

CAPITAL IMPROVEMENT PLAN DISCUSSION

1. INTRODUCTION

The goal of this document is to provide a guide to the capital improvement project activity going on throughout the City. The CIP is organized by the following project categories:

- Parks
- Street Projects
- Building Facilities
- Sewer Projects
- Storm Drain Projects

This discussion section of the CIP provides a comprehensive view of all active capital improvement projects throughout the City over a five-year period, plus recently completed projects. It should be noted that bicycle projects are included in the Street Projects category. Following this discussion of capital projects is a summary of capital project expenditures, followed by schedules of each project with its 5 year projected costs and timeline. The final schedule in the CIP is a summary of active and completed projects that are totally or partially funded by the 2002 bond measure (Measure F).

2. SUMMARY OF PROJECTS

CURRENT PROJECTS, active and proposed

Parks:

1. Ocean View Park Improvements – 2008 (P13)

Upgraded infrastructure and landscaping including field lighting upgrades, resurfacing of pathways, new picnic area, new play apparatus, new restroom building, new backstop, bleachers and other minor field improvements, and a new community garden area.

2. Terrace Park Improvements – 2008 (P39)

Renovation project included drainage system, picnic area, new restroom building, repaving of the basketball court and pathways, and landscaping upgrades.

3. Memorial Park – Phase II - 2008 (P50)

Upgraded infrastructure and landscaping on the north side of the park, including renovation of entry promenade, new landscaping, trees, perimeter sidewalk improvements, drainage, irrigation system and turf improvements. Replaced all ball field elements and fencing, picnic area improvements, signage, benches and other amenities.

4. Albany Hill Trail Easement (P36)

Upgrade the existing trail from Creekside Park to the top of the hill. Secure a trail access to Pierce Street via the undeveloped property on the west side of the hill, and/or through easements or other agreements.

5. Creekside Park (P37)

Install signage, benches and vegetation management and consider the feasibility of a connection across Cerrito Creek to link with the Cerrito Creek Bay Trail connector.

6.

Pierce Street Park (P07)

Pursue acquisition of the site from Caltrans, design park, and develop site into a neighborhood park. Actual park amenities will be determined through the public process.

7. Waterfront Trail Improvements (P40)

Install improvements including drinking fountain, additional landscaping, and outdoor education seating area including tables and benches. Replace above ground irrigation system with belowground system. No time frame or budget at this time due to potential of future funding. Note: A portable toilet was installed by East Bay Regional Park District and Albany Public Works; maintenance being carried out by EBRPD.

8. Albany Pre-school Seismic Improvements (P29)

Seismic modifications to the City owned building located at 850 Masonic Avenue that houses the Albany Pre-School Program. Improvements are to be completed in 08-09.

9. Veterans Memorial Building (P30)

Pursue possible acquisition of the building from Alameda County. If acquired, complete repairs/upgrades necessary to retrofit the building for a community recreation center.

10. Ohlone Greenway Concept Design (P56)

Develop a master plan for the Ohlone Greenway. Because of the 2009 BART seismic retrofit of the columns, the city's consultant and Park and Recreation Commission are focusing on the bicycle/pedestrian trail and a planting plan (i.e., areas most affected by BART's project).

11. Ocean View Sports Field Improvements (P59)

Ocean View Sports Field Improvements include adding batting cages and a bullpen outside the ball field fence on the first base side, transforming a storage area into a snack shack, adding foul ball netting to the backstop, and installing an electronic wireless scoreboard.

Street Projects:

1. Access Ramps Citywide (P27)

Modified access ramps at Masonic and Marin Avenues in 2007. Construct approximately 40 access ramps citywide in 08-09 using CDBG funds. (Pierce Street access ramps are included in the Pierce Street Rehab project.)

2. Buchanan Street Bicycle Project (S42)

Design bike route along Buchanan St. (Class I or II) between San Pablo Avenue and the Buchanan Street pedestrian/bicycle overcrossing. Prepare 35% plans and perform environmental work in 08-09; implementation pending funding.

3. Cerrito Creek Bicycle Path (S48)

Construct a Class I bicycle path generally abutting the Pierce Street sound wall. Design this first phase in 08-09; construction to begin in 09-10.

4. Eastshore/Buchanan Signals (Q13)

Make determination whether to install traffic signal and related interconnections at the intersection of Eastshore Frontage Road and Buchanan Street, at this time. Pre-design study for Caltrans approval was completed in 2006, and has been under discussion with Caltrans for more than two years. If approved, completion expected in 08-09.

5. Marin Avenue Reconfiguration (P33)

Minor adjustments will be made in 08-09 per prior review and approval. Determination to be made in 08-09 whether to pursue Phase II which includes hardscape improvements (e.g., bulbouts, medians). If approved, design could begin in 08-09, and constructed in 09-10.

6. Stop Signs/Red Curbs/Speed Humps (S45)

Installed speed humps at Sonoma/Ventura in 2006.
Install speed humps on Ordway and Carmel streets in 08-09.

7. Traffic Calming – Speed Treatments (S46)

Convert Adams to two-way from Buchanan to just north of Clay and convert Kains to two-way between Marin to Brighton avenues. Conduct public process in 08-09; convert in 09-10. A preliminary plan for realignment of Buchanan merge was completed in 07-08; construct in 08-09 if funding becomes available.

8. Pierce Street Rehabilitation Project (P51)

Rehabilitate Pierce Street pavement from Buchanan St. to the city limit including cross walk and access ramp improvements. Construction of a Class I bike path is proposed along the Caltrans soundwall (see Cerrito Creek bicycle path). Design and construct street rehabilitation project in 08-09 and 09-10.

9. Sidewalk Repairs (P42)

Conduct pilot residential sidewalk repair program in and around the Marin Avenue area whereby city performs work and property owners reimburse City for actual construction. Pilot program to begin in 2008-09; Citywide sidewalk repair program (to reimburse a portion of the repair when a city street tree is involved) continues annually, as funding allows.

10. Pavement Resurfacing – Citywide (S20)

Provide Street Pavement rehabilitation/reconstruction in accordance with Pavement Management System recommendations. Projects to be completed yearly as determined by priority and funding.

11. Buchanan Jackson Traffic Signal and Access Ramps (P57)

Install new traffic signal at Jackson and Buchanan; install access ramps at Madison and Solano; add striping along school route to Ocean View School. Improvements to be completed in 08-09.

Building Facilities:

1. Civic Center Project (S01)

Seismic retrofitting of Fire, Police, and City Hall facilities; renovation of FD dormitory wing and PD interior. New roof and heating throughout required as part of seismic work. Temporary relocation of police, fire and other city services. Construction began in 2008.

2. Maintenance Center (P19)

Pursuing acquisition of property on Cleveland Avenue to allow lease funding to be used for permanent ownership.

3. Senior Center (P43)

Install a new roof and new air conditioning/heating system at Senior Center. Improvements to be completed in 08-09.

4.

Community Center Repairs (P44)

Repair tower structural damage.

5. Fire Engine (Q36)

Purchase new Pierce PUC (pump under cab) engine and reduce the 1994 Pierce engine to reserve status.

Sewer Projects:

1. Sewer Compliance Program – General (P20)

This is a long-term project to correct failing sewer lines throughout the City, in accordance with the Sewer Compliance Plan. Project P20 is used to record expenditures that are common to the entire sewer system.

2. Sewer Compliance Program – North of Brighton (P48)

The North of Brighton easement sewer is part of the long-term project to correct failing sewer lines Citywide in accordance with the Sewer Compliance Plan.

3. Sewer Compliance Program – East Albany Hill Sewers (P49)

The East Albany Hill sewer is part of the long-term project to correct failing sewer lines Citywide in

4. Sewer Compliance Program – Madison-Polk Sewers (P58)

This is a long-term project to correct failing sewer lines throughout the City in accord with the Sewer Compliance Plan. This project will replace/rehabilitate the sewers in Madison from Solano to Washington, and in Polk from 200 feet north of Buchanan to Solano.

Storm Drain Projects:

1. Codornices Creek at Creekside Apartments (P21)

Finalize design and engineering plans for Codornices Creek, between Kains and San Pablo Avenues, adjacent to the Creekside Apartments during 08-09 and 09-10. Seek implementation funding.

2. Codornices Creek – Lower (SPA to UPRR) (P22)

Restore Phase III of Codornices Creek between 6th to 8th Streets during 08-09 and 09-10.
[UNBOLD]

3. Neilson Storm Drain (T01)

Storm drain installation under Neilson Street being constructed in summer-fall 2008 to address chronic drainage problems in 1000 block of Curtis and Neilson streets.

4. Storm Drain Program (T02)

Correct miscellaneous storm drainage-related nuisances (e.g., ponding, inadequate gutter capacity) citywide during 08-09 through 12-13 using Measure F-06 funding.

COMPLETED PROJECTS

Parks:

1. Memorial Park Phase I (P04)

Upgraded infrastructure and landscaping on south side of park, including play structure, entry promenade, trees, sidewalk, drainage, irrigation and turf.

2. Dartmouth Tot Lot (S61)

This included repair of the drinking fountain and other miscellaneous upgrades.

3. Ohlone Greenway Lighting – 2007 (S62)

Installed light fixtures on the underside of the BART tracks to replicate the existing lighting installation along the BART tracks in El Cerrito.

Street Projects:

1. Ohlone Greenway Bike Path – 2007 (S43)

Realigned bicycle paths under the BART tracks at the Washington and Portland intersections.

2. Street Medians (P32)

Improved Buchanan Street medians in 05-06. Final section of landscaping was installed and irrigation repaired for Buchanan Street medians, from Jackson to San Pablo Avenue in 2008.

3. Bike Path under I-80/580 – 2006 (S41)

Constructed bicycle/pedestrian path under I-80/580.

4. Sonoma Speed Hump (S49)

Installation of two speed humps on Sonoma Avenue west of Ventura Avenue

Sewer Projects:

1. Madison/Adams Easement Sewer (P46)

Replaced/rehabilitated easement sewers between Madison and Key Route (06-07).

2. Pomona/Key Route Easement (P47)

Replaced/rehabilitated easement sewers between Pomona and Key Route (06-07).

3. Cleveland @ I80 Sewer (P52)

Rehabilitated failed sewer the runs between Cleveland and Pierce streets (06-07)

4. Polk-Buchanan Sewer (P53)

Installed relief sewer at Buchanan/Polk to eliminate sanitary sewer overflows (06-07).