

**CITY OF ALBANY  
MEMORANDUM to CITY COUNCIL**

Date: June 10, 2008  
Reviewed by: \_\_\_\_\_

**SUBJECT:** Parks projects items requiring changes or correction

**FROM:** Rich Cunningham, Public Works Manager  
Ana Bernardes, Project Manager

**BACKGROUND:** The 2007 Parks Renovation Project accomplished comprehensive improvements to three city parks – Memorial Park, Ocean View Park, and Terrace Park. A few items associated with the Parks Project have come to the attention of the staff for correction or change. These items are discussed in detail in the tables attached. Each is unique in its characteristics and will require individual attention, but none of them represent impedance to the use of the park facilities.

Two important goals of Public Works during the project were to keep the cost under budget and to avoid major mistakes. We believe that both goals were achieved through the dedicated work of the staff, which brought back an \$80,000 surplus and generated only a relatively small (and not very expensive) list of problems that are discussed below. The funding required to implement the fixes is less than \$20,000 out of a project budget of \$4 million, and we look forward to implementing the corrective work as soon as possible.

**Park Project Items Requiring Changes or Corrections**

<b>Entry sign lettering at Ocean View Park</b>	
<b>Design Concept Discussion:</b>	The first design (prior to the sculpture idea) was a chevron shape - not a square - and had colorful, precast decorative appliques (friezes) and raised painted aluminum letters. However the Arts committee (during the design development of the pedestal) recommended the letters be recessed instead. The architect followed its request and specified on the plans for the letters to be sandblasted right over the precast panels.
<b>Problem:</b>	The results of the sandblasted letters were very disappointing specifically their lack of legibility in daylight. Because the letters were specified to be sandblasted (and not done with letters cut from Styrofoam and mounted on the inside the formwork), they lacked the necessary depth to make them more visible. The results are what you can get during the sandblasting process against the aggregate inside the concrete. It is not a smooth surface.  There was also some discussion about the suitability of using the Mark Van Bronkhorst's "Albany Font" due to the fact that the letters are very narrow.

<b>Entry sign lettering at Ocean View Park</b>	
<b>Analysis:</b>	The panels were done "correctly" per plans and specs. Hanford ARC, the contractor, did what was specified on the bid documents. The architect expected the letters to be visible when he called out the sandblasting, but it turned out not be a very good method. Although the architect carries "errors and omissions" insurance, that is intended to cover mistakes in design and execution, not in conception.
<b>Costs for Correction:</b>	<p>The cost of the precast panels according to Hanford ARC was about \$14,000. This amount does not include installation and disposal of the old panels if we start over. The artist recommended the letters to be painted. He also recommended Corinthians from San Francisco to do the job.</p> <p>The City asked Corinthian to paint a sample of letters on the colors, black, off white (to match the sculpture) and gold. The cost for painting the letters to match the sculpture was \$1,300, and the cost to paint it in gold leaf was \$3800. The City heard from many people that voted on the white letters and the artist at some point also told the City over the phone that he liked either white or gold.</p> <p>The staff, after a couple months of hearing input, moved ahead with the white painting. The Arts Committee has not agreed with the decision to have the letters to be paint in white and is requesting that they be changed to gold leaf.</p>
<b>Resolution:</b>	Staff is obtaining at least two up-to-date bids for removal of the white paint and placement of gold leaf. One of the bids will come from Corinthian and the other is to be determined.
<b>Schedule:</b>	The purchase order from the city will go out in June, but the contractor's schedule will determine the completion date.

	<b>Size of the installed large backstop at Memorial Park</b>
<b>Design Concept Discussion:</b>	There were many meetings during the design concept of the parks baseball field with Field Users Group to select the equipment and configuration of the ball field and diamonds. The architect was present at these meetings and designed the ball field based on these recommendations.
<b>Problem:</b>	It is staff's understanding that the field users recommended the size of the backstop for the larger baseball field that is now being perceived as undersized and/or the wrong shape. There is the concern that it will not provide adequate protection for the adjacent park areas.
<b>Analysis:</b>	The backstop was installed per plans and specs. Hanford ARC, the contractor, did what was specified on the bid documents. Submittals were provided and approved by the architect.
<b>Costs for Correction:</b>	The bid cost for modifying the top and sides of the backstop with additional fabric is \$3,000.
<b>Resolution:</b>	A purchase order for modifying the backstop has been issued to Bailey Fence.
<b>Schedule:</b>	Completion is set for the week of June 9, 2008.

<b>Dust control irrigation at the large infield at Memorial Park</b>	
<b>Design Concept Discussion:</b>	The project architect received information from the City that the approximate pressure at the water meter on Thousand Oaks was 85 psi. The architect designed the irrigation system based on this information.
<b>Problem:</b>	<p>All the sprinkler rotors are spaced about 50 feet from each other. However some of the rotors around the infield are spaced about 80 feet. The pressure at Thousand Oaks was not tested during design or construction.</p> <p>During conversations with the fire department recently, the City staff learned that readings at the fire hydrant shows that pressure are more likely to be 65 psi and not 85psi. This is not a real problem for the rotors that irrigate the grass and there is enough coverage of the athletic field.</p>
<b>Analysis:</b>	<p>Hanford ARC installed the irrigation system based on the plans and specifications. It was after the ball field acceptance that complaints of the dry spots in the infield were voiced.</p> <p>If these problems were noticed when Hanford was still at site, a change order would have been prepared and they would have done the correction, at additional cost to the city, as might be expected.</p>
<b>Costs for Correction:</b>	<p>The City looked for an irrigation specialist to recommend on this minor problem. A proposal was received from D&amp;H Landscaping to install another valve box and split the irrigation system around the infield in order to give more pressure and volume to the existing rotors.</p> <p>D&amp;H is a small local firm and certainly will do the repair less expensively than Hanford ARC that has already demobilized from the field. Since this is not a major problem, the City is waiting also on the school recess to come to do the work and not disturb the users group at the end of the baseball season.</p> <p>The bid cost for this work is estimated to be \$7,580. (This amount also includes two additional minor tasks: improving the drainage along the 3<sup>rd</sup> base side of the big infield, and moving the location of two quick coupler valve boxes that may interfere with players.)</p>
<b>Resolution:</b>	A purchase order for correcting the irrigation system has been issued to D&H Landscaping.
<b>Schedule:</b>	Completion is set for the week of June 9, 2008.