

MEMORANDUM

DATE October 3, 2013
TO Penelope Leach, City of Albany
FROM John Hykes
RE **Pierce Street Park-35% Design Development**

The revised concept design approved by City Council members at the July 15th 2013 meeting has been further developed into a 35% Design Development submittal. The 35% submittal incorporates additional direction received from City Council at the July meeting. The Design Development plans include the previous concepts for approximately 2 acres of the total 5 acre site for Phase 1 of Pierce Street Park. The design and cost estimate for the revised park design include the items listed below.

- ◆ **Park site grading (+/-100,000 sf).** Over 2 acres of the site will be graded to accommodate park features in Phase 1 and site access for future phases for the park. The earthwork will allow for a future accessible multi-use pathway through the site as developed in the master plan.
- ◆ **Pierce Street Access.** The pathway into the park from Pierce Street maintains a slope less than 4.9% to meet ADA requirements for accessibility without the use of ramps or handrails. A pathway to the playground area will also provide for a perimeter walkway in future phases around the multi-use field.
- ◆ **Playground Structures (2-5 year old, and 5-12 year old).** Two play structures by Landscape Structures are included in the design and current concepts include climbing and play components for a state-of-the-art playground. Safety surfacing is included to meet fall zone requirements and accessibility. The design will be further developed in the 65% submittal and will result in a fun, engaging and colorful site design pattern.
- ◆ **Restroom Building.** A restroom facility is included in Phase 1. A prefabricated structure with a men's and women's unit, the building is concrete with a metal roof and requires sanitary sewer connections, separate water meter by EBMUD and water line connections, and overhead electrical connections. The units are equipped to have locking doors controlled by an electrical timer for night time security.
- ◆ **Perimeter Safety Fencing.** Chain link fencing at the north, west and south perimeter will deter access to the adjacent highway, secure the site and allow for future phase construction. Existing site fencing may be re-used as part of the project. Double gate access points have been added at the north and south sides of the park. These access gates will allow for maintenance trucks and mowers from the south side to enter the park. In addition there is the potential to maintain public access from an informal path from the corner of Cleveland and Washington.
- ◆ **Pierce Street Sidewalk.** A sidewalk will be constructed on the west side of Pierce Street at the back of the existing curb. This location allows for a wider multi-use field and ample space to accommodate the children's playground at the base of the 3:1 slope further north to provide a greater buffer between the location of the playground and adjacent residential properties. In addition, AC Transit intends to relocate the southbound bus stop approximately 120' north of the Calhoun intersection on the new sidewalk.

- ◆ **Pierce Street Entry Plaza.** A small gathering space is centrally located to take advantage of views over the highway to the Golden Gate Bridge. Several benches, bike racks and a trash can are included in the park plaza. Small canopy trees allow visual access from the site, but will not hinder views from the elevated residential homes across the street. Additional design development will include a park entry sign within the plaza.
- ◆ **Pierce Street Traffic Calming.** A raised crosswalk with ADA curb ramps on both sides of the street will help to calm traffic on Pierce Street. The location is north of the Phase 1 of the park and will help to slow traffic in the area. Signage and traffic calming cues will be further developed. In addition, potential improvements for a high visibility crosswalk and ADA curb ramp improvements are included in the design at Pierce Street and Calhoun intersection.
- ◆ **Pierce Street Parking.** The plan allows for re-stripping of the roadway to better align existing curb to curb width available for two travel lanes and parallel parking on the east side of the street. Shifting the travel lanes to the west will allow for 8' wide parallel spaces on the residential side of the street. Currently restricted parking on the west side of the street will be maintained; however the 35% plans include a wide pull-out for one ADA parking stall and access ramp. Additional two spaces could be metered parking or reserved for a loading and unloading zone striped and signed accordingly.
- ◆ **Park Site Furnishings.** In addition to the Pierce Street entry features of two bike racks, three benches and a trash receptacle, site amenities within the park include picnic tables and trash can near the restroom facility and playground. A seat wall in the playground provides additional seating adjacent to the playground.
- ◆ **Landscaping, Erosion Control and Hydro-seeding.** The Phase 1 35% Design Development does not include irrigation. The hillsides will go dormant in the summer and will resemble a regional open space meadow and not a green city park. The entire graded site will be hydro-seeded with native wildflowers and grasses. Areas outside of the multi-use field area will be seeded with a native mix that includes yarrow, poppy and lupine as well as native California grasses such as rye, brome, barley and fescue. It is likely that the site will naturalize but invasive weeds will be inevitable. Native oaks and redbuds are included within the park site, as well as pockets of landscape plantings that will be irrigated with supplemental irrigation packs; once established these species should survive without irrigation.
- ◆ **Multi-use Field.** A multi-use field with dimensions over 150' in length by 105' in width will accommodate passive recreational play. The Phase 1 35% Design Development does not include irrigation. The site will be graded to accommodate Phase 1 and hydro seeded with native grasses. The area for the multi-use field will be seeded with a drought tolerant native grass blend, but the lack of an irrigation system will make it difficult for any turf type planting to establish, and all species will go dormant in the summer dry months. The timing of any seeding of the site would depend on seasonal rains for establishment, it is likely that the multi-use area will be more of a seasonal meadow and not suitable for active play and/or recreation in the first phase.

The 35% Design Development documents estimate construction costs at 1,067,257 (including contingency and soft costs). The estimate is over the \$1 million budget approved for the park, however additional elements have been included in phase 1 such as the ADA parking and additional traffic calming features. Next steps for the project will be to move forward with construction documents for further refinement and implementation of the Phase 1 master plan.



PIERCE STREET PROJECT 35% Design Development

City Of Albany

10-Oct-13

Item Description	Quantity	Unit	Installation Cost	Unit & Cost
PHASE 1: Revised Phase 1 Pierce Street Park Design				
01- GENERAL REQUIREMENTS				\$ 67,000
Mobilization	1	LS	\$45,000.00	\$ 45,000
Traffic and Pedestrian Control	1	LS	\$5,000.00	\$ 5,000
Prepare Storm Water Pollution Prevention Plan	1	LS	\$5,000.00	\$ 5,000
Implement Storm Water Pollution Prevention Plan	1	LS	\$5,000.00	\$ 5,000
Survey Staking and Layout	1	LS	\$7,000.00	\$ 7,000
03- CIP CONCRETE				\$ 17,350
Concrete Seatwalls in Play Area	52	LF	\$150.00	\$ 7,800
Concrete Curb/Mowband 6"	200	LF	\$20.00	\$ 4,000
Concrete Mowband 10"	72	LF	\$25.00	\$ 1,800
Curb & Gutter (Pierce Street)	125	LF	\$30.00	\$ 3,750
05- METAL FABRICATION				\$ 31,920
Skate Stops	1	LS	\$2,500.00	\$ 2,500
6' Chain Link Fence (Galvanized)	723	LF	\$40.00	\$ 28,920
Double Gate Access	1	LS	\$500.00	\$ 500
10- SIGNAGE				\$ 2,000
Pierce Street Park Entry Sign	1	EA	\$2,000.00	\$ 2,000
12- SITE FURNISHINGS				\$ 115,900
Recycling & Trash Receptacles	2	EA	\$1,500.00	\$ 3,000
Bike Racks	2	EA	\$500.00	\$ 1,000
Boulders	12	EA	\$200.00	\$ 2,400
Bench	4	EA	\$2,500.00	\$ 10,000
Picnic Tables (accessible picnic table incl.)	3	EA	\$1,500.00	\$ 4,500
Play Structure (2) (2-5 year old and 5-12)	1	LS	\$95,000.00	\$ 95,000
13- RESTROOM				\$ 91,000
Restroom (restroom, shipping & handling)	1	LS	\$55,000.00	\$ 55,000
Restroom Installation	1	LS	\$36,000.00	\$ 36,000
22- PLUMBING				\$ 38,006
Facility Sanitary Sewer: PVC Pipe 4" lateral	150	LF	\$70.00	\$ 10,500
Water Distribution Piping: 1" Water Service Line and Laterals	80	LF	\$30.00	\$ 2,400
Water Valve Box POC	2	EA	\$200.00	\$ 400
Raise Water Valve box to grade	1	EA	\$100.00	\$ 100
5/8" Meter from EBMUD				
Installation fee	1	LS	\$1,114.00	\$ 1,114
waste water charge	1	LS	\$1,200.00	\$ 1,200
System Capacity Charge	1	LS	\$22,260.00	\$ 22,260
Account fee	1	LS	\$32.00	\$ 32
26- ELECTRICAL				\$28,250
Electrical Service to Restroom Building, Site Lighting and Irrigation	1	LS	\$10,000.00	\$ 10,000
Main Service Electric Meter Center and Socket 100Amps; Distribution Panel-100Amps, 120/240VAC; Timeclock	1	LS	\$7,500.00	\$ 7,500
PG&E Service Termination Box	1	LS	\$5,000.00	\$ 5,000
Underground Electrical Conduit (direct buried) including trenching, back filling — 2 inch PVC for Utility Service	100	LF	\$12.50	\$ 1,250
600Volts Wires, Copper, Type THHN	1	LS	\$2,500.00	\$ 2,500
Grounding System	1	LS	\$2,000.00	\$ 2,000
31- SITE CLEARING AND DEMOLITION				\$ 26,950
Clearing and Grubbing	110,000	SF	\$0.15	\$ 16,500
Tree Protection Fencing	150	LF	\$3.00	\$ 450
Demo Tree	4	EA	\$650.00	\$ 2,600
Demo Curb & Gutter	150	LF	\$10.00	\$ 1,500
Demo Asphalt	400	SF	\$3.50	\$ 1,400
Grind Asphalt	1000	SF	\$2.00	\$ 2,000
Misc Demolition	1	LS	\$2,500.00	\$ 2,500

*Note: Cost Estimates are conceptual in nature and are subject to change.

DRAFT COSTS

35% Construction Documents

October 10, 2013

**Design Development and investigation will increase or decrease estimated unit costs and quantities.

31- EARTH MOVING				\$ 134,250
Cut and Fill	2,600	CY	45.00	\$ 117,000
Aggregate Base under Safety Surfacing	45	CY	\$50.00	\$ 2,250
Modification to Caltrans Embankment Confining System (ECS)	1	LS	\$15,000.00	\$ 15,000
32- PAVING				\$ 122,871
Sidewalk & Plaza Along Western Side of Pierce St	3,010	SF	\$8.00	\$ 24,080
Asphalt Paving at Pierce Street	982	SF	\$6.00	\$ 5,892
Asphalt Entry Pathway to Playground	3,545	SF	\$6.00	\$ 21,270
Metal Header @ Asphalt pathway & Mulched trees	1,609	LF	\$5.00	\$ 8,045
Concrete Pathway in Playground	1,048	SF	\$8.00	\$ 8,384
Synthetic Safety Surfacing	2,437	SF	\$14.00	\$ 34,118
Curb Ramp	2	EA	\$2,000.00	\$ 4,000
ADA Rased Domes	110	SF	\$40.00	\$ 4,400
Raised Crosswalk, Traffic calming signage	1	LS	\$8,000.00	\$ 8,000
Concrete Foundation and Restroom Entry	382	SF	\$8.00	\$ 3,056
Decomposed Granite at bathroom maintenance & surround	271	SF	\$6.00	\$ 1,626
32- ROADWAY SIGNAGE				\$ 14,200
Project Information Signs	1	LS	\$5,000.00	\$ 5,000
Construction Area Signs	3	EA	\$250.00	\$ 750
4" Yellow Thermoplastic Traffic Stripe (Broken)	500	LF	\$1.50	\$ 750
8" White Traffic Stripe	100	LF	\$4.00	\$ 400
12" White Traffic Stripe (Cross Walk/Limit Line) (Mid Block & Calhoun)	400	LF	\$5.00	\$ 2,000
Thermoplastic Pavement Marking	200	SF	\$6.00	\$ 1,200
Pavement Marker (Retro-Reflective)	60	EA	\$10.00	\$ 600
Reset Signs	1	LS	\$500.00	\$ 500
Sign on Single Post Support (No Parking, Ped Signs)	4	EA	\$500.00	\$ 2,000
Curb Painting (No Parking/ADA)	1	LS	\$1,000.00	\$ 1,000
32- PLANTS				\$ 57,962
Fine Grading and Soil Prep (Multi-use Field Area)	41,820	SF	\$0.35	\$ 14,637
Hydroseeded Multi-Use Field Area	41,200	SF	\$0.25	\$ 10,300
Erosion Control & Hydroseed Graded Area	62,000	SF	\$0.25	\$ 15,500
15" Gal Trees	15	EA	\$150.00	\$ 2,250
24" Box Trees	10	EA	\$275.00	\$ 2,750
Sheet Mulch (Cardboard & 3" Mulch) (Trees & Planted Areas)	644	SF	\$1.25	\$ 805
Landscaping (DeerGrass, Drought Tolerant etc)	620	SF	\$6.00	\$ 3,720
Irrigation Supplement at each tree and landscape (3x for 9 months)	2,000	EA	\$4.00	\$ 8,000
33- STORM UTILITY DRAINAGE PIPING				\$ 17,400
Adjust Storm Drain Structure to Grade	2	EA	\$1,500.00	\$ 3,000
Adjust SSMH Cover to Grade	2	EA	\$1,000.00	\$ 2,000
Adjust SDMH Cover to Grade	1	EA	\$1,000.00	\$ 1,000
Modify Drainage Inlet to new Storm Drain Manhole	1	EA	\$2,000.00	\$ 2,000
Remove SD Inlet	1	EA	\$500.00	\$ 500
Remove 12" RCP	140	LF	\$25.00	\$ 3,500
Perforated Pipe (Swales, rain gardens and retaining walls)	80	LF	\$30.00	\$ 2,400
NDS 9" Area Drain	2	EA	\$500.00	\$ 1,000
Play Area Drainage	1	LS	\$2,000.00	\$ 2,000
			Subtotal	\$ 765,059
			Engineer's Estimate Contingency (20.0%)	\$ 153,012
			Subtotal-Construction	\$ 918,071
			Landscape Architect Design (10.0%)	\$91,807
			Project Management (City) (4.0%)	\$36,723
			Public Art/Fountain Design (1.75%)	\$16,066
			Utility Fees/Permits (0.5%)	\$ 4,590
			Subtotal-Soft Cost	\$149,187
Phase 1: Total Cost				\$ 1,067,257

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