

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

Agenda date: February 17, 2009

Reviewed by: BP

Subject: Acceptance of the work of Contract 08-20, Site Improvements & CMU Wall @ USPS, Codornices Creek Restoration, Phase III

Report by: Judy Lieberman, Assistant City Administrator
Barry Whittaker, Project Manager

STAFF RECOMMENDATION

Adopt Resolution No. 09-6 accepting the work of Contract 08-20, Site Improvements & CMU Wall @ USPS, Codornices Creek Restoration, Phase III, as complete, and direct the filing of a Notice of Completion.

BACKGROUND

On August 28, 2008 CF Contracting submitted the lowest of 19 contractor bids for the subject work. On September 26, 2008, the City entered into construction contract C08-20 with CF Contracting, Fairfax, CA, in the amount of \$268,911.53 to construct demolish and reconstruct a CMU block wall, including parking lot modifications and improvements, to clear right of way and facilitate the planned subsequent creek restoration project at the site.

On January 29, 2009, a final inspection was undertaken of the improvements constructed under this agreement. Completion of the work was delayed about a month as a result of the early December rains occurring just prior to repaving of the parking lot.

DISCUSSION/ANALYSIS

This project is part of Phase III of an on-going series of projects to renovate Codornices Creek from the UPRR on the west to San Pablo Avenue on the east. The City has a \$2,100,000 grant from the State of CA Resources Agency for the 6th to 8th street section of the creek. This project had as its purpose to clear right of way on the south half of the creek for the upcoming creek project. It involved the demolition and reconstruction of 370 feet of 10-foot tall CMU block wall, parking lot modifications and restriping of the parking lot. As a result of the work the USPS did not lose any parking spaces to the creek project and will dedicate conservation and public access easements over the effected lands. A small work item remains to be done by a separate contractor. Provision was made for a new gate from the USPS parking lot into the creek lands, and an Americans

with Disabilities Act (ADA) compliance concrete ramp at the gate and landing that was not in the plans turned out to be required and is still to be built.

Cost Changes: Only two contract change orders were entered into, both relatively small. The first was issued because the final wall area increased due to agreements between the City and USPS about the line of the top of the wall and the depth of the footing. This change order added \$7,185 for the added wall area. The second was necessitated by the wet soil in the parking lot as a result of the early December rains. Subexcavation and the use of geo-fabric and drain rock below the paving section was needed, at an added cost of \$14,021.91. A third change order was avoided. The contractor provided a price of \$12,500 for the ADA compliant landing and ramp at the gate. The work was not a part of the original contract, so we opted instead to obtain quotes from concrete specialty companies for the work. Berkeley Cement, whose offices are across the street from the USPS site, is doing the work under Purchase Order for \$6,845. Adding this to the contract change orders, the change work represents 10% of the original contract.

SUSTAINABILITY IMPACT

The project will enable the development of a restored creek, habitat, environmental education areas and a bicycle/pedestrian path along the creek and connecting to the Berkeley Bicycle Network.

With regard to protecting the creek from construction activities, the initial work item was to install silt fencing and fiber rolls for management of potential drainage from the work area into the creek. Those facilities have been left in place for the establishment period, and are expected to remain until the primary creek project moves forward on this site later this year. The design of the work preserved as much of the existing improvements as practicable and as acceptable to USPS. The products of demolition (concrete footings, concrete block wall, asphalt paving and base) were hauled to the Dutra crusher site in West Richmond, at the West County Landfill site, where they were crushed and put into re-use as base rock. The base rock used on the project was recycled concrete.

FINANCIAL IMPACTS

This project is funded by a California Resources Agency River Parkways grant (Prop 50). The total cost of the project (not counting staff time); was \$344,000.

CONCLUSION

Overall, the work was completed satisfactorily and staff recommends that the City Council accept the work of Contract C08-20 as complete. Staff of USPS facility was involved throughout the project, inasmuch as the property is in their possession, and we were working under a license agreement from them. They were likewise involved in the final walkthrough on the project.

Attachments

1. Resolution #09-6
2. Notice of Completion and Acceptance of Public Work