

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

Agenda date: July 21, 2008

Reviewed by: BP

**SUBJECT:** Approval and Acceptance of Contract, 2007 Park Renovation Projects-  
Memorial Park and Ball Fields

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

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**RECOMMENDATION**

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.

**BACKGROUND**

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. The contracts were executed on April 18, 2007. On June 16, 2008, the Council accepted the Ocean View Park project as complete. However, because of irrigation issues still pending with the ball field, staff suggested that acceptance of the Memorial Park Project be deferred in order to review the irrigation system. Specifically, some areas of the turf were turning brown where there was either inadequate sprinkler coverage or insufficient amounts of water being discharged. Thus the City Council continued this item to the July 21, 2008 meeting.

**IRRIGATION SYSTEM DISCUSSION**

Following the June 16 Council meeting, staff evaluated the watering schedule at the controller, and concluded that it was a sprinkler problem that arose from poor station settings. Between the time the City first tested the system, and recently reevaluated it, it was found that either stations had been turned off, or watering was occurring for only a minute. Therefore the timing was adjusted, and within the subsequent two weeks, the field has “greened up” considerably.

With regard to water pressure, the plans contain a note that the irrigation system design be based on a water pressure of 84psi (pounds per square inch), and call for a confirming pressure test. A confirming water test was not done during construction, and Hanford ARC built the system per the plans. A subsequent test indicated that water pressure at the

meter is 59psi, and upon closer examination of the design, it is apparent that the system was designed (and built) for 50psi water pressure at the heads, with a combined (5 or 6 head) flow rate of 50gpm. In evaluating the individual irrigation lines, the water pressure at the heads should be approximately 53psi, with a combined flow rate of about 47.5 gpm (5 heads) to 57 gpm (6 heads). Thus with sprinkler head spacing of 50 feet, the irrigation should function entirely satisfactorily, and the pressure is a non-issue in the irrigation of the turf.

The sprinkler heads at the large infield designed for dust control were specified to be the same type, however some of the rotors were spaced about 80 feet apart and were all controlled by a single valve. City staff contacted D&H Landscaping to look at the system, which recommended splitting the system around the infield into two stations and adding a few more rotors to provide for the full coverage of the infield. The City elected to do this work with D&H, a local contractor, because the repair would be less expensive in that Hanford ARC had already demobilized from the field. If these problems had been noticed when Hanford ARC was still at the site, a change order would have been prepared and the corrections made at an additional cost to the City, as expected. In reprogramming the system, staff asked D&H to change the lock on the controller to allow only the City Public Works division to access the system, and thereby make adjustments at this time.

As a precaution, a water application test will be done on the weekend of July 20, where D&H will measure the actual quantities of water being delivered at a number of locations. This test could not be done before July 20 due to the intensive use of the park at this time of year. Staff expects the results to support the conclusions indicated above, but if this is not the case, staff could either retain the funds until satisfied or recommend that the project acceptance be held over. Because the Council will not be meeting in August, the next opportunity for acceptance would be in September. The Contractor has finished building the park per plan and staff believes that it would be unfair to the contractor to make them wait such an extended period of time. Lack of acceptance ties up the contractor's bonding capacity, and precludes the City from releasing the remaining contract retention.

The irrigation issues have been evaluated, and it has been concluded that when adjusted properly, the system functions well, and the project should now be accepted. The Notice of Completion is attached, as is the resolution accepting the project and directing the City Clerk to file the Notices of Completion.

### **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 Assessment District Funds, and StopWaste.org, are being completed under budget as was presented in the staff report of June 16, 2008.

#### Attachments

1. City Council Resolution No. 08-26
2. Notice of Completion for Memorial Park