



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

Agenda Date: November 18, 2024
Reviewed by: NA

SUBJECT: Annual Sidewalk Rehabilitation Program (CIP No. 22000) Phase 9 –
Contract No. C24-24 Closeout and Filing of Notice of Completion

REPORT BY: James Cirelli, Associate Engineer
Allison Carrillo, CIP Manager
Devora Zauderer, Public Works Program Manager
Mark Hurley, Public Works Director

SUMMARY

Construction of Phase 9 of the Sidewalk Rehabilitation Program (Project), Contract No. C24-24, is complete. Staff recommends that the Council authorize the City Manager to approve to accept the improvements and file the Notice of Completion. No budget adjustments are needed at this time.

STAFF RECOMMENDATION

That Council adopt Resolution No. 2024-80, authorizing the City Manager to:

1. Accept the improvements completed in Contract No. C24-24; and
2. File the Notice of Completion with the County Recorder's Office.

BACKGROUND

In June 2016, the City Council adopted a new Sidewalk Repair Policy and placed a tax measure to fund sidewalk repair and replacement on the ballot. Albany voters approved this tax measure, Measure P1 in the November 2016 General Election, with collection of the tax to run for ten years. The Annual Sidewalk Rehabilitation Program (CIP No. 22000) was concurrently established to formalize this investment into a systematic approach to sidewalk repair in Albany. The Council recently adopted updates to the Sidewalk Repair Policy on June 17, 2024 in preparation for proposed updates to the Sidewalk Parcel Tax on the November 2024 ballot. The current policy can be found on the City's [Sidewalk Program webpage](#).

Measure P1 as adopted in 2016 provides funding for repairs and includes a structure for staff to develop prioritization criteria which is then approved by the Transportation Commission. These criteria initially prioritized surveyed sidewalk issues within the Priority Sidewalk Network as identified in the Active Transportation Plan (ATP Network). In December 2020, the Transportation Commission approved modified repair prioritization criteria, where severe sidewalk issues were given higher priority regardless of location, followed by moderate issues

within the ATP Network. Updated prioritization criteria were approved again by the Transportation Commission in January 2022. This adjustment to the criteria was driven by a 2021 comprehensive Citywide sidewalk survey, funded using Alameda County Transportation Commission funds, which was used to compile a geographic information system database, allowing for an updated data-driven process to scope future repair locations. Phase 5 through Phase 8 prioritized repairs at the most hazardous locations identified from the sidewalk survey. Upon completion of Phase 5 through Phase 8, staff prepared modified repair prioritization criteria for recommendation to the Transportation Commission, which continued to utilize a data-driven process to scope future repair locations. In April 2024, the Transportation Commission approved updated prioritization criteria and recommended that the City Council authorize construction of the Phase 9 Project.

On July 1, 2024, the Council authorized the award of Contract No. C24-24 to Aris Concrete Contractor Inc. (Arias) for construction of the Project for the not-to-exceed amount of \$140,750.00 (Resolution No. 2024-57).

On October 31, 2024, the City Manager executed Contract Change Order #1 (CCO#1) for sidewalk repair at 1402 Solano (a special access needs issue reported after contract award) and for final quantity adjustments.

DISCUSSION

Arias started construction of the Project on August 15, 2024 and achieved substantial completion on September 27, 2024. The completed work includes:

- Rehabilitation of approx. 5,500 square feet of sidewalk; and
- Removal of approx. 100 square feet of sidewalk concrete to expand permeable surfaces for tree basins and planter strips.

The Project ultimately included sidewalk rehabilitation at a total of 40 locations; three locations were unresolved critical repair locations and two locations were special access needs issues. The Project is now complete and a Notice of Completion is required to be filed with the Alameda County Recorder's Office. The final contract amount of Contract No. C24-24 is \$157,140; refer to Attachment 2 for further information.

SUSTAINABILITY CONSIDERATIONS

The Project improved walkability, which is one of the City's sustainability goals. Sidewalk improvements afford greater mobility by disabled persons, strollers, and able-bodied persons in general. This promotes non-motorized travel, thereby reducing air emissions. The Project also supported goals adopted in the Active Transportation Plan.

SOCIAL EQUITY AND INCLUSIVITY CONSIDERATIONS

The Project has improved sidewalk conditions, which enhances accessibility and walkability within the City. This ultimately allows for greater pedestrian mobility of all ages and abilities, promoting and supporting active transportation.

CITY COUNCIL STRATEGIC PLAN INITIATIVES

This Project supported Goal 1 and Goal 3 of the City Council’s Strategic Plan.

Goal 1: Advance Climate Action & Adaptation

The City’s Climate Action & Adaptation Plan serves as an instructional plan that identifies programs and projects that are intended to reduce greenhouse gas emissions, as well as measures to adapt to climate change impacts. Transportation is identified as the highest source of greenhouse gas emissions in Albany and increasing active transportation, such as walking, is a priority. This Project improved sidewalk conditions, which enhances accessibility and walkability within the City.

Goal 3: Promote Streets that Support Safety & Transportation Mobility Options

The City’s Local Roadway Safety Plan in connectivity with the Active Transportation Plan (ATP) help guide transportation and mobility enhancement projects within the City. The ATP identifies upgrading sidewalks, as was performed under this Project. In addition, sidewalk improvements afford greater mobility by disabled persons, strollers, and able-bodied persons in general, promoting active transportation (i.e. non-motorized travel).

FINANCIAL CONSIDERATIONS

The Project is primarily funded as part of the City’s Annual Sidewalk Rehabilitation Program (CIP No. 22000). The current budget for this program was approved by Council as part of the City’s Capital Improvement Program in November 2020 (Resolution No. 2020-108) with additional appropriations from Sidewalk Parcel Tax reserves in April 2023 (Resolution No. 2023-18a), November 2023 (Resolution No. 2023-73), and July 2024 (Resolution No. 2024-57).

The following table details Contract No. C24-24 expenditures and changes:

Project Expenditures	Cost
Base Contract (C24-24)	\$ 140,750
Contract Change Order #1	\$ 16,390
Total Construction Contract Expenditures	\$ 157,140

The Project predominantly utilized funding from the Annual Sidewalk Rehabilitation Program (CIP No. 22000). Costs for the special access needs repair under CCO#1 utilized operating budget funds appropriated previously for the Public Works Public Right of Way Maintenance Program in the amount of \$4,505.50. Project expenditures are outlined in further detail in Attachment 2 to this report.

The following table details the total appropriated budget and funding sources for the **Annual Sidewalk Rehabilitation Program** (CIP No. 22000) to date:

Funding Source	Appropriations
Measure P1 Sidewalk Parcel Tax (1305)	\$ 1,328,000

As of November 8, 2024, the City has spent or encumbered the remaining appropriated Annual Sidewalk Rehabilitation Program budget. Staff will recommend additional budget appropriations to accompany upcoming projects.

Attachments

1. Resolution No. 2024-80
2. Final Project Budget Summary
3. Notice of Completion
4. Map of Sidewalk Repair Program Locations
5. Pre- and Post-Construction Photos at Several Project Locations

FINAL PROJECT BUDGET SUMMARY
SIDEWALK REHABILITATION PROGRAM (CIP No. 22000)
PHASE 9

Project Budget

• Measure P1 Sidewalk Parcel Tax (1305)	\$	154,000.00
• Public Works Operating Budget (Public Right of Way 2124)	\$	4,505.50
Total Approved Budget	\$	158,505.50

Project Expenses

Advertising - Adtaxi | Bay Area News Group

• West Bay Times Publications	\$	711.98
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Construction – Arias Concrete Contractor Inc. (Contract No. C24-24)

• Original Contract	\$	140,750.00
• Contract Change Order #1	\$	16,390.25

Final Contract Cost	\$	157,140.25
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Total Project Cost	\$	157,852.23
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Recorded at the request of:
CITY OF ALBANY

When Recorded, Mail to:
City Clerk
City of Albany
1000 San Pablo Avenue
Albany, CA 94706

(Space Above for Recorder's Use)

NOTICE OF COMPLETION AND ACCEPTANCE OF PUBLIC WORK

Notice is hereby given by the City of Albany, a municipal corporation, located in Alameda County, State of California, with its principal offices at City Hall, 1000 San Pablo Avenue, Albany, CA 94706, of the following:

That it has caused the construction and installation of the following described public work upon the following described real property; and the furnishing of all labor, materials, methods or processes, implements, tools, machinery, equipment, transportation, and services necessary to accomplish same, to wit:

Contract No. C24-24, Sidewalk Rehabilitation Program Phase 9, including, but not limited to, repair of 5,459 square feet of sidewalk, associated mobilization, water pollution control, and traffic control.

That the said City of Albany is in possession of said real property and owns a fee simple estate or an easement for public use therein.

That said work was done in accordance with plans and specifications therefore approved and adopted by said City of Albany, and said work was done pursuant to a public works contract dated July 2, 2024, duly awarded by said City of Albany to Arias Concrete Contractor Inc., 18 Linford Court, Pittsburg, CA, and was accepted by the City Council of the City of Albany as complete on November 18, 2024.

That the undersigned certifies that he is authorized to and does make this verification on behalf of the City of Albany; that he has read the foregoing notice and knows the contents thereof; and that the undersigned declares under penalty of perjury that the foregoing is true and correct to the best of his knowledge.

Executed on _____, at Albany, California.

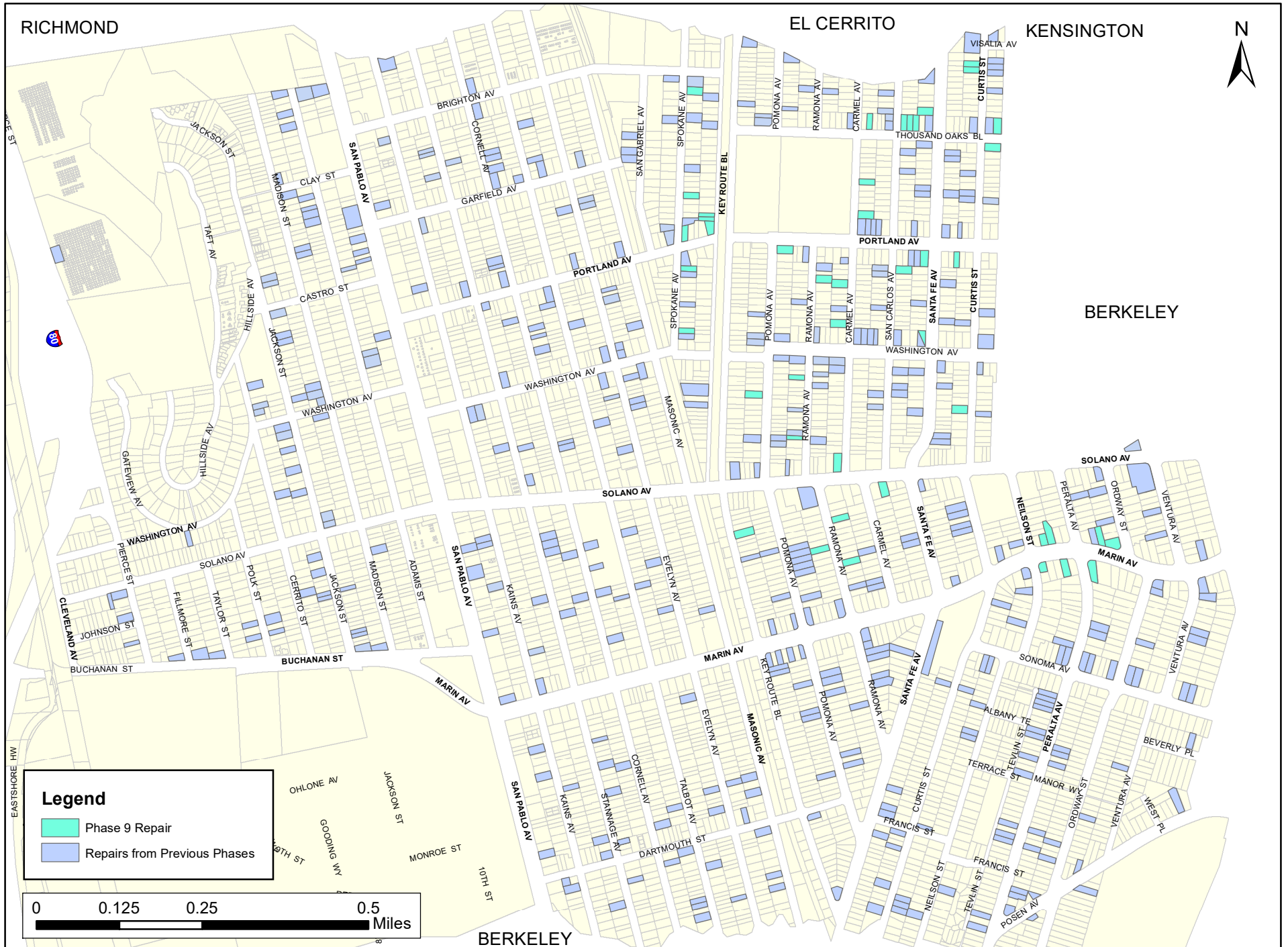
CITY OF ALBANY
A Municipal Corporation

By:

Mark Hurley
Public Works Director
City of Albany



Sidewalk Repair Program



RICHMOND

EL CERRITO

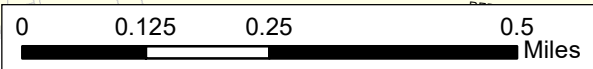
KENSINGTON



BERKELEY

Legend

- Phase 9 Repair
- Repairs from Previous Phases



BERKELEY

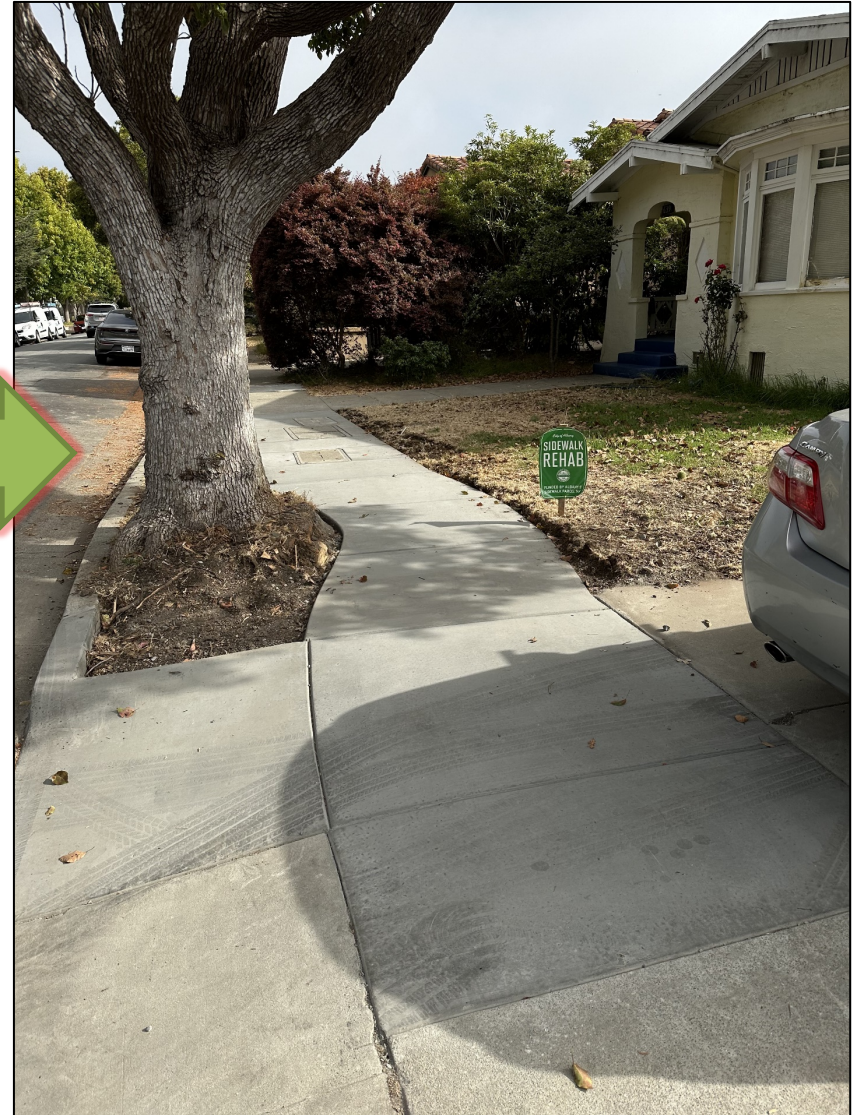


Sidewalk Repair Program – Phase 9

Pre- and Post-Construction Photos at Several Locations

*Construction Contractor:
Arias Concrete Contractor, Inc.*

639 Carmel



824 Curtis



818 Pomona



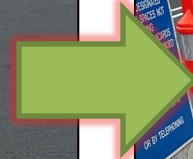
1454 Portland



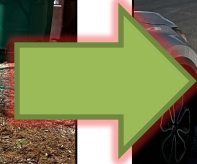
707 San Carlos



1391 Solano (on Carmel)



1441-1445 Thousand Oaks



1447 Washington (on Santa Fe)

