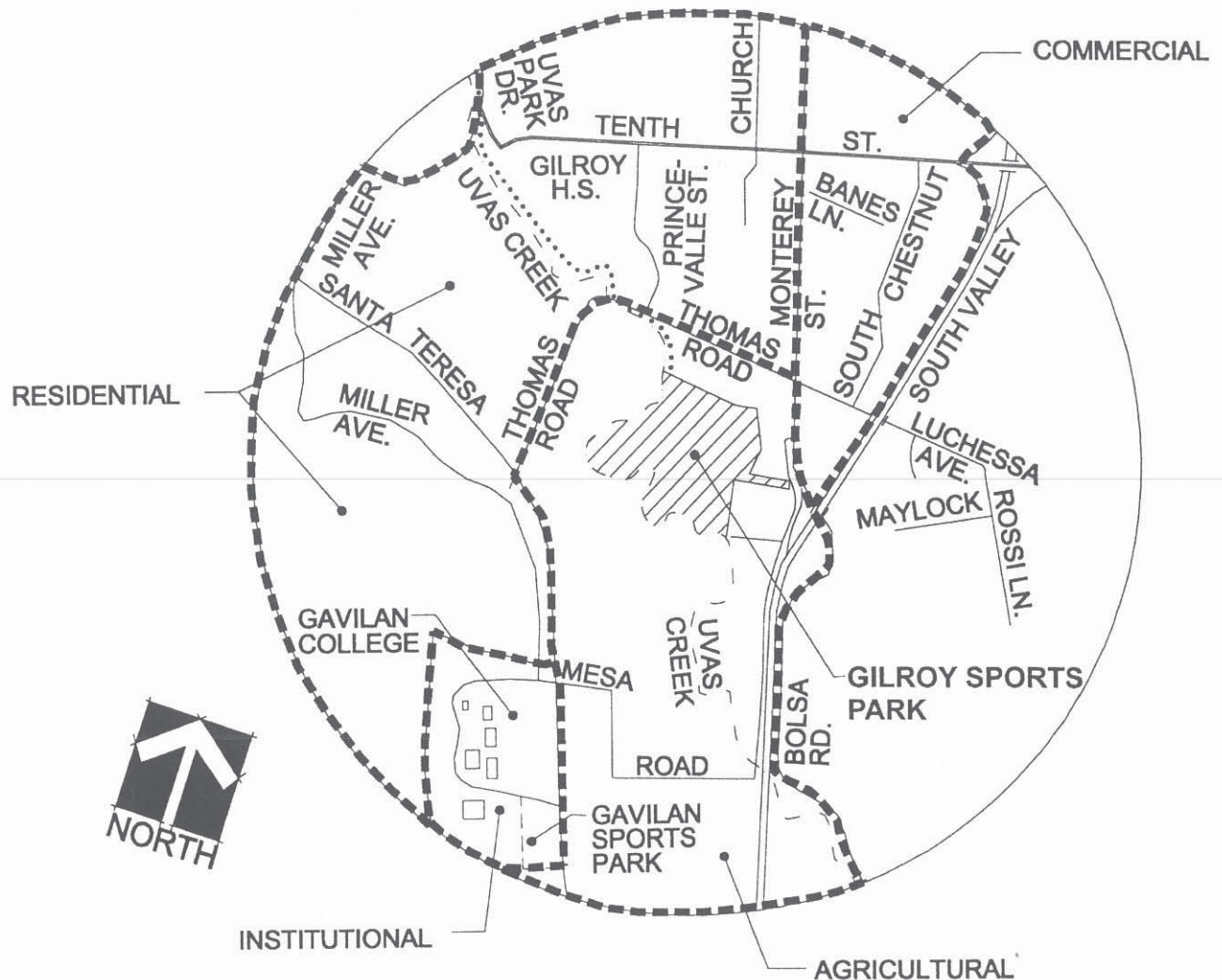
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Valley Transportation Authority (VTA) will service the sports park with a local bus stop. Gilroy is also serviced by Cal Train with a transportation hub for the restored train station at Monterey Road at Eighth Street.

North of the park are single family, residential units that connect the park to the urban fabric of the community running north into the downtown area. Until now, the site has been used primarily for agricultural purposes. The land to the south continues that agricultural focus.



Adjacent Land Uses



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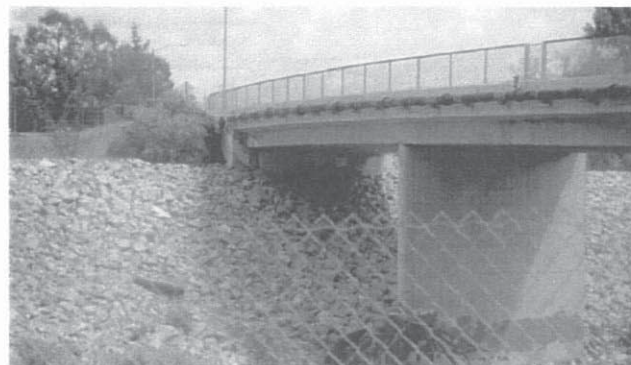
Adjacent Land Uses

then prepared a preliminary master plan for review by outside agencies who had a vested interest in the project.

Two primary outside agencies who assisted in the master plan process were the Santa Clara Valley Water District and the California Department of Fish and Game(CDFG). The Santa Clara Valley Water District was concerned primarily with issues relating to recycled water and flood conveyance. The CDFG has a specific interest in protecting the longevity and safety of the Uvas Creek from any potential impacts which may cause short or long term damage to the riparian habitat. This information proved to be valuable relating to setbacks from the creek, adjacent structures, fencing and other elements that are common in most park settings but need to be evaluated carefully in an area which has been designed to convey water through the during the 100 year flood event.

Once this information was incorporated into the master plan, a presentation was made to the various City department heads to make sure that all of the city and community needs had been met. This occurred in April of 1998.

The final step in the Task Force's role was to review the draft master plan and make any last comments prior to forwarding it to the Parks and Recreation Commission and City Council for their review and approval. On June 16, 1998, the Parks and Recreation Commission recommended the plan to the City Council for their review and approval. The City Council reviewed the plans on July 6, 1998 and instructed staff to begin the required environmental review (CEQUA) process documentation for the project prior to the beginning of Phase I construction.



*Thomas Road Bridge at Uvas Creek*

Currently, the Final Environmental Impact Report is being prepared and will be presented to the City of Gilroy in May and June of 1999.

The overall intent of the plan is to complete final design of Phase I during fiscal year 1999/2000 with initial site preparation construction (utilities/ infrastructure) to begin in the year 1999/2000, as the new millennium breaks. The first sports field construction could begin in year 2000/2001. Those first fields would be ready for play in Spring of 2002.

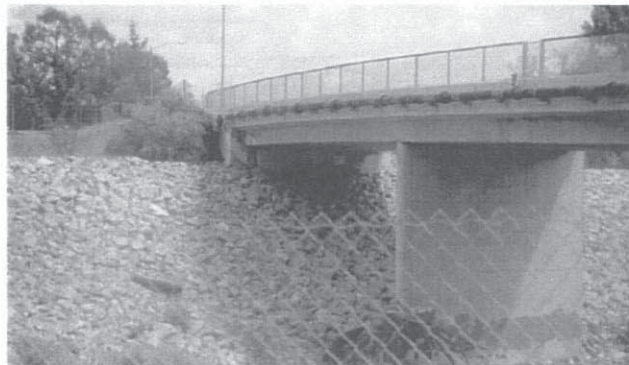


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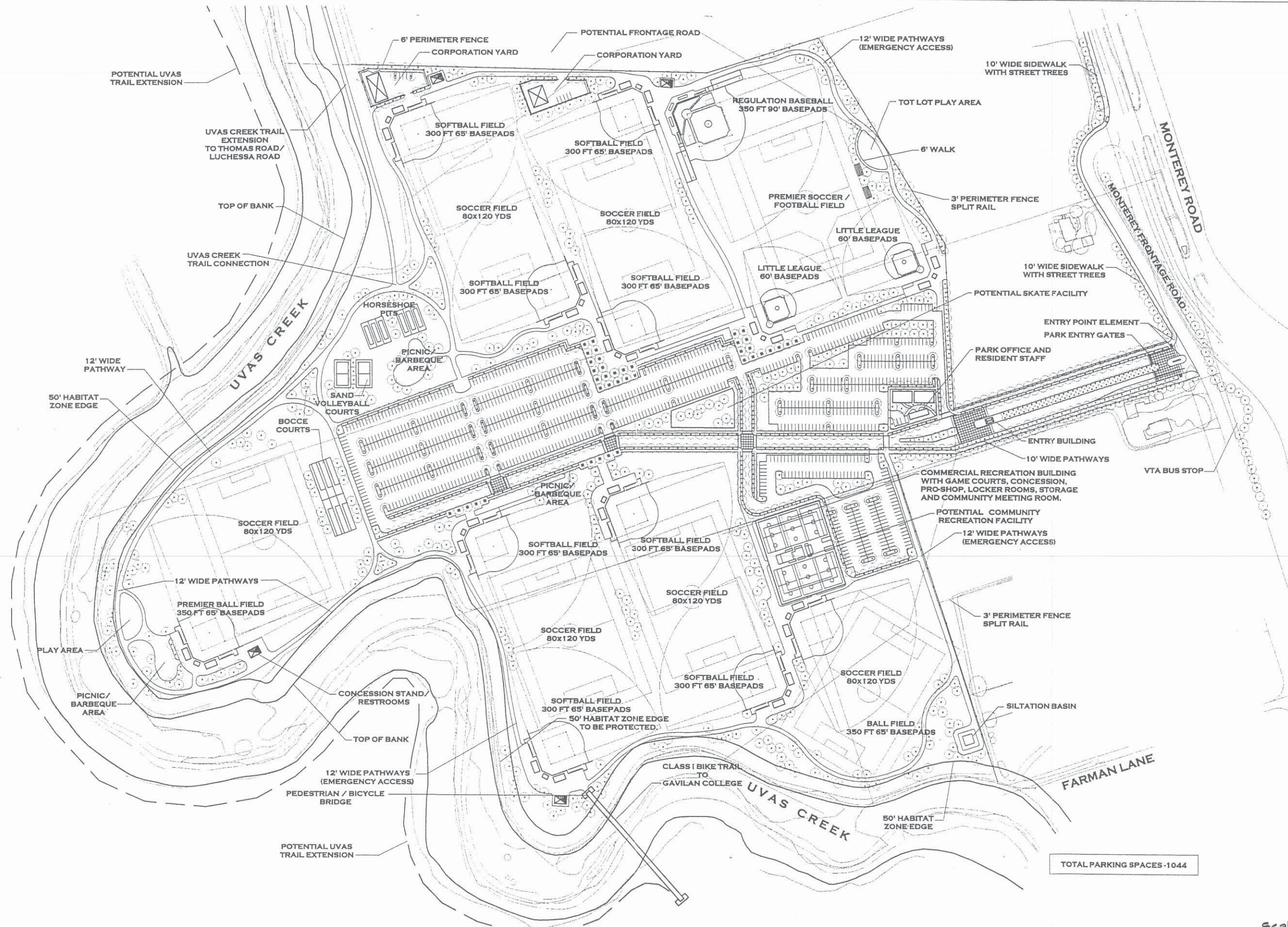
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*Thomas Road Bridge at Uvas Creek*

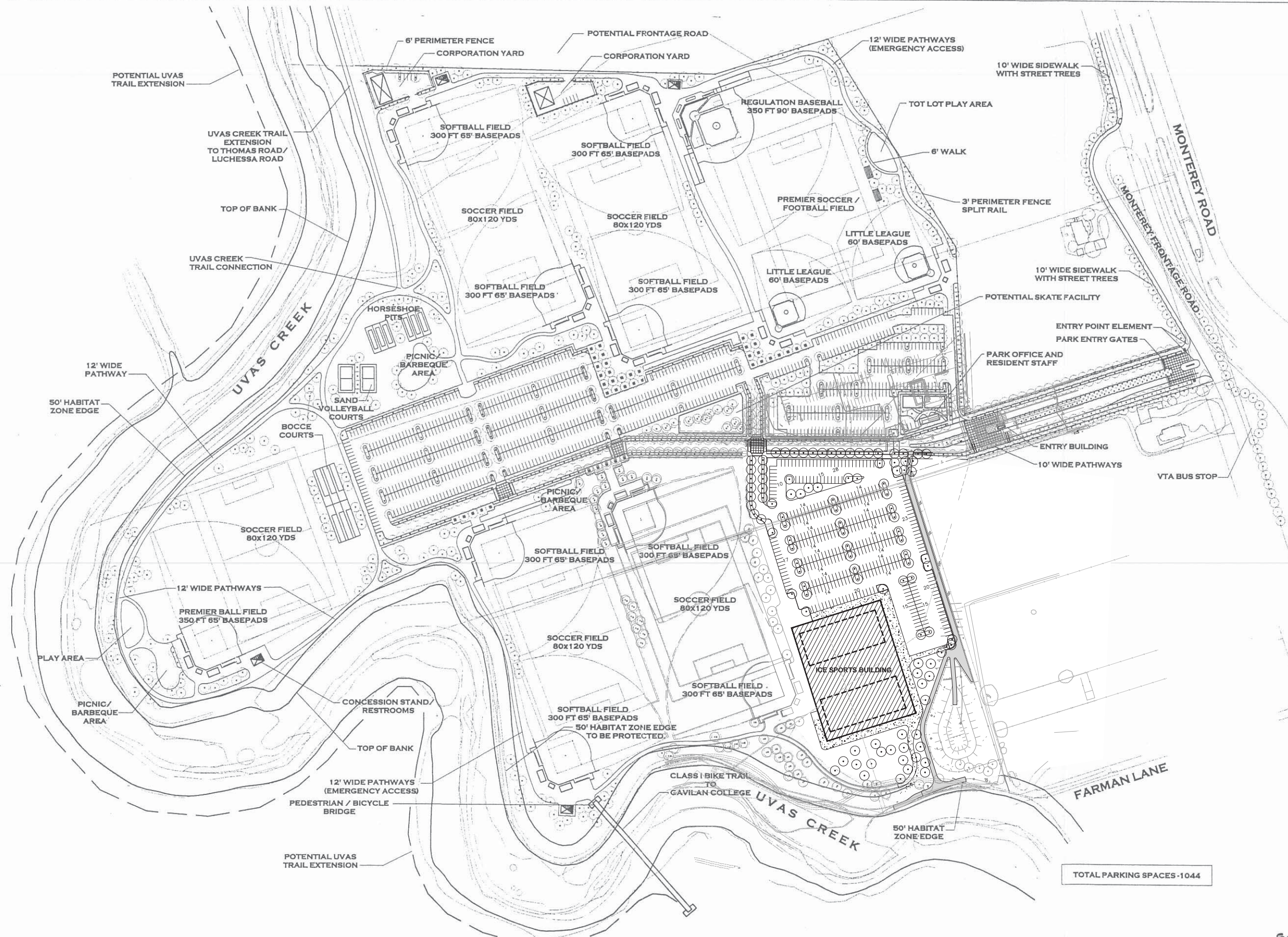
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Scale: 1"=250'





TOTAL PARKING SPACES - 1044

# GILROY SPORTS PARK - FINAL MASTER PLAN

the beals group, inc.



Scale: 1"=250'

GILROY, CALIFORNIA

April 1999



## THOMAS ROAD AND MONTEREY ROAD IMPROVEMENTS

### OBJECTIVE

Pedestrian access from Thomas Road along Monterey Road to park entrance.

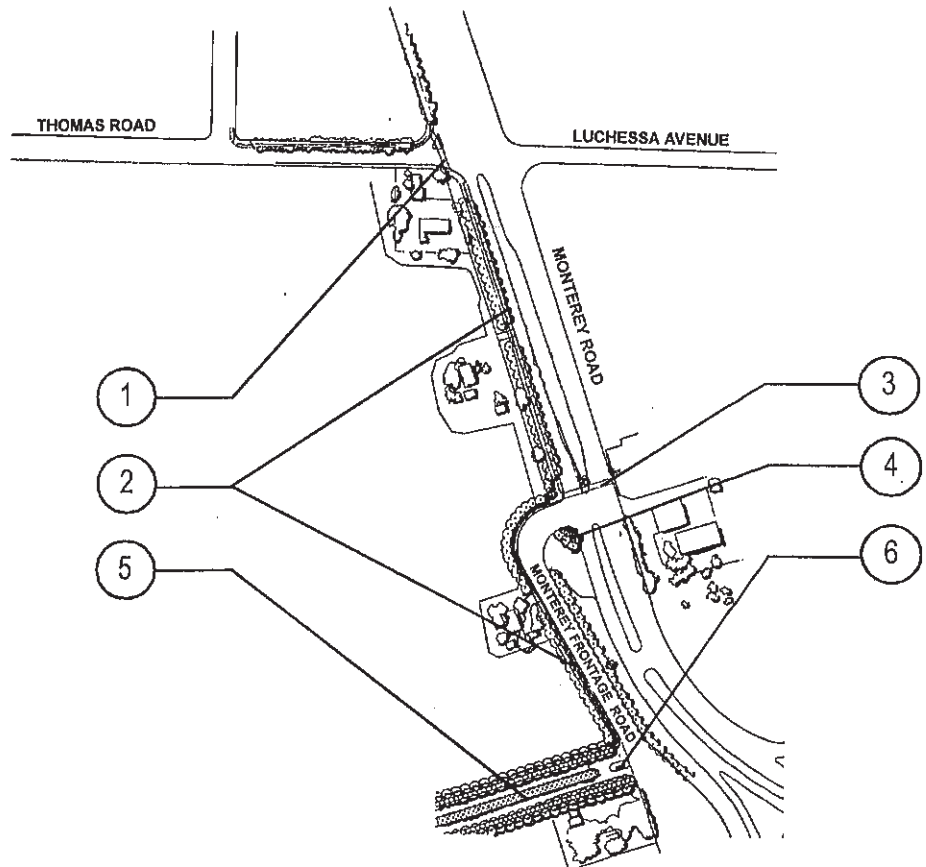
### PROGRAM

Completion of two new hotels across the street from the park will occur within a year. A crosswalk at the intersection of Thomas and Monterey Roads has been proposed to improve the flow of pedestrian traffic onto the site, with a 10-foot wide sidewalk continuing southward down to the Monterey Frontage Road. There is also a proposed crosswalk at Monterey Frontage Road, with appropriate directional signage leading pedestrians to the Sports Park. The intersection of Monterey Road and Monterey Frontage Road will be signalized in the future, based on a demand and use level with traffic / circulation for the park entrance. Phase Three or Four of the park development would be the anticipated threshold for the intersection improvements. Crosswalk and signal improvements will occur simultaneously due to safety issues with vehicular speeds along Monterey Road. The 10-foot wide sidewalk would then continue down the Monterey Frontage Road and into the park itself.

Signage along Monterey Road will guide visitors to the Sports Complex. The entrance character planting will continue along Monterey Frontage Road and along Monterey Road.

### COMPONENTS

1. Proposed crosswalk and pedestrian island at Thomas Road / Monterey Road intersection
2. 10' wide sidewalk with street trees
3. Proposed crosswalk and traffic signal at Monterey Road
4. Project signage with accent plantings
5. Gilroy Sports Park entrance drive
6. Park entry signage



## LUCHESSA AVENUE AND MONTEREY ROAD IMPROVEMENTS

### OBJECTIVE

Pedestrian access from Luchessa Avenue along Monterey Road to park entrance.

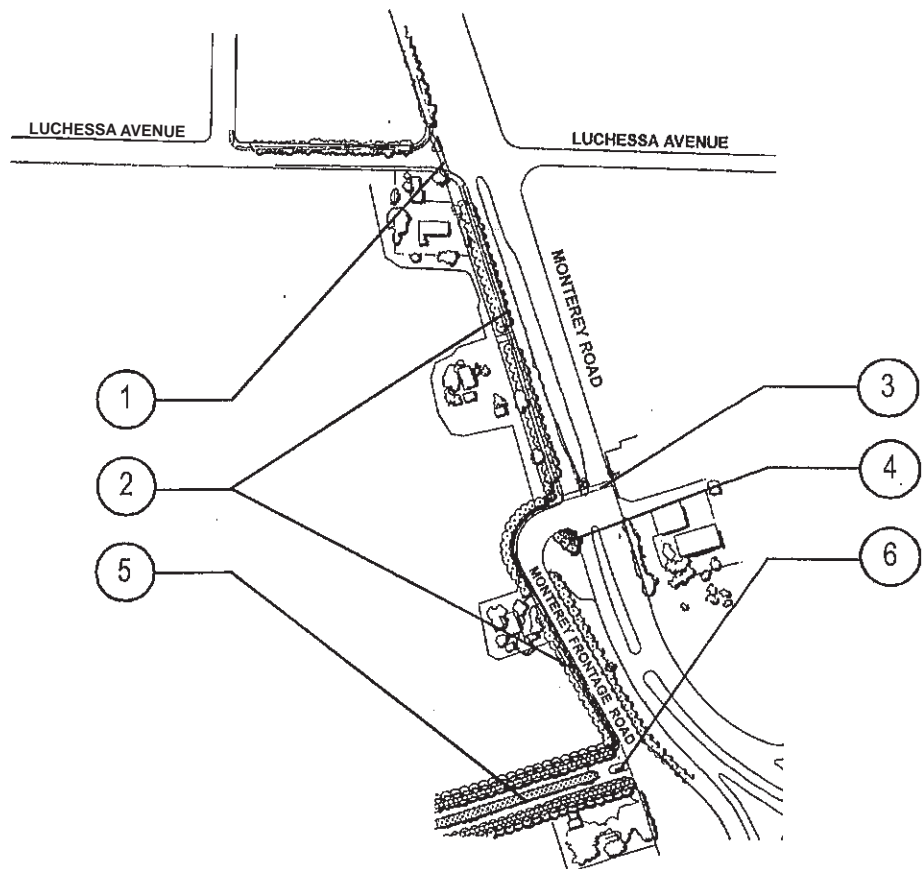
### PROGRAM

Completion of two new hotels across the street from the park will occur within a year. A crosswalk at the intersection of Luchessa and Monterey Roads has been proposed to improve the flow of pedestrian traffic onto the site, with a 10-foot wide sidewalk continuing southward down to the Monterey Frontage Road. There is also a proposed crosswalk at Monterey Frontage Road, with appropriate directional signage leading pedestrians to the Sports Park. The intersection of Monterey Road and Monterey Frontage Road will be signalized in the future, based on a demand and use level with traffic / circulation for the park entrance. Phase Three or Four of the park development would be the anticipated threshold for the intersection improvements. Crosswalk and signal improvements will occur simultaneously due to safety issues with vehicular speeds along Monterey Road. The 10-foot wide sidewalk would then continue down the Monterey Frontage Road and into the park itself.

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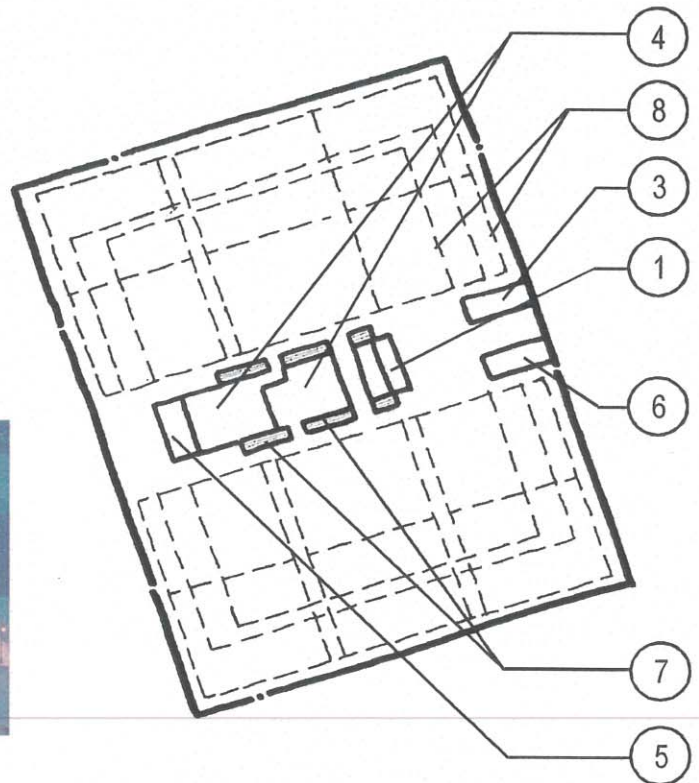
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5. Gilroy Sports Park entrance drive
6. Park entry signage



## COMMERCIAL RECREATION

### OBJECTIVE

Income Generation.



### PROGRAM

Located near the entry drive at the eastern end of the site, this area has the potential for development of roller hockey, BMX, and indoor soccer facilities to attract visitors. This building will be one of the first elements encountered upon entering the park and will be a visual icon with lofty architecture similar to the photographs shown above. The commercial recreation building will incorporate a community meeting room, concession area, locker rooms, and space for a variety of indoor athletic courts. The facility will provide rental opportunities for local athletic organization for office, storage, and meeting rooms. The potential for a large skate facility has also been discussed. This facility could have a challenging course and events, with the potential as a regional destination attraction.

### COMPONENTS

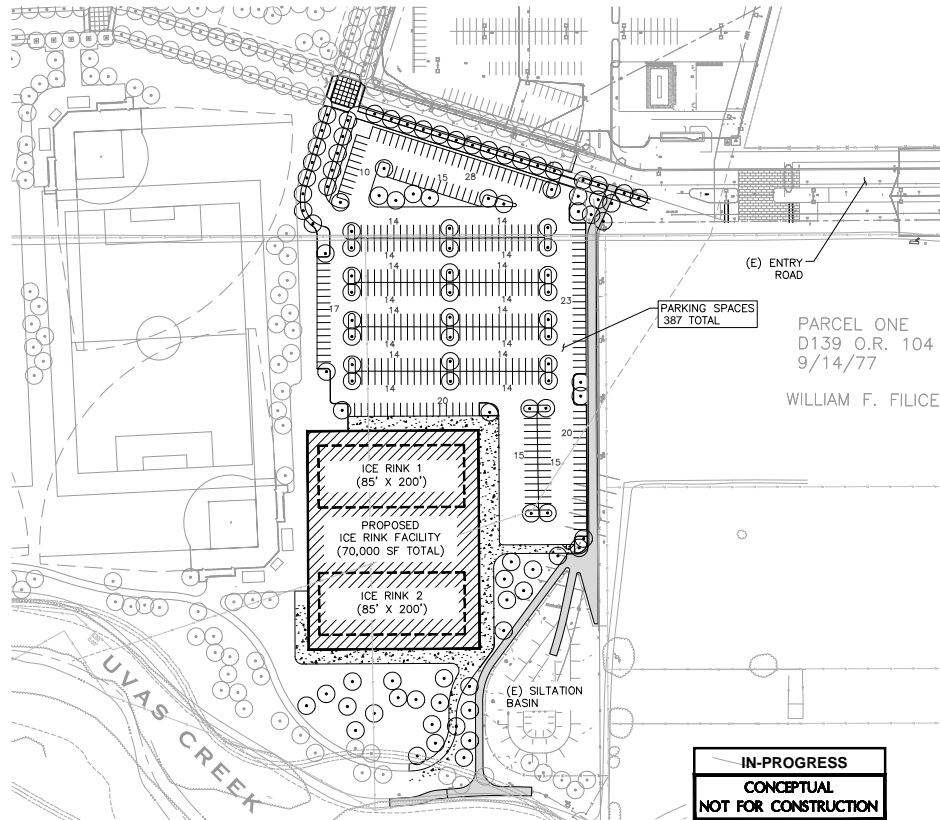
1. Community building with meeting spaces
2. Security lighting (not shown)
3. Concession
4. Locker rooms
5. Facility storage and athletic organization storage
6. Facility and athletic organization offices
7. Bleachers
8. Parking (not shown)
9. Potential athletic facilities to house:
  - a) Roller Hockey - two rinks
  - b) Indoor Soccer - two rinks
  - c) BMX
  - d) Basketball - six courts
  - e) Skate Facility



## COMMERCIAL RECREATION

### OBJECTIVE

Income Generation.



### PROGRAM

Located near the entry drive at the eastern end of the site, this area has the potential for development of the sports facilities to attract regular program and recreational users and tournaments. The commercial recreation building will incorporate a community meeting room, concession area locker rooms, and space for a variety of indoor ice sports and activities. The facility will provide rental opportunities for local athletic organizations for office, storage, and meeting rooms. This facility could be a regional destination attraction.

### COMPONENTS

1. Community building with meeting spaces
2. Security lighting (not shown)
3. Concession
4. Locker rooms
5. Facility storage and athletic organization storage
6. Facility and athletic organization offices
7. Spectator seating
8. Parking (not shown)
9. Potential athletic facilities to house:
  - a) Ice Hockey - two rinks
  - b) Ice Dancing
  - c) Broomball and Curling
  - d) Fitness Training
  - e) Ice Skating

## PARKING

### OBJECTIVE

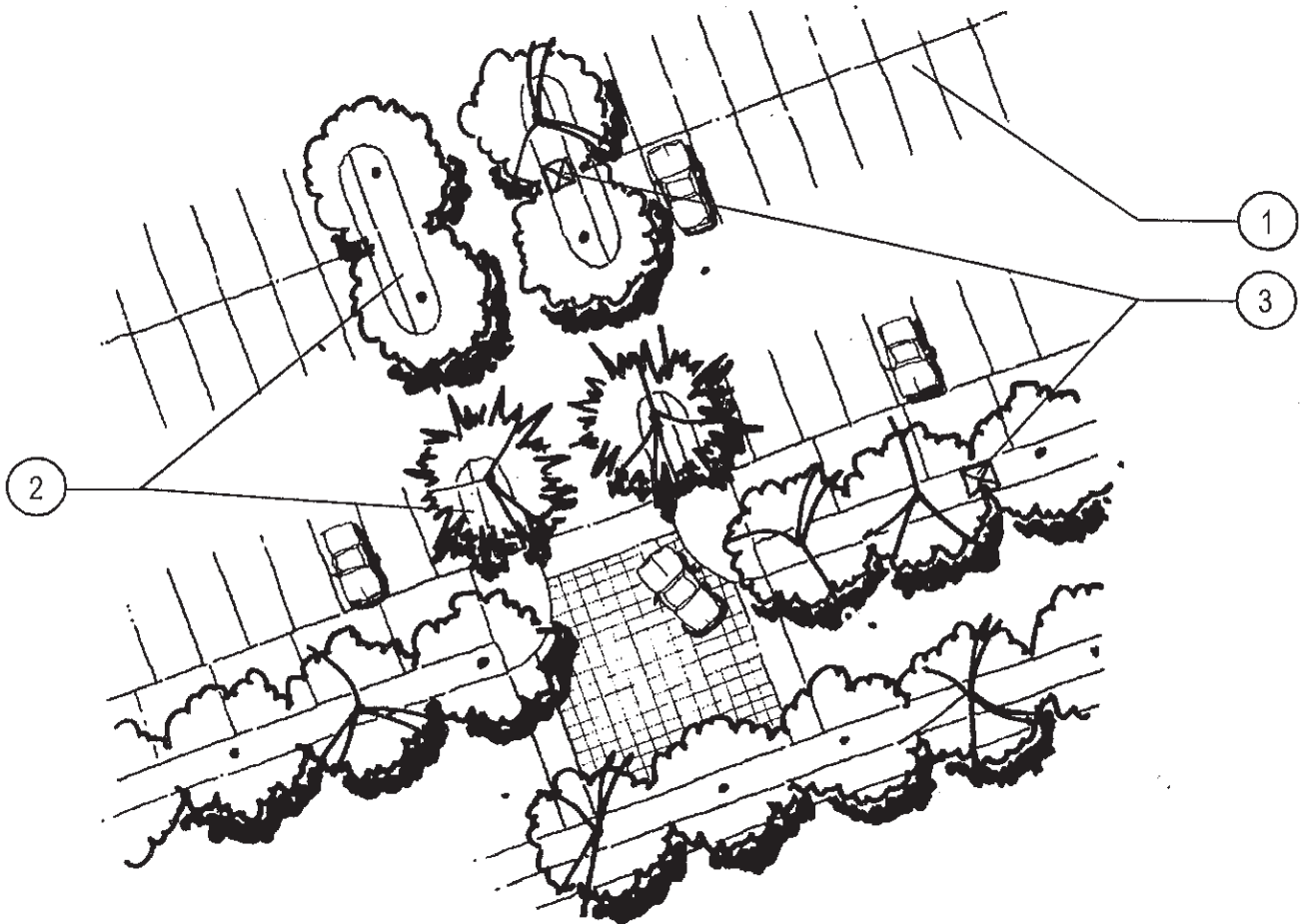
Provide adequate parking for all site visitors, and provide overflow parking for the Gilroy Garlic Festival.

### PROGRAM

1,044 parking spaces have been provided within the complex parking lots. Parking demand was calculated based on anticipated attendance at various sports park events, and general park use. Bus parking has also been considered. Turns within the parking lot have been designed for large truck turning radius requirements. The parking lots for the complex could be used as an overflow parking facility for the Gilroy Garlic Festival.

### COMPONENTS

1. 1,044 parking spaces
2. Planted dividers and islands
3. Directional signage



## **PARKING**

### **OBJECTIVE**

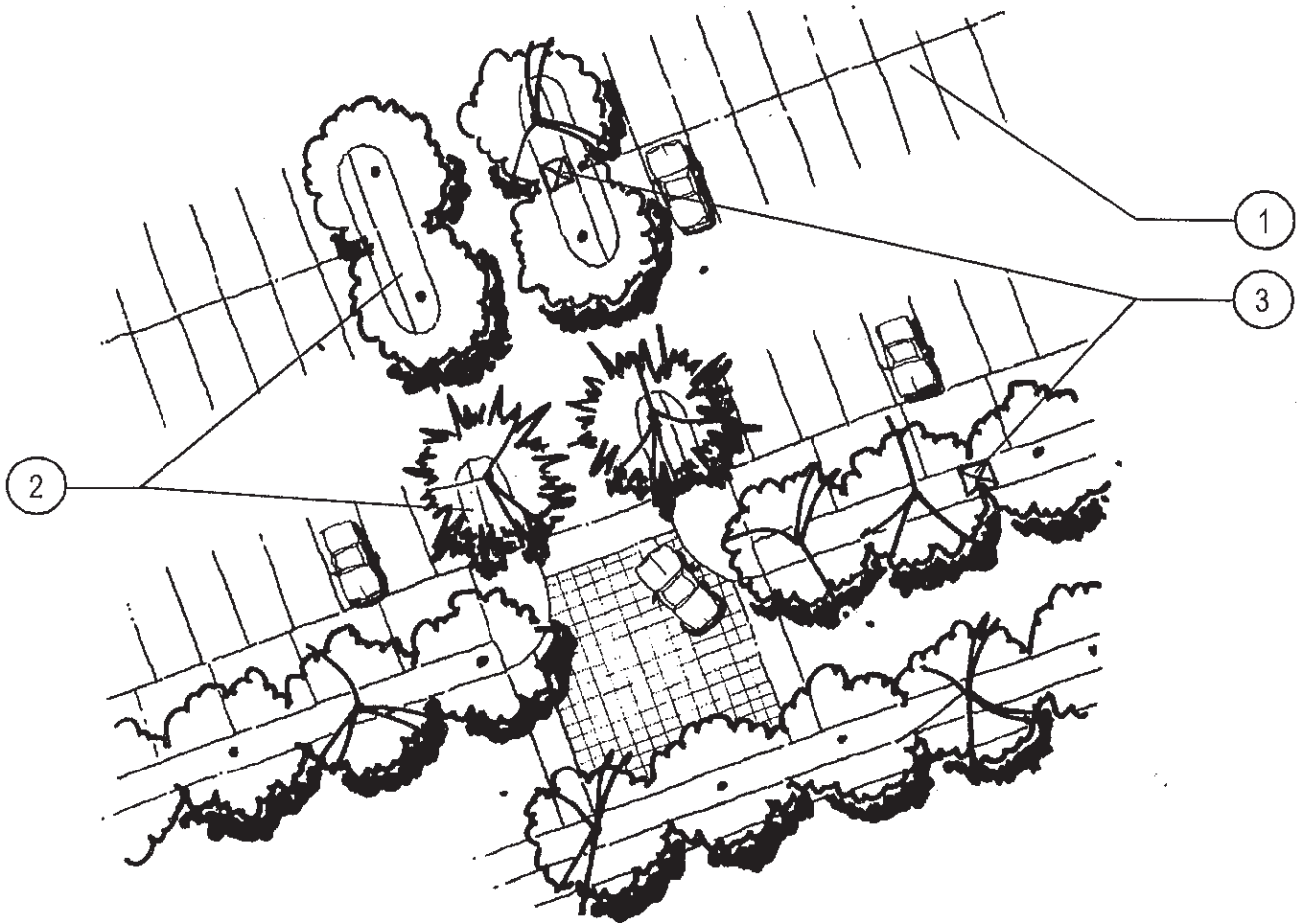
Provide adequate parking for all site visitors, and provide overflow parking for the Gilroy Garlic Festival.

### **PROGRAM**

Approximately 1,300 parking spaces have been provided the complex parking lots. Parking demand was calculated based on anticipated attendance at the various sports park events, and general park use. Bus parking has also been considered. Turns within the parking to have been designed for large truck turning radius requirements. The parking lots for the complex could be used as an overflow parking facility for the Gilroy Garlic Festival.

### **COMPONENTS**

1. Approximately 1,300 parking spaces
2. Planted dividers and islands
3. Directional signage

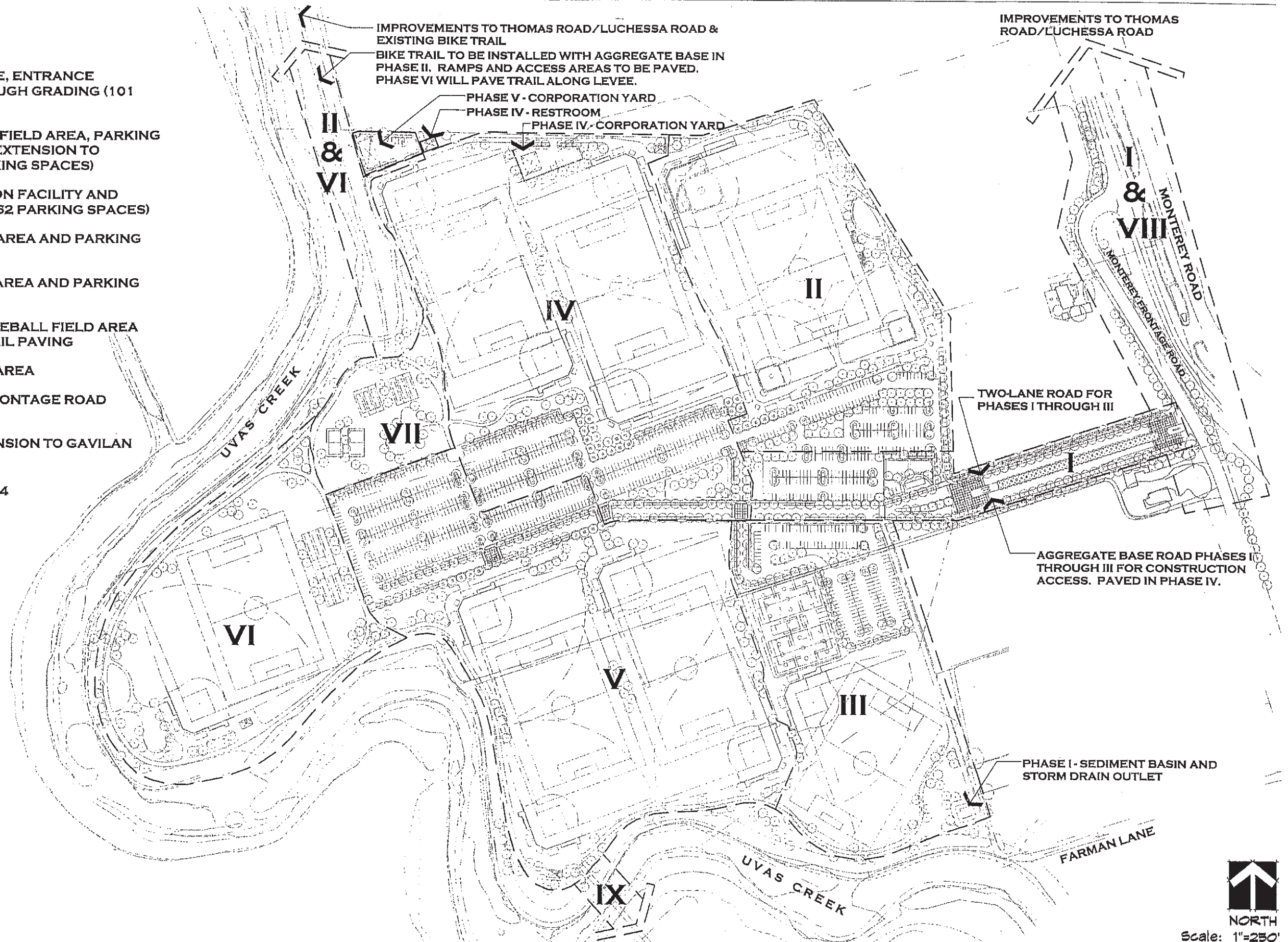




**PHASE PHASE AREA**

- I UTILITY INFRASTRUCTURE, ENTRANCE IMPROVEMENTS, AND ROUGH GRADING (101 PARKING SPACES)
- II PREMIER LITTLE LEAGUE FIELD AREA, PARKING AND UVAS CREEK TRAIL EXTENSION TO THOMAS ROAD (152 PARKING SPACES)
- III COMMERCIAL RECREATION FACILITY AND MULTI-USE BALL FIELD (162 PARKING SPACES)
- IV NORTH MULTI-USE FIELD AREA AND PARKING (268 PARKING SPACES)
- V SOUTH MULTI-USE FIELD AREA AND PARKING (361 PARKING SPACES)
- VI PREMIER SOFTBALL/BASEBALL FIELD AREA AND COMPLETE BIKE TRAIL PAVING
- VII INFORMAL RECREATION AREA
- VIII MONTEREY ROAD AND FRONTAGE ROAD IMPROVEMENTS
- IX UVAS CREEK TRAIL EXTENSION TO GAVILAN COLLEGE

**TOTAL PARKING SPACES: 1044**



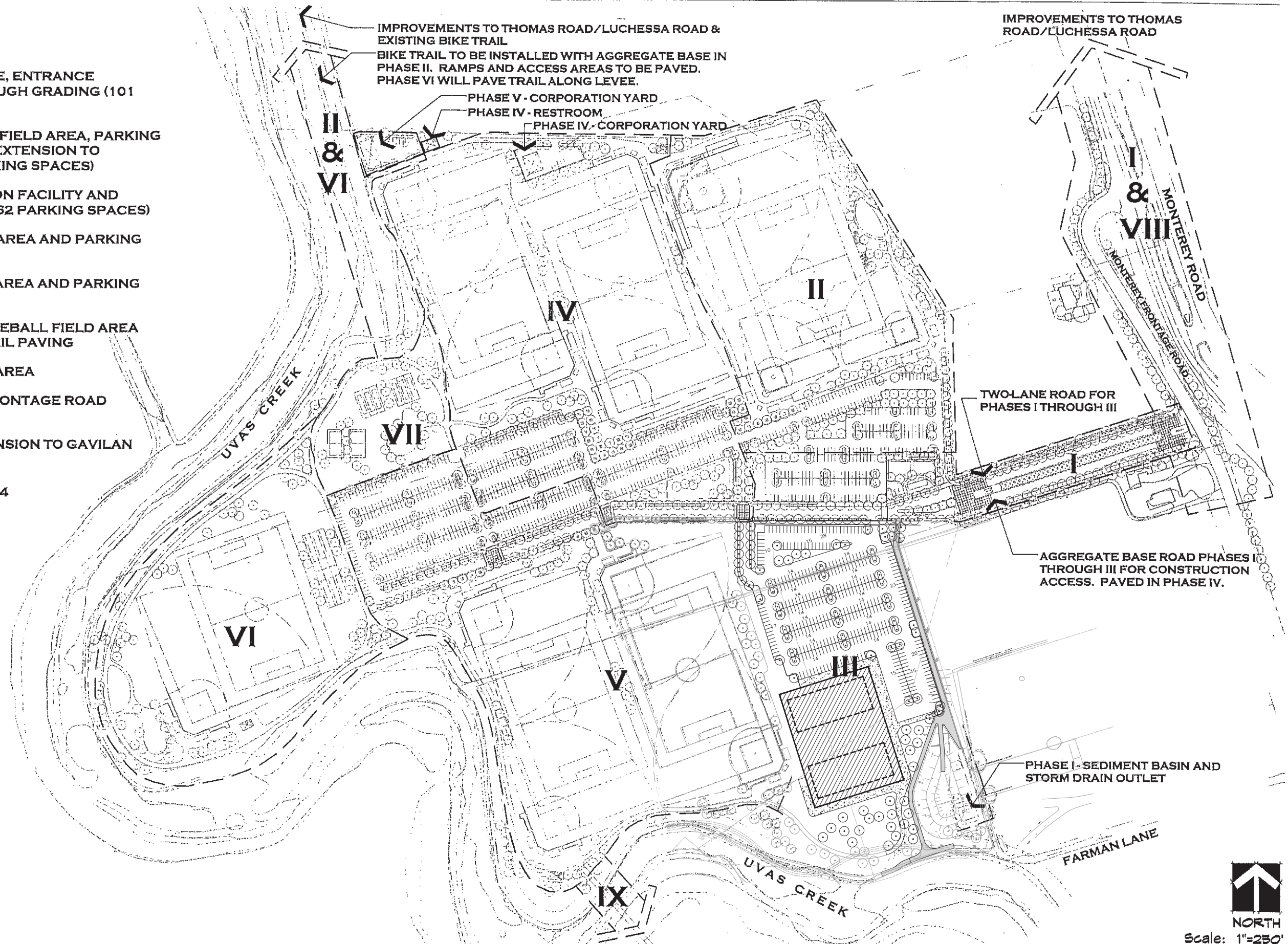
# **GILROY SPORTS PARK - PHASING PLAN**



**PHASE PHASE AREA**

- I UTILITY INFRASTRUCTURE, ENTRANCE IMPROVEMENTS, AND ROUGH GRADING (101 PARKING SPACES)
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**GILROY SPORTS PARK - PHASING PLAN**

## **IMPLEMENTATION OF MASTER PLAN**

Based on the program and components of the Master Plan, the current estimate for the total project cost is approximately \$23 million. This cost for the facility was discussed during the master plan process with the City and Task Force, and it was refined with the development of the utilities master plan. The City has established budgets for the improvements to occur over the next five years and to develop the entire facility by phases.

Phases are being proposed in sequence of construction from the entrance to the west end of the complex for Phases One through Seven. Phases Eight through Nine can occur at any time, and have been separated based on those areas being able to be constructed independently of the other phases.

The following budget estimates are based on 1999 unit prices. Construction of the facility will be by a licensed independent contractor and typical contractor overhead and profit costs have been included. Contingencies have been added to the subtotals to cover a portion of unknown variables that will be resolved during the construction document period for each phase of work.

	<b><i>Total of Each Phase</i></b>
Phase I-Part A: Utility Infrastructure and Rough Grade	\$1,051,356
Phase I-Part B: Utility Infrastructure, Paving and Entrance	\$1,021,383
Phase II: Premier Little League Area, Parking and Uvas Creek Trail Extension from Thomas Road	\$2,558,028
Phase III: Commercial Recreation Facility, Parking and Multi-use Ball Field	\$4,299,495
Phase IV: North Multi-use Field Area, Corporation Building (Part One), Parking Entry Building, Park Ranger / Office Building, and two Concession / Restroom Buildings	\$5,588,291
Phase V: South Multi-use Field Area, Concession / Restroom Building, Parking Corporation Yard (Part Two)	\$4,022,642
Phase VI: Premier Softball Field Area and Bike Trail Paving	\$2,410,658
Phase VII: Informal Recreation Area	\$555,982
Phase VIII: Monterey Frontage Road Improvements	\$440,750
Phase IX: Uvas Creek Trail Extension to Gavilan College	\$1,170,650
<b><i>Total All Phases</i></b>	<b><i>\$23,119,240</i></b>

## **IMPLEMENTATION OF MASTER PLAN**

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Phase III: Commercial Recreation Facility, Parking	See Note
Phase IV: North Multi-use Field Area, Corporation Building (Part One), Parking Entry Building, Park Ranger / Office Building, and two Concession / Restroom Buildings	\$5,588,291
Phase V: South Multi-use Field Area, Concession / Restroom Building, Parking Corporation Yard (Part Two)	\$4,022,642
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<b>Total All Phases</b>	<b>\$18,819,745</b>

Note: Phase III will be financed separately and is not included in this budget.



## ***EXPLANATION OF PROPOSED PHASING***

### ***PHASE ONE***

The purpose of the Phase One development will be to bring in the necessary utility infrastructure for the entire park. This utility infrastructure will include the following: recycled water, domestic water, storm drainage, sewer, and electrical service. These utilities will be established for future phase connections that will continue to expand the infrastructure into the park.

Recycled water will be brought down Monterey Road and the Frontage Road into the park by the Santa Clara Valley Water District. This line will be extended into the park for future service. Domestic water and sewer connections will be made in Monterey Road at the intersection with the Frontage Road. These utilities will also be extended along the Frontage Road and brought into the park as shown on the following plans. Electrical service will utilize the existing power lines that run parallel to the levee. This service will connect in the northwest corner of the property and establish the transformer and electrical panels in the location for the future Corporation Yard.

In addition to the utility infrastructure, portions of the entry road, parking lot, park office area, and pedestrian walkways will be implemented. The entry road will be developed along the north side while providing an aggregate base surfacing for the south side of the entry road. This will allow for construction vehicles to utilize the unpaved portion until it is developed in Phase IV. A construction trailer will be established within the park office area for construction management during later phases. The entry planting and irrigation will be established along the entry road and into the facility. Lighting will be provided for the entry road, parking lot, and general site lighting.

### ***PHASE TWO***

Establishment of the three Little League Fields is the objective of Phase II. Two 60' basepad and one 90' basepad baseball fields will be constructed. Backstops with dugouts and bullpens are proposed. Bleachers, score keeper areas and spectator areas will be established adjacent to each ballfield. The large turf area between the fields will also provide the necessary area for the premier soccer and football field with bleachers.

Parking lots will be increased and pedestrian pathways added around the ballfields. A tot lot will be constructed along the east side of this phase. Lighting around the facility will be provided for security purposes and not for nighttime use. Sport field lighting infrastructure will be established and the actual field lighting will occur during Phase IV. The bathroom / concession stand infrastructure will also be developed and the building will be completed in Phase IV.

The first phase of the Uvas Trail extension will connect the trail with the park. Connections will be constructed per the trail extension components previously discussed within this report. Most of the trail is to be constructed with an aggregate base along the top of the levee. Sloped areas and the connection along the north side of Thomas Road will be paved.

### ***PHASE THREE***

Phase III will develop the Commercial Recreation Building. This facility will include the entire structure and infrastructure. Parking lots will be extended around the facility. One softball field with a 350' outfield will be constructed. The outfield area will also provide the space for a large soccer field. Lighting for the athletic fields and commercial recreation building will be provided.

## ***EXPLANATION OF PROPOSED PHASING***

### ***PHASE ONE***

The purpose of the Phase One development will be to bring in the necessary utility infrastructure for the entire park. This utility infrastructure will include the following: recycled water, domestic water, storm drainage, sewer, and electrical service. These utilities will be established for future phase connections that will continue to expand the infrastructure into the park.

Recycled water will be brought down Monterey Road and the Frontage Road into the park by the Santa Clara Valley Water District. This line will be extended into the park for future service. Domestic water and sewer connections will be made in Monterey Road at the intersection with the Frontage Road. These utilities will also be extended along the Frontage Road and brought into the park as shown on the following plans. Electrical service will utilize the existing power lines that run parallel to the levee. This service will connect in the northwest corner of the property and establish the transformer and electrical panels in the location for the future Corporation Yard.

In addition to the utility infrastructure, portions of the entry road, parking lot, park office area, and pedestrian walkways will be implemented. The entry road will be developed along the north side while providing an aggregate base surfacing for the south side of the entry road. This will allow for construction vehicles to utilize the unpaved portion until it is developed in Phase IV. A construction trailer will be established within the park office area for construction management during later phases. The entry planting and irrigation will be established along the entry road and into the facility. Lighting will be provided for the entry road, parking lot, and general site lighting.

### ***PHASE TWO***

Establishment of the three Little League Fields is the objective of Phase II. Two 60' basepad and one 90' basepad baseball fields will be constructed. Backstops with dugouts and bullpens are proposed. Bleachers, score keeper areas and spectator areas will be established adjacent to each ballfield. The large turf area between the fields will also provide the necessary area for the premier soccer and football field with bleachers.

Parking lots will be increased and pedestrian pathways added around the ballfields. A tot lot will be constructed along the east side of this phase. Lighting around the facility will be provided for security purposes and not for nighttime use. Sport field lighting infrastructure will be established and the actual field lighting will occur during Phase IV. The bathroom / concession stand infrastructure will also be developed and the building will be completed in Phase IV.

The first phase of the Uvas Trail extension will connect the trail with the park. Connections will be constructed per the trail extension components previously discussed within this report. Most of the trail is to be constructed with an aggregate base along the top of the levee. Sloped areas and the connection along the north side of Thomas Road will be paved.

### ***PHASE THREE***

Phase III will develop the Commercial Recreation Building. This facility will include the entire structure and infrastructure. Parking lots will be extended around the facility. Lighting for the commercial recreation building will be provided.

### ***PHASE III: COMMERCIAL RECREATION AND MULT-USE BALLFIELD***

Site Preparation and Utilities	\$539,623.00
Storm Drainage	\$48,356.00
Sanitary Sewer	\$6,240.00
Water	\$23,987.00
Hardscape	\$522,570.00
Site Furnishings	\$63,800.00
Commercial Recreation Facility	\$1,854,000.00
Landscape Improvements	\$248,727.00
<b>Sub-total .....</b>	<b>\$3,307,304.00</b>
30% Design, Const. Manager and Construction Contingencies	\$992,191.00
<b>Phase III Total .....</b>	<b>\$4,299,495.00</b>

### ***PHASE IV: NORTH MULT-USE FIELD AREA AND PARKING***

Site Preparation and Utilities	\$1,345,808.00
Storm Drainage	\$110,955.00
Sanitary Sewer	\$16,100.00
Water	\$143,337.00
Hardscape	\$767,400.00
Site Furnishings	\$1,305,600.00
Landscape Improvements	\$609,485.00
<b>Sub-total .....</b>	<b>\$4,298,685.00</b>
30% Design, Const. Manager and Construction Contingencies	\$1,289,605.00
<b>Phase IV Total .....</b>	<b>\$5,588,291.00</b>

### ***PHASE V: SOUTH MULT-USE FIELD AREA AND PARKING***

Site Preparation and Utilities	\$972,937.00
Storm Drainage	\$119,998.00
Sanitary Sewer	\$26,721.00
Water	\$60,415.00
Hardscape	\$843,088.00
Site Furnishings	\$551,600.00
Landscape Improvements	\$639,580.00
<b>Sub-total .....</b>	<b>\$3,094,340.00</b>
30% Design, Const. Manager and Construction Contingencies	\$928,302.00
<b>Phase V Total .....</b>	<b>\$4,022,642.00</b>

### ***PHASE III: COMMERCIAL RECREATION***

Note: Phase III will be financed separately and is not included in this budget.

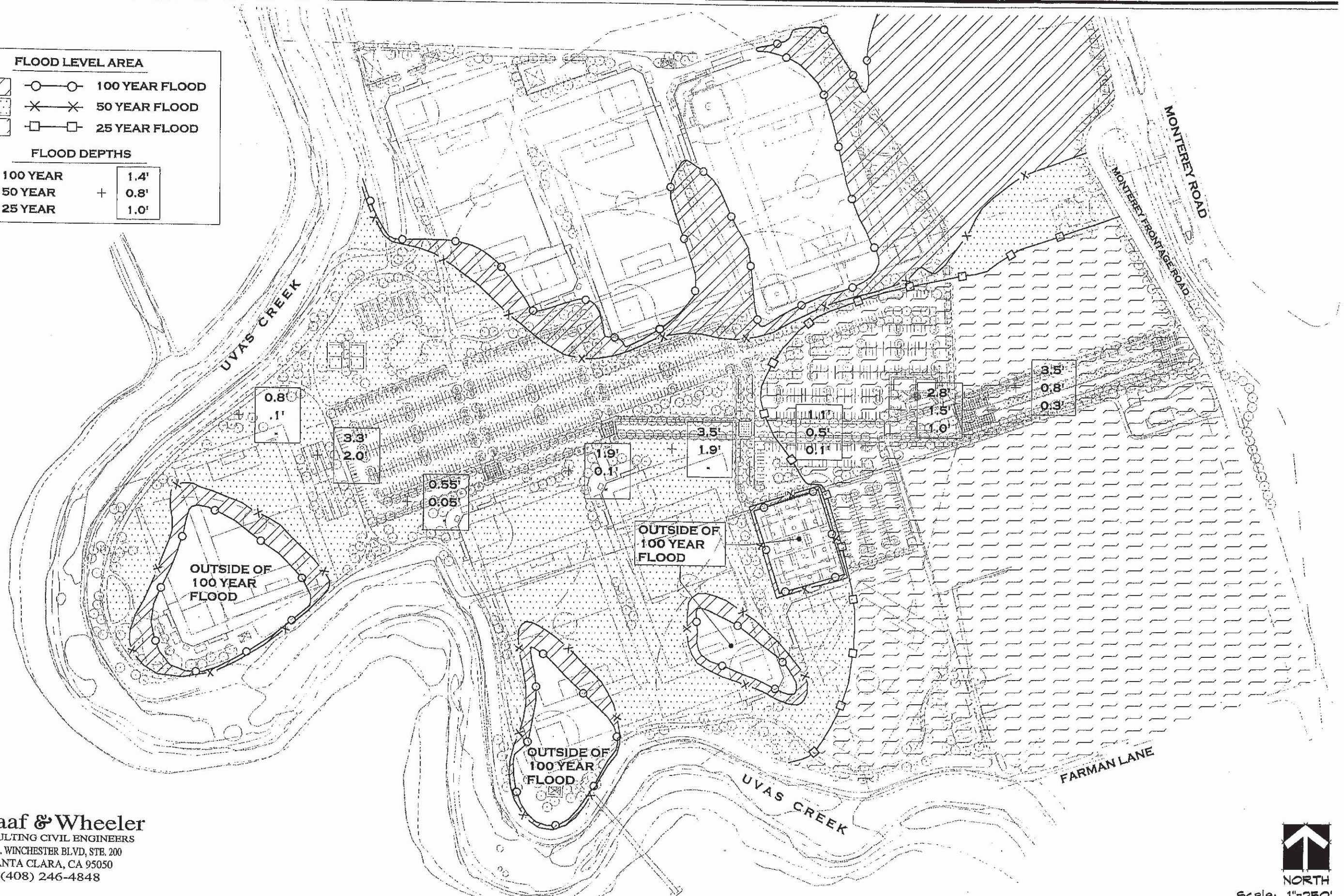
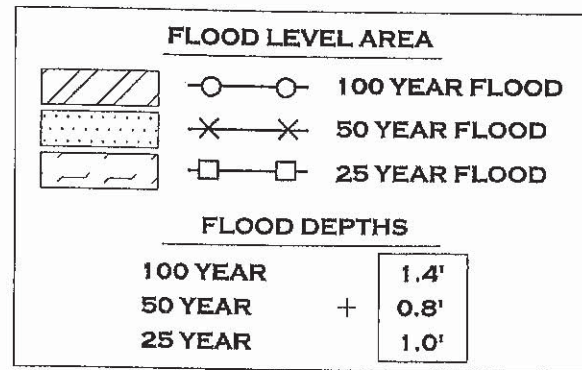
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### ***PHASE V: SOUTH MULTI-USE FIELD AREA AND PARKING***

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Sanitary Sewer	\$26,721.00
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Hardscape	\$843,088.00
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Landscape Improvements	\$639,580.00
<b>Sub-total .....</b>	<b>\$3,094,340.00</b>
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**Schaaf & Wheeler**  
 CONSULTING CIVIL ENGINEERS  
 100 N. WINCHESTER BLVD, STE. 200  
 SANTA CLARA, CA 95050  
 (408) 246-4848

# **GILROY SPORTS PARK - FINAL HYDROLOGY MODEL**

the beals group, inc.

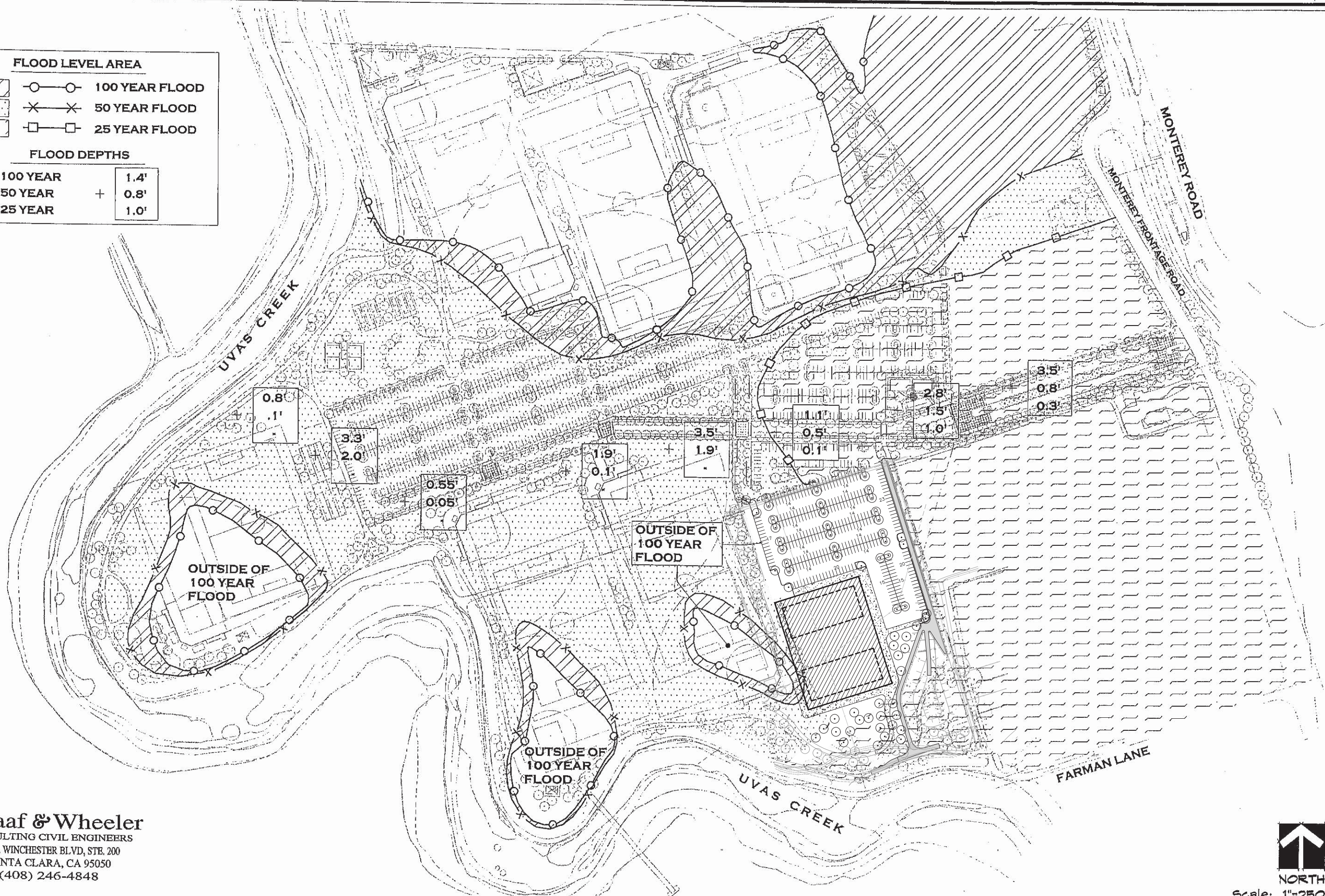


Scale: 1"=250'

**GILROY, CALIFORNIA**

April 1999





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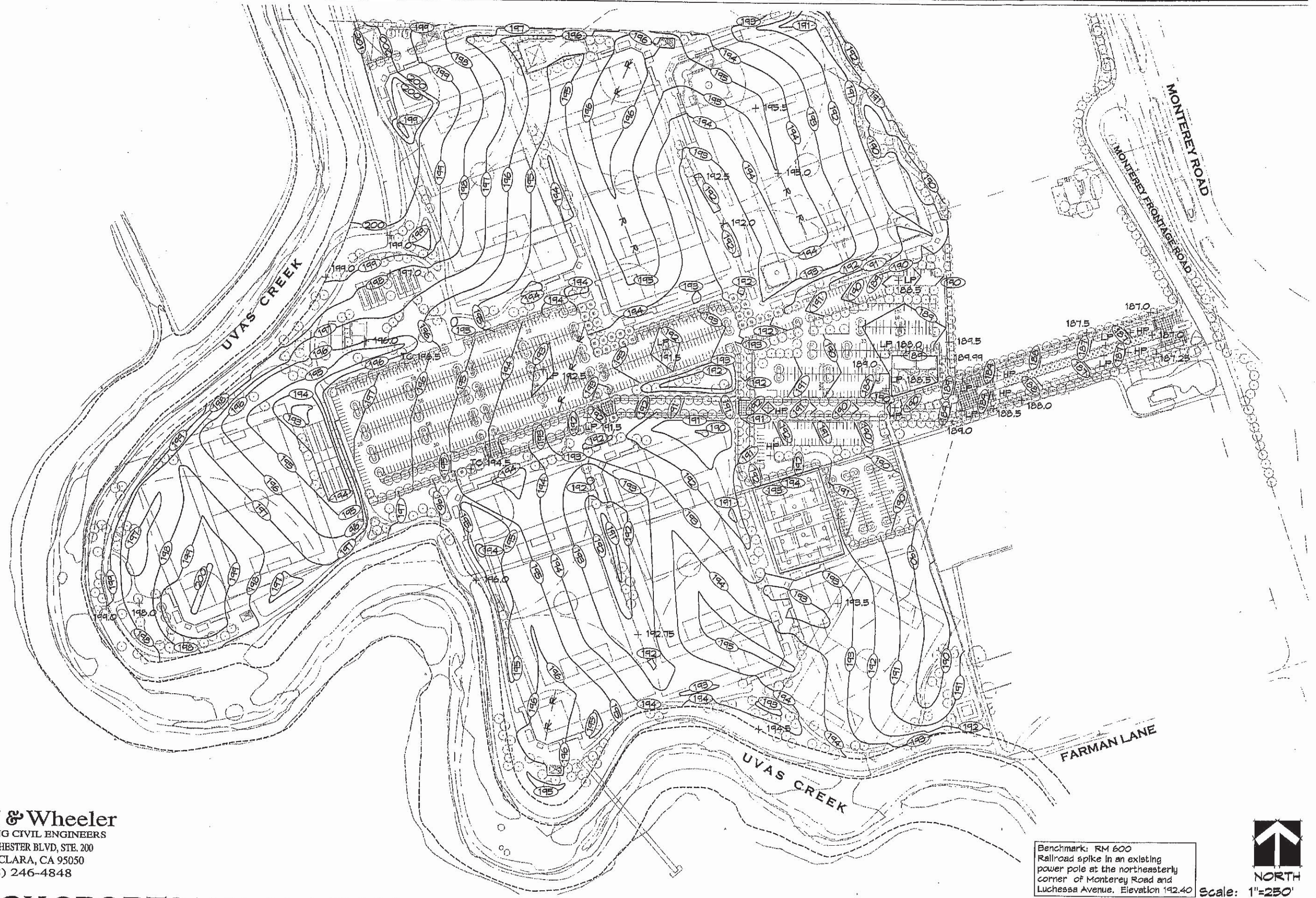
NORTH

Scale: 1"=250'

**GILROY, CALIFORNIA**

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# **GILROY SPORTS PARK - FINAL GRADING MASTER PLAN**

the beals group, inc.

Benchmark: RM 600  
 Railroad spike in an existing  
 power pole at the northeasterly  
 corner of Monterey Road and  
 Luchessa Avenue. Elevation 192.40



Scale: 1"=250'

**GILROY, CALIFORNIA**

April 1999





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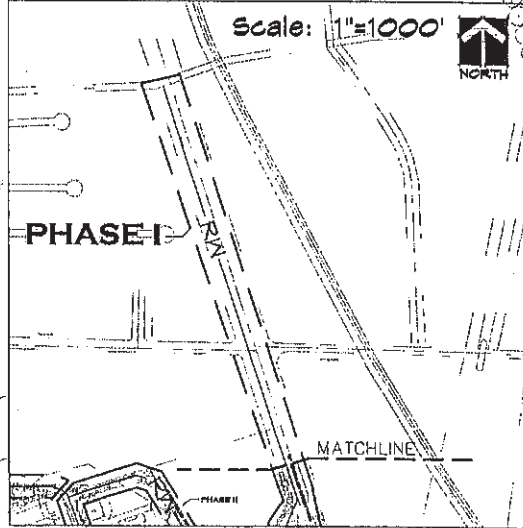
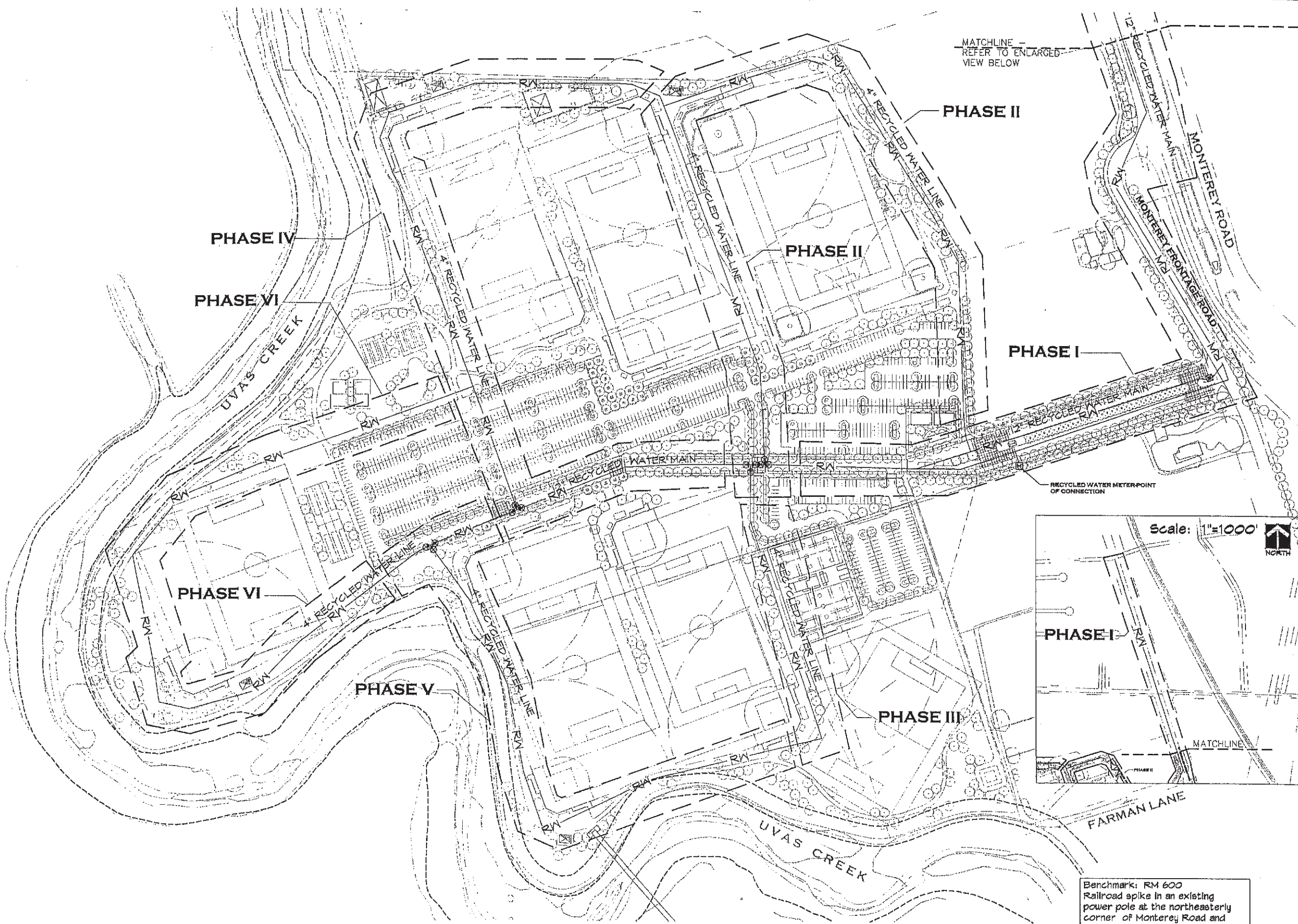
Benchmark: RM 600  
Railroad spike in an existing  
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GILROY, CALIFORNIA

April 1999





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Railroad spike in an existing  
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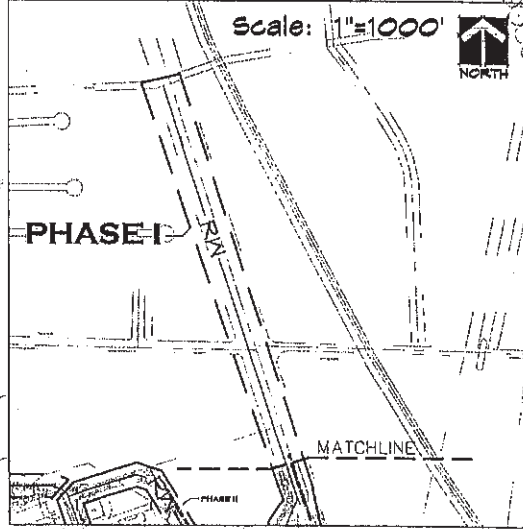
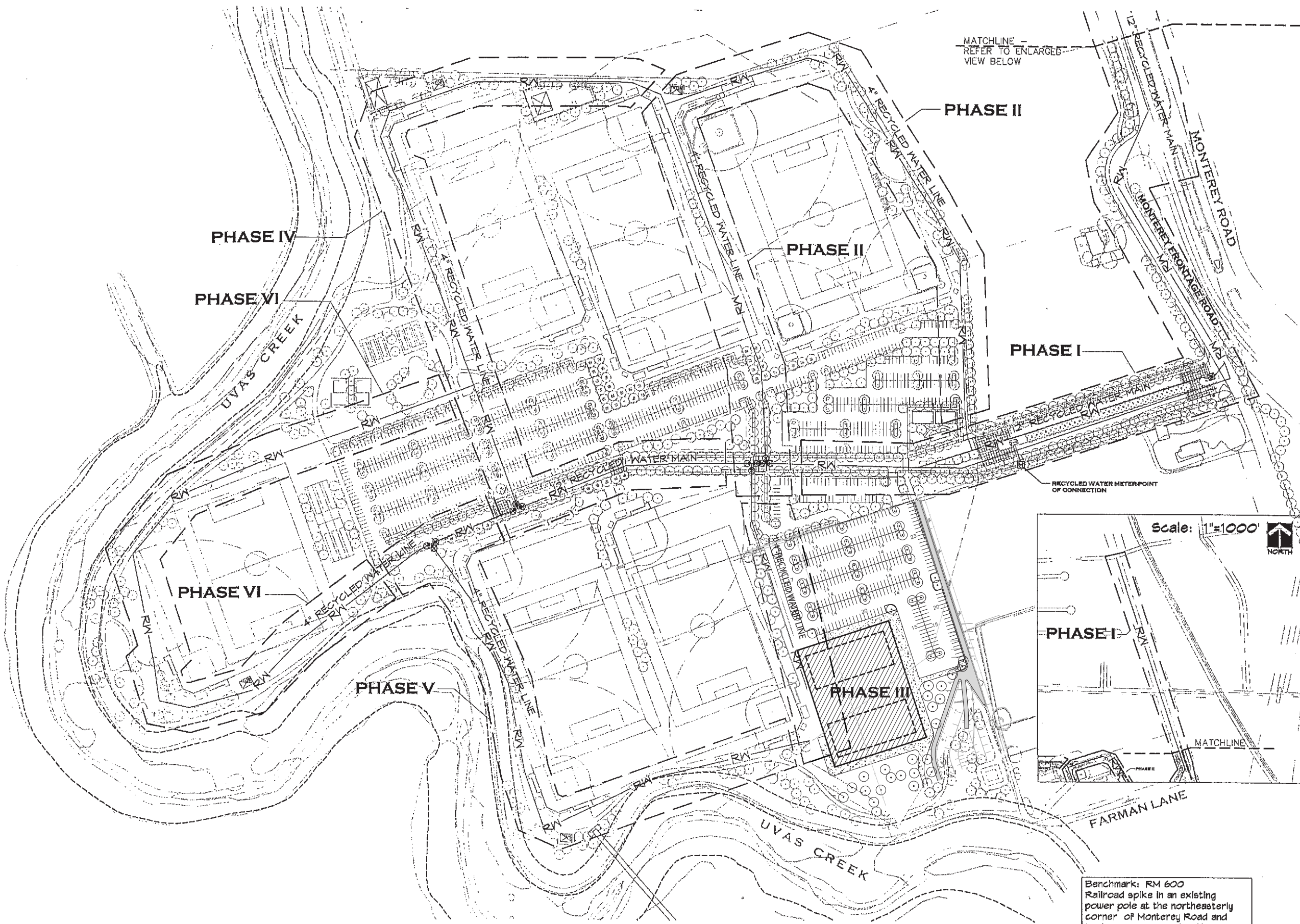


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# GILROY SPORTS PARK - RECYCLED WATER MASTER PLAN

GILROY, CALIFORNIA





Benchmark: RM 600  
Railroad spike in an existing  
power pole at the northeasterly  
corner of Monterey Road and  
Luchessa Avenue. Elevation 192.40

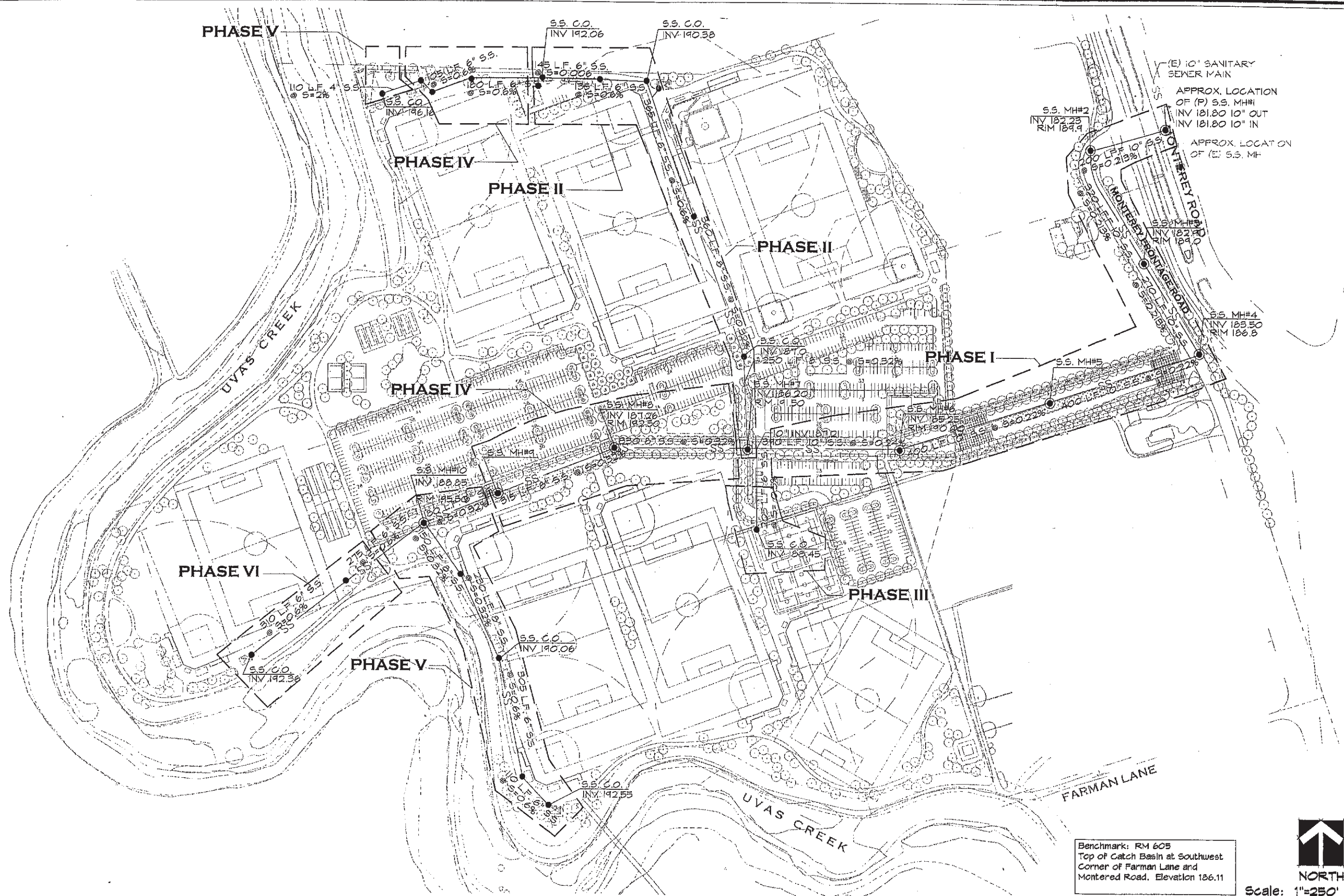


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# GILROY SPORTS PARK - RECYCLED WATER MASTER PLAN

GILROY, CALIFORNIA





# **GILROY SPORTS PARK - SEWER MASTER PLAN**

*the beals group, inc.*

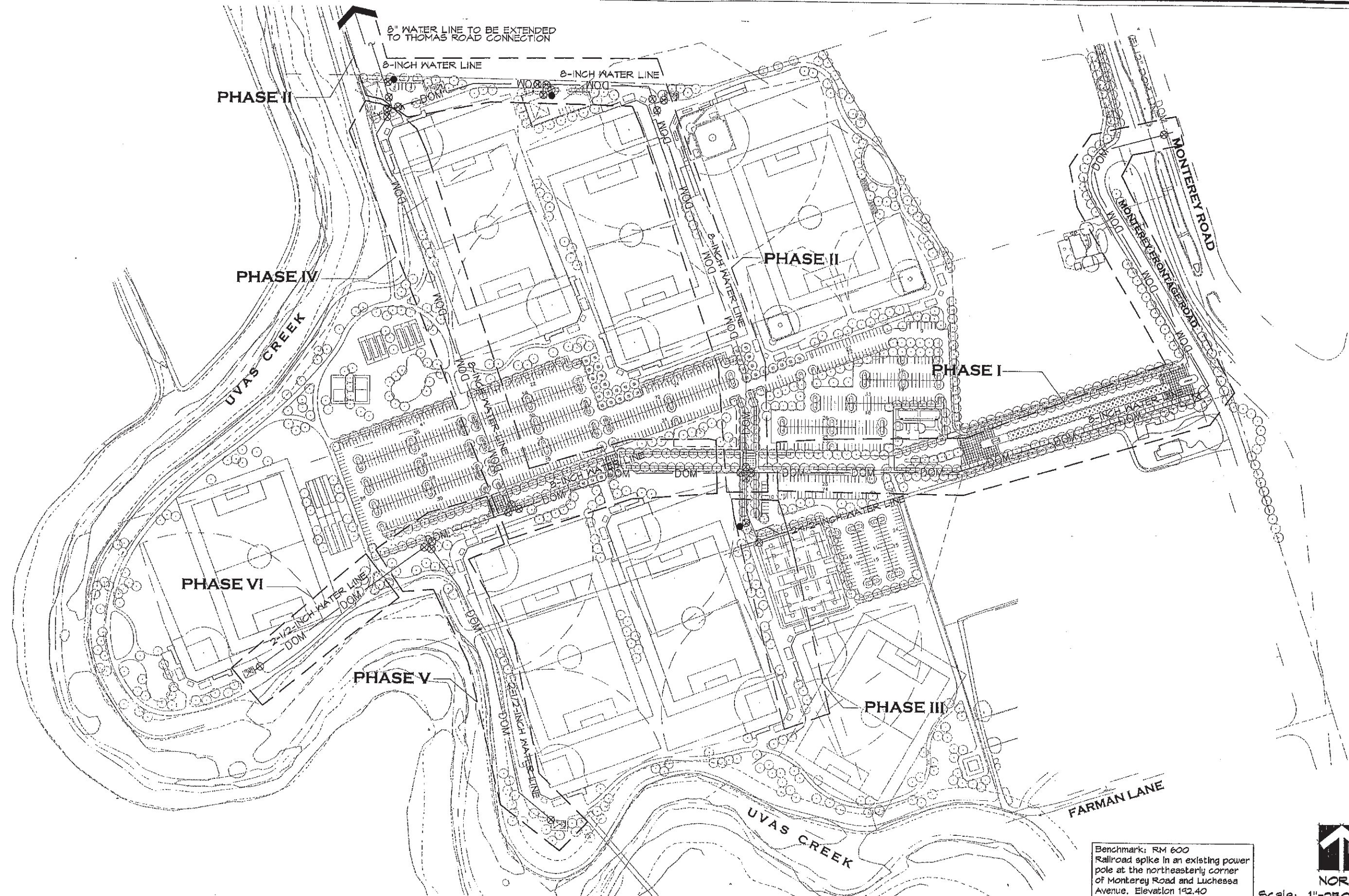
**GILROY, CALIFORNIA**

April 1999





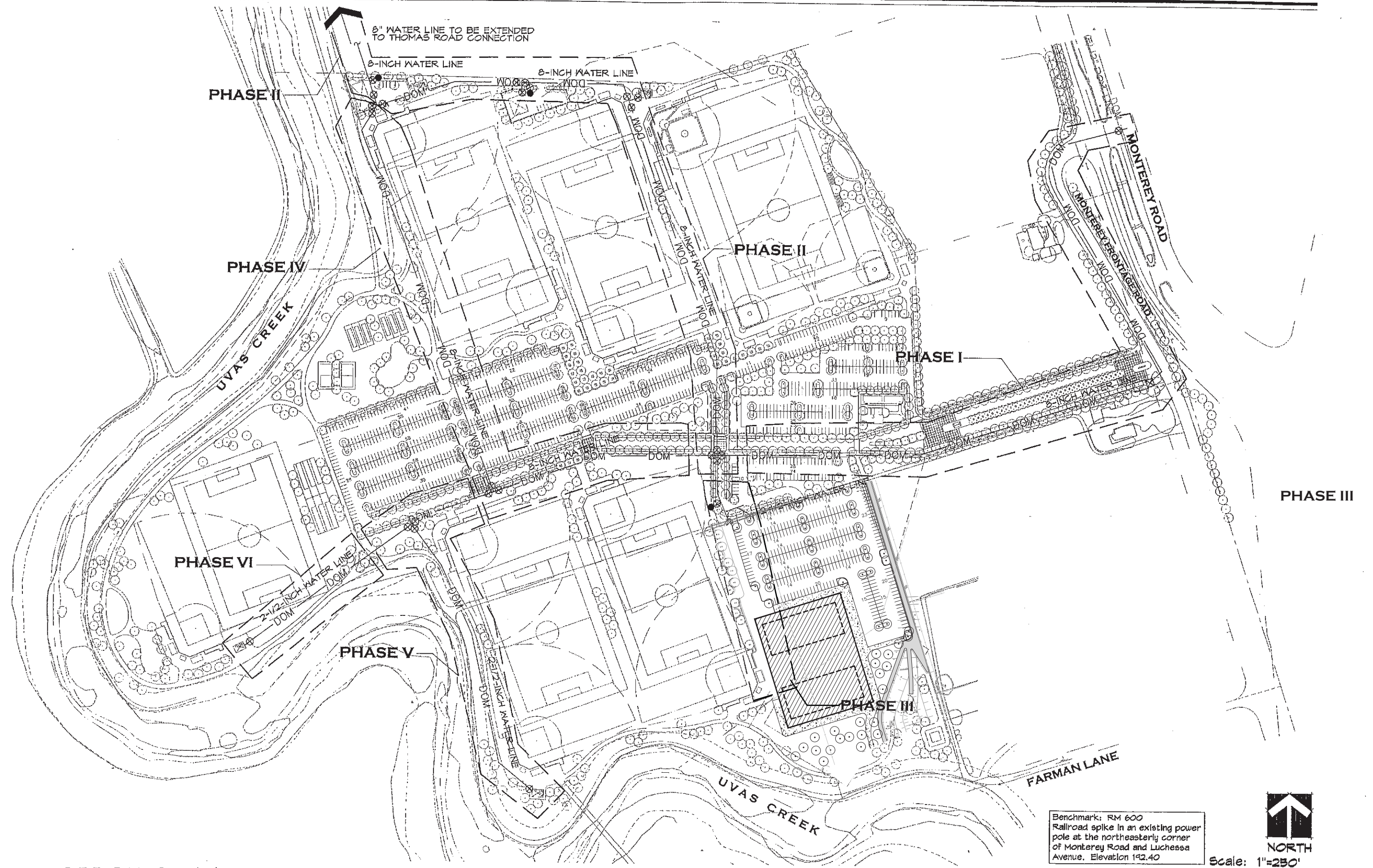




**GILROY SPORTS PARK - DOMESTIC WATER MASTER PLAN**

**GILROY, CALIFORNIA**





# GILROY SPORTS PARK - DOMESTIC WATER MASTER PLAN

GILROY, CALIFORNIA