

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda date: March 17, 2008

Reviewed by: JRL

**SUBJECT:** 2008 Sewer Project - East Albany Hill

**FROM:** Ann Chaney, Community Development Director  
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**RECOMMENDATION**

Authorize the City Administrator to:

- 1) Invite bids for the 2008 Sewer Improvement Project - East Side of Albany Hill;
- 2) Authorize a transfer of \$450,000 of Sewer Funds, from the North of Brighton sewer project to the 2008 Sewer Project – East Side of Albany Hill;
- 3) Enter into an agreement not to exceed \$149,000 with Greg Jacobs Engineering to provide construction management services;
- 4) Enter into an agreement not to exceed \$15,000 with Hultgren-Tillis for soil investigation services during construction; and
- 5) Enter into voluntary agreements for access and temporary construction easements over certain properties within the project area for a total amount not to exceed \$20,000.

**BACKGROUND**

Since the mid 1980s the City has been rehabilitating and replacing portions of the Sanitary Sewer Collection system pursuant to its Sanitary Sewer Compliance Plan which has been undertaken as a part of the East Bay Infiltration / Inflow Correction Program (I/ICP). On March 15, 2004 the City Council authorized a 5-year Sewer Capital Improvement Plan (CIP) in order to address the projects identified in the current phase of the Compliance Plan. Subsequent to the Council's direction, approximately \$6,000,000 worth of bonds were issued to cover the estimated costs of these projects which included replacing and/or rehabilitating sewers in: (a) San Pablo Avenue; b) easements between Madison Street and Adams Street; (c) easements between Pomona Avenue and Key Route Blvd.; (d) easements north of Brighton; (e) easements on Albany Hill; and in other locations throughout the City as conditions may dictate.

The terms of the bond sale require that the projects be undertaken within a four-year period. Several of these projects described in the bond issue, plus a few additional unforeseen "emergency" projects have been completed to date (e.g., Buchanan/Polk Relief sewer). The completed projects are listed below:

FY 2004- 05

- San Pablo Avenue Sewer Rehabilitation Project
- The sewers above Marin School at Curtis and Sonoma, and the easement sewer at Washington Avenue and Hillside Avenue in response to groundwater that had surfaced at each location

FY 2005-06

- The easement sewer between Pierce Street and Cleveland Avenue within the Caltrans right of way beneath eastbound I-80 in response to groundwater that had surfaced on Cleveland Avenue
- The easement sewers to the south of the State of California Orientation Center for the Blind between Madison and Adams Streets
- The easement sewers between Key Route Blvd and Pomona Avenue, north of Marin and south of Washington Avenues

FY 2006-07

- The sewer in Polk Street just west of Buchanan Street was rehabilitated and a new relief sewer installed between Buchanan and the sewer in Ocean View Park at the driveway to the Teen Center. This project was undertaken as an emergency when Sanitary Sewer Overflows (SSO) occurred at the manhole at Buchanan and Polk in December 2005 and February 2006.

In 2003 the City undertook a program to televise sewers in several problem areas within the City. A number of these problem areas were located on the east side of Albany Hill. The television reports revealed numerous defects in the sewer mains at this location. These defects allow surface water and ground water to inflow and infiltrate the sewer system. The defects are also caused by blockages, which require excessive maintenance.

On April 9, 2007, City Council approved the scope of work and authorized the City Staff to engage in a contract agreement with Nute Engineers to develop the design plans, specifications and estimates for the project referred to as the 2008 Sewer Project - East Albany Hill.

## **DISCUSSION**

The objective of this project will be to replace sewer mains that travel in rear or side lot line easements at various locations at the East Side of Albany Hill. Mostly of these sewers are located directly under backyard fences, backyard-landscaping improvements, and some recorded manholes cannot be located anymore. Due to its age, the sewers are in very poor condition and some are located under buildings, which could result in a safety issue.

The recommended solution is to install a new plastic liner pipe inside the existing sewer main using the pipe bursting method, and to excavate a small trench in each back yard in order to reconnect the lateral serving the houses along the easement. The project would also add a few manholes to facilitate future maintenance of the line, and relocate the sewers that run under buildings.

Over the past year staff has worked to survey these sewers, and develop plans and specifications. More than 150 residents will be affected by this construction and, with the assistance of an associated right of way firm, staff has worked to acquire permission to enter into the backyards, gain temporary construction easements, and negotiate new sewer easements for the pipes that will be relocated from under the buildings.

Because of the size and complexity of this project, the City staff would like to engage Jacobs Engineers to provide construction management for the project. Greg Jacobs has worked for the

City on the recently completed Madison / Adams and Key Route / Pomona projects which involved rear yard easements. He would bring that experience to this project. The engineering services proposed by Jacobs Engineers are on a time and materials basis. The hourly rates of the Consultant, and an estimate of the hours and cost by task, have been included. The estimated total construction management fee for Greg Jacobs, including fees for services before and during construction is \$149,000.

The City will also need a reliable geotechnical engineer to perform soil investigation services during project construction. Hultgren-Tillis has worked in the past with the City and have estimated the cost for these services to be \$15,000.

## **FINANCIAL IMPACT**

The City Council is being asked to authorize a budget adjustment of \$450,000 for the 2008 Sewer Improvement Project – East Side of Albany Hill. The details for this request are discussed below.

The Five-Year Capital Improvement program (CIP) adopted in 2006, estimated a total cost of \$2.4 million for the East Albany Hill project, including engineering, surveying, right of way consulting services, soil investigation, construction and construction management. Given the addition information that is now known, as a result of televising and engineering, the estimated total project cost is estimated to be \$2,861,000. This amount is approximately \$450,000 above the original CIP budget that has been provided for this project in Sewer Funds 710 and 713.

Of the projects listed in the “Background” above, only the sewer improvements north of Brighton will remain after the subject project has been completed. Because the remaining Sewer Enterprise Bond funds will not be sufficient to construct both the East Albany Hill Project and the north of Brighton project, staff will return to Council with a recommendation for the expenditure of the remaining funds, which could be used instead to rehabilitate the sewers within the limits of the Neilson Street Storm Drain project.

Given the extent and severity of the East Albany Hill’s sewer problems, the overall goal is to keep moving forward on projects that will incrementally improve the condition of the sewer system. This strategy will gradually reduce the number of unhealthy and unpleasant sewer emergencies that residents must deal with, reduce the City’s substantial annual costs of sewer repairs, and, ultimately, meet the requirements of the Regional Water Quality Control Board to significantly reduce infiltration and inflow (“I and I”) of storm water and ground water into the sewer system. Because this work must proceed this summer, staff is requesting the City Council to authorize the \$450,000 transfer from the North of Brighton sewer project in order to complete the East Albany Hill project.

Following is a comparison of the original 2006/2007 CIP appropriation for the East Albany Hill Project and the updated 2008 Cost Estimate for the East Albany Hill Project.

<b>06/07 CIP Appropriation</b>	
<b>Design</b>	\$ 438,000.00
<b>Construction</b>	\$ 1,529,365.00
<b>Construction Management</b>	\$ 438,000.00
<b>Total</b>	\$ 2,405,365.00

<b>2008 Sewer Project Updated Cost Estimate</b>	
<b>Project Design Costs</b>	
<b>Nute Engineers (Plans, Specifications, Eng. Estimates)</b>	\$ 126,000.00
<b>Nute Design Extras (Estimate)</b>	44,000.00
<b>LCC Field Surveys</b>	\$ 38,000.00
<b>LCC Mapping, Right of Way &amp; Notice</b>	42,000.00
<b>LCC Photogrammetry</b>	30,000.00
<b>LCC Title Company Services</b>	7,000.00
<b>LCC Plan Review &amp; Design Management</b>	15,000.00
<b>Engineering design management and review (City Project Manager)</b>	\$ 75,000.00
<b>Associated Right of Way Services and TCE agreements</b>	\$ 45,000.00
<b>Supplemental design costs (sewer filming, copies, soil borings, etc)</b>	\$ 30,000.00
<b>Subtotal</b>	\$ 452,000.00

<b>Construction Administration Costs</b>	
<b>Construction Administration Costs</b>	\$ 40,000.00
<b>Hultgren-Tillis-geotechnical construction services</b>	\$ 15,000.00
<b>Greg Jacobs-Construction management Costs</b>	\$ 149,000.00
<b>LCC Construction Review</b>	5,000.00
<b>Subtotal</b>	\$ 209,000.00

<b>Construction Costs</b>	
<b>Engineering Estimate Construction Cost</b>	\$ 2,000,000.00
<b>Construction contingency (10% Const. Cost)</b>	\$ 200,000.00
<b>Subtotal</b>	\$ 2,200,000.00

<b>Total Estimated Project Cost</b>	<b>\$ 2,861,000.00</b>
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Attachments:

March 6, 2008 proposal from Jacobs Engineers.