

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 1988-1

City of Albany
Alameda County, California

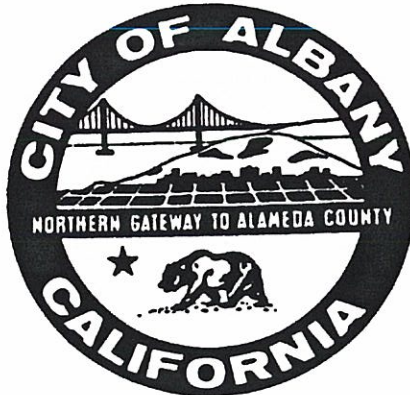
(Pursuant to the Landscaping and Lighting Act of 1972)

on the

LEVY OF AN ANNUAL ASSESSMENT

for the

2010/11 FISCAL YEAR



Prepared by

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC.

dba LCC, Inc.

Civil Engineering Land Surveying

Martinez, California

June 2010

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 1988-1

(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council of the City of Albany.

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, Inc.

Date: June 14, 2010 By: Randolph W. Leptien

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____ 2010.

Jacqueline L. Bucholz, City Clerk
City of Albany
Alameda County, California

I HEREBY CERTIFY the the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Albany, California, on the _____ day of _____ 2010.

Jacqueline L. Bucholz, City Clerk
City of Albany
Alameda County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with the County Auditor of the County of Alameda on the _____ day of _____, 2010.

Jacqueline L. Bucholz, City Clerk
City of Albany
Alameda County, California

**ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 1988-1
City of Albany
Alameda County, California**

2010/11 FISCAL YEAR
(Pursuant to the Landscaping and Lighting Act of 1972)

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC., Engineer of Work for Assessment District No. 1988-1, City of Albany, Alameda County, California, 2010/11 fiscal year, makes this report, as directed by the City Council, pursuant to Section 22565 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are generally described as follows:

The improvements to be made in this assessment district are generally described as follows: The installation, servicing, and/or maintenance of public landscaping, street trees, street lighting on Solano Avenue and park and recreational improvements within the assessment district. The improvement project for the fiscal year consists of the Community Center tower repair.

This report consists of the following parts:

PART A - A brief description of the improvements to be made during the 2010/11 FY.

PART B - An estimate of cost of the improvements for the 2010/11 FY including a 3 year forecast of revenue and expense intended to demonstrate future fund balance.

PART C - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel. (Part C is included with the Original Report on file in the Office of the City Clerk.)

PART D - The Assessment Roll. An assessment of the estimated cost of the improvement on each benefited parcel of land within this assessment district. The assessment numbers are the assessor's parcel numbers as shown on the last equalized assessment roll for taxes. (Part D is included with the Original Report on file in the Office of the City Clerk.)

PART E - A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to PART D by assessment number. (Part E is included with the Original Report on file in the Office of the City Clerk.)



Respectfully submitted,

LEPTIEN, CRONIN, COOPER, MORRIS & POORE, INC.
Engineer of Work

 6/14/10

PART A
Description of Improvements

Assessment District No. 1988-1 improvements include the following operation and maintenance activities, bond payments and construction projects including plans, specifications and estimates related thereto:

1. Operation and Maintenance Activities (Recurrent Annual Expense)
 - a) Community Center Maintenance (Dept. 415) - maintenance at the Community Center
 - b) Community Center Maintenance (Dept. 415) - janitorial services
 - c) Engineering, Legal & Notice (Dept. 440) – annual cost to publish the resolution or intention in paper of general circulation as required by law and to deliver the report to the County Auditor.
 - d) Street Tree Maintenance- Commercial areas (Dept. 969) – maintenance of street trees in commercial areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969 Commercial and Residential)
 - e) Street Tree Maintenance- Res. Areas (Dept. 970) – maintenance of trees in residential areas. Beginning in 2009/10 this activity being coded to Urban Forestry (Dept. 969 Commercial and Residential)
 - f) Graffiti Abatement (Dept. 974) – Citywide abatement of graffiti on public property including the Bulb
 - g) Tennis Court Maintenance (Dept 912) – resurfacing and striping of tennis courts. Further work has been suspended pending availability of funds.
 - h) Street Lights (Dept. 978) –energizing street lights on Solano Avenue
 - i) Park Maintenance (Dept. 916) – Beginning in 2009/10 replacement of irrigation valves and controllers in all City parks and Ohlone Greenway (Formerly limited to Ocean View Park)
 - j) Buchanan-San Pablo Medians (Dept. 410) – maintenance of medians on Buchanan Street and San Pablo Avenue
 - k) Playfield Maintenance – maintenance of ball-fields at Ocean View Park and Memorial Park
 - l) Ohlone Path Lighting Service and Maintenance – maintenance of the lights along the Ohlone Greenway that were installed with a Safe Routes to Transit Grant in 2007.
 - m) Sidewalk maintenance program (Dept.929) - Continued implementation of a Citywide sidewalk repair program whereby City reimburses a portion of the repair when a city street tree is involved in the damaged area.
 - n) Urban Forestry Program - The City’s Urban Forestry Program identifies trees as a valuable asset to our community. Street trees (trees between the sidewalk and roadway in the public right of way) can beautify neighborhoods and increase property values. Trees can also reduce noise and air pollution, keep our homes cool in the summer, create privacy, and furnish homes for birds. The City conducts pruning of street trees in a 5-

year cycle, with priority given to trees that have a greater tendency towards speedy growth, any emergency pruning for clearance or other immediate needs. Additionally, the City also conducts tree planting (and concrete removal if needed) as requested by homeowners. Prior to 2009/10 a portion of this activity was coded to Dept. 970, Commercial and Residential areas are now combined under Dept. 969.

- o) Urban Forestry Program - Tree Task Force This task force will discuss ways to increase Albany's inventory of street trees, propose revisions to the Street Tree Master List, and will consider solutions for enhancing funding for street tree plantings. This one time expense was completed in 2008/09.

2. Bond Payments

- a) Maintenance Center
- b) Community Center

The last payment will be made in August of 2012 from the reserve fund.

3. Description of Projects

Brief descriptions of projects funded by Assessment District No. 1988-1 are listed below. Current activities are indicated in italics.

Project: P44– Repairs to Community Center Tower
Location: Community Center (Marin at Masonic)
Description: The project will remove existing windows together with flashing in order to eliminate leaks.
Status: *Repairs are scheduled for completion by June 30, 2010.*

Conceptual plans and specifications for the improvements are available for review in the office of the Director of Community Development and are incorporated in this Report by reference.

After 2009/10 assessment district funds will be used for maintenance and debt service only unless otherwise determined by the City Council.

4. Prior Capital Improvement Plan Projects include:

Projects completed in past years have been listed for reference.

- Project:** P04 - Memorial Park Improvements Phase I
Location: Memorial Park, between the playfields and Portland Avenue
Description: Construction of new adjoining children's play areas with all new play apparatus and parent seating, new walkways, new landscaping adjacent to park buildings, new turf and irrigation system, re-grading of the entire south side of the park with installation of a complete new drainage system.
Status: Completed in 2003/04
- Project:** P09 - Tennis Courts
Location: Ocean View Park
Description: Repair and resurface the 2 tennis courts at Ocean View Park.
Status: Construction was completed in 2005.
- Project:** P32 – Buchanan/Marin Medians
Location: Buchanan Street and Marin Avenue from San Pablo Avenue to Pierce Street.
Description: Planting and irrigation improvements to medians on Buchanan Street and Marin Avenue was funded by a grant from Waste Management. Preliminary plans were prepared in 2004/05.
Status: Construction was completed in 2005/06.
- Project:** P13 - Ocean View Park Improvement Plan
Location: Ocean View Park, 900 Buchanan Avenue
Description: The goal of this project was to improve specific areas of the park to make it more attractive and user friendly.
The existing electrical service was replaced and brought up to code in 2006/07. A Landscape Architect developed designs for the permanent restroom building, new play structure, redesigned picnic area, improved park lighting and pathway improvements.
Status: Construction was completed in 2007.
- Project:** – San Pablo Avenue Banners
Location: San Pablo Ave from south to North City Limit line.
Description: Install decorative metal banners on the existing street light poles.
Status: Installation was completed in 2007/08.
- Project:** – Ohlone Greenway Lighting and Pathway Improvements
Location: Adjacent to Masonic Avenue and follows the course of the BART tracks from Berkeley to El Cerrito
Description: Replacement of the lighting system since the current one is in disrepair with some sections inoperable. Improvements include: installation of new lights

Assessment District No. 1988-1

beneath the BART Tracks, the realignment of the path at Portland Avenue and Washington Avenue in and to eliminate the existing mid-block crosswalks, and relocation of the curb ramps at Marin and Masonic to align the path with the existing crosswalk.

Status: Work was completed in 2007/08.

Project: P09 - Tennis Courts

Location: Terrace Park

Description: Repair and resurface the 2 tennis courts at Terrace Park.

Status: Moved to maintenance in 2007/08.

ASSESSMENT DISTRICT NO. 1988-1

PART B
Estimate of Cost
Fiscal Year 2010-11

	2008/09 Actual	2009/10 Budget	2009/10 Projected	2010/11 Estimate	2011/12 Forecast
EST. FUND BALANCE, JULY 1 (Fund 730)	\$ 493,496	\$ 218,409	\$ 314,149	\$ 4,267	\$ 5,574
REVENUE					
Assessments	488,065	521,000	514,269	514,269	521,000
Interest	3,605	21,496	1,000	1,000	1,000
Reimbursements and Other	11,258		8,792	8,792	8,792
TOTAL REVENUE	502,928	542,496	524,061	524,061	530,792
FUND USES:					
DEBT SERVICE:					
Bond Payments	397,630	368,429	462,935	267,095	279,845
MAINTENANCE:					
Community Center Maintenance					
Engineering, Legal & Notice (Dept. 440)		35,260	-	-	-
Street Tree Maintenance- Coml areas (Dept. 969)	1,082	1,500	1,500	1,500	1,500
Street Tree Maintenance- Res. Areas (Dept. 970)		40,816	-	-	-
Graffiti Abatement (Dept. 974)	25,149	23,814	15,873	15,873	15,873
Tennis Court Maintenance (Dept 912)		10,000	-	-	-
Street Light maintenance (Dept. 978)	33,991	34,335	34,335	34,335	34,335
Park Irrigation Maintenance (Dept. 916)	43,200	15,750	10,000	10,000	10,000
Buchanan-San Pablo Medians (Dept. 410)		26,000	20,000	20,000	20,000
Playfield Maintenance (Dept. 415)		43,200	43,200	43,200	43,200
Ohlone Path Lighting Service and Maintenance		3,500	3,500	3,500	3,500
Ohlone Path Irrigation System Service and Maint (Dept. 911)	196	1,000	-	-	-
Sidewalk maintenance program (Dept.929)	37,045	50,000	17,251	17,251	17,251
Urban Forestry Program - Coml (Dept. 969)	136,673	30,152	125,349	110,000	110,000
Urban Forestry Program - Residential (Dept. 970)	7,308				
Subtotal Maintenance	284,645	369,708	271,008	255,659	255,659
PROJECTS:					
Community Center Tower repairs		100,000	100,000		
Subtotal Projects	-	100,000	100,000	-	-
TOTAL EXPENDITURES	682,275	838,137	833,943	522,754	535,504
ENDING FUND BALANCE	\$ 314,149	\$ (77,232)	\$ 4,267	\$ 5,574	\$ 862
Recommended Year end balance = 50% annual cost	\$ 142,321	\$ 184,854	\$ 135,504	\$ 127,830	\$ 127,830
(Amount in excess of 50% of Fund Uses)	\$ 171,827	\$ -	\$ -	\$ -	\$ -