

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

Agenda date: June 16, 2008

Reviewed by: BP

SUBJECT: Approval and Acceptance of Contracts, 2007 Park Renovation Projects-
Memorial Park and Ball Field, and Ocean View Park

FROM: Ann Chaney, Community Development Director
Rich Cunningham, Public Works Manager
Penelope Leach, Recreation & Community Services Director
Ana Bernardes, Project Manager

RECOMMENDATION

1. Adopt Resolution No. 08-26 accepting improvements and directing the filing of the Notice of Completion for Contract C3-07 for the renovation of Memorial Park (South) and Memorial Ball Fields.
2. Adopt Resolution No. 08-27 accepting improvements and directing the filing of the Notice of Completion for Contracts No. C4-07 for the renovation of Ocean View Park.

BACKGROUND

The Council authorized calling for bids for this work at their meeting of January 8, 2007. Plans for the parks renovation project had been prepared for two years, with significant input from the public. Hanford ARC was the low bidder for both Ocean View Park and Memorial Park: \$1,092,139 for the Memorial Park and Ball Fields projects, and \$1,272,476 for the Ocean View Park project. On April 18, 2007, contracts were executed.

Notices of Completion are attached, as are the resolutions accepting the projects and directing the City Clerk to file the Notices of Completion.

DISCUSSION

Work on the Memorial and Ocean View ball field portions of the contracts began in mid-June 2007, when school was out and spring sports season concluded. The ball fields were to have been completed by mid-September 2007, with completion of the general park construction slated for the end of December 2007. The Ocean View Park ball fields were opened in September, however the Memorial Park fields were not opened until February 2008. Part of the reason for this delay is because OVP fields did not involve a complete turf replacement, as was the case with the Memorial Park fields.

For the overall park projects, substantial completion was achieved in February 2008, approximately two months after the scheduled completion. Delays arose primarily due to unplanned work area restrictions, such as the lawn areas at Ocean View Park that had to be preserved during construction due to Cougar Field construction and planned recreation programs. In addition, the post-construction ninety-day maintenance period, for the new grass and landscaping areas, occurred during the wet weather period which in turn delayed completion of work such as painting and paving. However, substantial completion of the parks was accomplished within the scheduled timeframe.

At present, there are several issues at the parks that are not a result of contractor (Hanford ARC) error. These include entry sign lettering at Ocean View Park, and adequate dust control and size of backstop at Memorial Park. The status and resolution of these issues is discussed in the attached memorandum dated June 10, 2008.

Staff believes the outcome of the park renovation at Ocean View Park and Memorial Park was excellent, and Hanford ARC did a good job minimizing disturbances to the neighborhood. As noted above, project completion was substantially accomplished within the scheduled time frame. Following the official opening, additional time was granted to complete a few items in the interest of finish quality. Lastly, there were several change orders that overall remained below the 10% contingency budget.

FINANCIAL IMPACT

There was no unexpected financial impact at the end of this construction. These projects, which were built using Measure F, Measure R, Proposition 40, CDBG, Landscape and Lighting Funds, and StopWaste.org, are being completed under budget. For detail, see the attached funding table, Exhibit D .

Attachments

- A. City Council Resolution No. 08-26
- B. City Council Resolution No. 08-27
- C. Notice of Completion for Ocean View Park and Memorial Park
- D. Revenue and expenditure table
- E. Memorandum from Richard Cunningham, Public Works Manager, June 10, 2008