

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

Agenda date: April 7, 2008

Reviewed by: *BP*

SUBJECT: Call for Bids and Award of Contract for Lower Codornices Creek Restoration, Step 1, Phase III – “Site Improvement & CMU Wall at USPS, Lower Codornices Creek, Phase III.”

FROM: Judy Lieberman, Assistant City Administrator

RECOMMENDATION

Authorize the City Clerk to invite bids, and authorize the City Administrator to award a contract not to exceed \$750,000 for Lower Codornices Creek Restoration – Step 1, Phase III, Site Improvement & CMU Wall at USPS, Lower Codornices Creek, and authorize the inclusion of a “bid alternate” to complete the accessible sidewalk at the 5th street crossing, for an amount not to exceed \$25,000.

BACKGROUND

The Codornices Creek Restoration Project is a joint project with the City of Berkeley and the University of California to restore lower Codornices Creek between the Union Pacific Railroad Tracks on the west and San Pablo Avenue on the east. Phase 3 of the Codornices Creek Project includes the continued restoration of the creek between 6th and 8th streets and the construction of a Class I bicycle/pedestrian trail along this segment, connecting to the Berkeley Bicycle Path network.

There are two “steps” to Phase 3 of the project. In order to create room to widen the floodplain for hydrology purposes, and to have room for the trail, the project necessitates the relocation and reconstruction of a portion of the Post Office wall between 7th and 8th Streets. The second “step” of the project, scheduled for summer of 2009, will involve the actual creek restoration and construction of the trail. This will require the relocation of the UC Village maintenance shed, and the potential redesign of some portions of the UC Village Child Development Center (run by the Albany Unified School District). The relocation of the maintenance shed is currently in the planning stages by UC. Exploration of the possibilities for redesign of the Child Development outdoor space will begin this spring and summer. The total estimated project cost for Phase 3 is \$2.2 million, all of which is provided by a California Resources Agency grant via the California River Parkways Grant Program.

The bid alternate item is to complete the accessible sidewalk at the 5th street crossing. Since this is the same type of concrete work as the USPS project, this is an opportune time to bid this item in the hopes that costs will be advantageous to the city. (During the previous phase, costs came

in extremely high.) This bid alternate item will not be part of the grant funded Phase 3 project, but will be funded out of Measure R funds in FY2008/09.

DISCUSSION

Work will be performed on the south bank of Codornices Creek between 6th and 8th streets. This parcel is entirely owned by the U.S. Postal Service. After several years of negotiations, the U.S. Post Office entered into an agreement in April of 2006 with the cities of Albany and Berkeley. This agreement, entitled “License and Easement Agreement for Modification To Parking Lot Facilities” agrees to the project once funding is obtained, and ensures a Maintenance and Conservation Easement and a Public Access Easement upon completion of the project.

Half of the USPS property is vacant land and the other half contains a walled parking lot adjacent to the USPS sorting facility. The proposed project entails relocation of 220 feet of fencing (vacant lot area) and the removal and relocation of a 370 linear foot concrete block wall. A 4,000 square foot portion of the USPS parking lot will be impacted and must be reconfigured. The project includes re-striping of parking spaces, necessary drainage modifications and pavement repairs. The project will add approximately 7,000 square feet to the creek right-of-way, allowing for the development of the 80 foot wide floodplain restoration and the construction of a Class 1 bicycle/pedestrian trail connecting to the regional Bicycle trail at 8th street. The parking lot conversion has no impact on the Post Office or the surrounding community. The post office will recover all the parking spaces by redesign and re-striping of the lot. This will enable the project to restore the channel meander and a pool riffle stream type, along with fish passage to the existing 8th street culvert and riparian habitat restoration. The trail construction will also be on the USPS side of the creek.

FINANCIAL IMPACT

The City has obtained a \$2.2 million Grant from the California Resources Agency, River Parkways Grant Program for the 6th to 8th street segment. This project will not involve any City general funds. The project is estimated to take six months. The completion of the accessible sidewalk will be funded out of Measure R creek funds (current fund balance is \$558,299.)