



City of Albuquerque

Solid Waste Management Department

Richard J. Berry, Mayor

Interoffice Memorandum

John Soladay, Director

October 6, 2015

To: Stephanie Yara, Council Finance Officer, CPA, CGFM

From: Marco Holloway, Associate Director, SWMD, CCD

Subject: Median Maintenance Program, Updated Median Listing

As of July 1, 2014 the Clean City Division assumed median maintenance responsibility on major arterials city wide. The consolidation of landscaped medians more than doubled Clean City maintenance responsibilities. The majority of FY15 the Clean City Division maintenance efforts were concentrated on the recovery and salvage of the median network that was in poor condition. In the following months Clean City successfully improved the condition of the medians while working to establish a sustainable maintenance program to maintain the medians in top condition and provide quicker response time and improved customer service.

The Clean City Division's FY15 operating budget of \$2.8 million maintains 606.33 acres of developed right-of-way landscape. This equates to a \$4673 per acre for maintenance, repairs, labor, and utilities. An analysis of the 2014 Parks Department contract with Heads Up Landscape Contractors, reflected landscape maintenance costs were \$6,784 per acre, which did not take into account vandalism.

MAN HOURS, STAFFING LEVEL

- Increased division staffing with (20) FTE positions to accommodate Median Maintenance Program. Solid Waste employed a project management team and skilled trade employees to manage and maintain an estimated 26,411,915 square feet or 606.33 acres of improved medians/streetscapes.

The project management team consists of:

- Senior Project Coordinator, Certified Arborist
- Irrigation Program Coordinator, Certified Irrigation Auditor
- Project Coordinator
- Median Supervisor

The professional trades team includes:

- Licensed Journeymen Irrigation Specialists who are all Certified Cross Connection Testers and repairmen skilled in irrigation maintenance, repair, renovation and construction with experience in a variety of irrigation delivery systems.
 - Grounds Maintenance Technicians responsible for mowing, edging, pruning, planting, mulching, fertilization, weed and litter control, and repair activities.
- Clean City dedicates 58% of all man hours to the maintenance and management of developed right-of-way landscape.
 - Projected FY16 man hours will exceed 90,000 hours to maintain and manage the developed right-of-way landscape.

MEDIAN MAINTENANCE PROGRAM ACCOMPLISHMENTS

- Clean City facility was remodeled to accommodate the additional Median Maintenance Program staffing.
- Purchased white fleet, maintenance vehicles and mobile herbicide application equipment necessary for Median Maintenance Program responsibility on major arterials city wide to improve efficiency and effectiveness.
- Purchased and installed Motorola and Rain Bird Central Control irrigation management systems designed to ensure constant, reliable and accurate water usage, while reducing operational costs for the network of irrigated medians citywide and reducing water violations and fines.
 - The automated systems remotely monitor, program, and adjust watering on sites throughout the City.
 - The Central Controls automatically adjusts watering based on weather factors and shuts irrigations systems off in the event of a malfunction.
- Repaired and established radio communications on 116 automated irrigation controllers.
 - The irrigation controllers communicate watering information to the Irrigation Central, which allows Clean City to remotely operate watering systems throughout the City.
- Acquire and implement VUEworks asset management database to track median maintenance program costs maintenance and inventory.
- The Clean City Division has increased total miles cleaned to over 800 miles per month as a result of the Median Maintenance Program for an increase of 9,000 miles cleaned citywide in FY15.
- Assumed maintenance of an additional 652,386 square feet or 14.98 acres of developed and developer abandoned landscape within the right-of-way.
- Implemented procedures for cross connection protection to assure backflow prevention devices are repaired and tested annually to protect the potable water system.
- Installed twenty-eight (28) automated Motorola irrigation controllers to establish communications with Central Control irrigation management system.
- Installed fourteen (14) water meters at unmetered sites to manage constant, reliable and accurate water usage.
- Installed forty-eight (48) backflow prevention devices necessary for code compliance and to protect potable water system.
- Reestablished electrical power to seven (7) developed median sites that were inoperable.

MANAGEMENT

- Developed and implemented median maintenance standards and operating procedures.
- Created employee training matrix to track of all Clean City personnel to ensure all training requirements are met to include but not limited to:
 - Temporary Traffic Control for Supervisors and Crew Leaders
 - NMDA Pesticide Applicator Training
 - Grounds Maintenance Standard Operating Procedures
 - Tree Pruning Certification
 - Chainsaw Safety Training and Certification
 - S.A.F.E. (Safety Awareness for Employees) Weekly Worker Safety Training
 - New Mexico State Journeyman Sprinkler CEU Training
 - ABCWUA Backflow Certification and Repair Training
 - Motorola Central Control Irrigation Management System Training
- Created employee acknowledgment board for employee recognition.
- Implemented work management processes to stream line and standardize communications with supervisors, grounds and other work crews.

- Compiled plant identification catalogue to enable personnel to identify trees, shrubs and grasses in the field.

CONTRACTED MAINTENANCE

- RFB for contracted maintenance of Interstate landscaped areas is in the bid process and is projected to be awarded by end of year 2015.
- Maintenance contract has been awarded for installation and maintenance of seasonal flowers and plants within the City of Albuquerque limits for various locations on median landscaped areas.

PLANNING

- Prompt changes within the DPM language to assure the sustainability of developer built landscaping within the right-of-way.
- Working in conjunction with City Forrester to establish base line response to citizen issues regarding trees, insects, and pesticide applications.
- Participate with New Mexico Department of Agriculture advisory board to develop communication strategies for Middle Rio Grande agencies that apply pesticides.
- Participate in DRC meetings to relay the goals of sustainable median maintenance for future development of COA projects.

IRRIGATION

- Implement android based irrigation monitoring control system
 - The system will allow designated personnel to monitor irrigation events and turn on and off irrigation system from android based devices.
 - Connect irrigation satellite controller to the Irrigation Central Control.
 - Repair and or install flowmeters that will allow the automated controllers to monitor irrigation and shutoff the system in the event of a malfunction.

UPDATED MEDIAN LISTING

CLEAN CITY DEVELOPED STREETSCAPE MAINTENANCE AREA

STREET	ACRES	SQUARE FEET
10th St. Streetscape	0.76	33,000
12th St. Streetscape	0.23	10,019
2nd St. Streetscape	1.37	59,677
3rd St. Streetscape	1.38	60,025
4th St. Streetscape	1.15	50,094
64th St. Streetscape	0.21	9,090
86th St. Streetscape	0.08	3,485
8th St. Streetscape	0.80	35,000
98th St. Streetscape	3.95	172,129
Academy Streetscape	21.25	925,848
Alameda Streetscape	1.15	50,094
Aliso Green Streetscape	0.06	2,538
Americas Parkway Streetscape	2.58	112,200
Amherst Streetscape	0.07	2,941
Arenal Streetscape	1.88	81,893
Atrisco Streetscape	6.30	274,379
Barelas Walkway Streetscape	1.38	60,326
Bataan Streetscape	0.76	33,000
Big I Streetscape	68.50	2,983,860
Broadway Streetscape	7.06	307,501
Burlison Streetscape	1.55	67,548
Candelaria Streetscape	6.13	267,023
Carlisle Streetscape	2.03	88,488
Central Streetscape	30.01	1,307,126
Cesar Chavez Streetscape	3.97	172,801
Coal Streetscape	2.81	122,399
Comanche Streetscape	16.44	716,242
Coors Streetscape	37.81	1,646,849
Copper Streetscape	0.45	19,589
Dellyne Streetscape	0.42	18,480
Eagle Ranch Streetscape	0.58	25,265
Ellison Streetscape	2.70	117,480
Eubank Streetscape	13.09	570,016
Four Hills Rd. Streetscape	0.10	4,356
Gibson Streetscape	14.77	643,342
Girard Streetscape	0.09	4,008
Gold Streetscape	1.11	48,396
Golf Course Streetscape	17.96	782,194
Gonzales Streetscape	2.25	97,802
Griegos Streetscape	0.21	9,066
Hanover Streetscape	0.20	8,712
Harper Streetscape	1.44	62,788
Hunning Castle Streetscape	0.15	6,745
I25 Streetscape	27.96	1,218,035
I-40 Streetscape	19.65	855,954
Indian School Streetscape	0.62	27,007
Irving Streetscape	4.03	175,560
Joseph Baca Streetscape	0.92	40,000
Juan Tabo Streetscape	5.43	236,346

Kayenta Streetscape	0.46	20,099
La Canada Streetscape	1.52	66,000
La Luz de Amistad Streetscape	2.15	93,654
Ladera Streetscape	4.46	194,111
Laguna Streetscape	1.16	50,566
Las Lomas Streetscape	0.07	3,099
Laurelwood Streetscape	2.51	109,502
Layton Streetscape	0.42	18,480
Lead Streetscape	0.71	31,063
Lomas Streetscape	24.51	1,067,738
Louisiana Streetscape	5.32	231,844
Lowell Streetscape	0.42	18,403
Marquette Streetscape	0.04	1,596
Martin Luther King Streetscape	1.92	83,669
Matthew Meadow Streetscape	0.48	20,700
McKinney Streetscape	1.06	46,063
McMahon Streetscape	4.24	184,800
Manual Streetscape	25.36	1,104,819
Dr. Martin Luther King Jr. Streetscape	2.30	100,222
Manzano Court Streetscape	0.05	2,130
Monta Verde Streetscape	0.83	36,051
Montano Streetscape	18.45	803,647
Montgomery Streetscape	3.18	138,521
Oak Streetscape	2.34	102,033
Old Coors Streetscape	3.28	142,956
Old Town Gateway Streetscape	0.46	19,988
Old Town Founders Streetscape	0.03	1,400
Osuna Streetscape	0.76	33,000
Ouray Streetscape	0.86	37,508
Palomas Streetscape	0.28	12,197
Pan American	1.27	55,440
Parkland Green Streetscape	0.12	5,317
Paseo del Norte Streetscape	19.66	856,192
Quincy Streetscape	0.76	33,000
Rancho Bonita Streetscape	0.34	14,810
Ridgecrest Streetscape	1.72	74,965
Rio Grande Streetscape	8.62	375,609
Riva Ridge Streetscape Remediation	0.60	26,136
Sage Streetscape	2.50	108,900
San Mateo Streetscape	24.31	1,059,138
San Pasquale Streetscape	0.53	23,058
San Pedro Streetscape	0.54	23,617
Sasser Green Streetscape	0.50	21,576
Sequoia Streetscape	0.45	19,555
Seven Bar Streetscape	1.24	54,120
Silver Streetscape	1.42	62,072
Southern Streetscape	3.26	142,006
Spain Streetscape	4.18	182,279
Taylor Ranch Streetscape	8.79	382,800
Tower Streetscape	0.44	19,166
Tramway Streetscape	6.99	304,400
Tree of Life Streetscape	0.26	11,326
Union Square Streetscape	0.21	9,082
University Streetscape	9.99	434,953
Unser Streetscape	37.46	1,631,758

Uptown Loop Streetscape	5.22	227,181
Ventura Streetscape	4.90	213,505
Wildflower Streetscape	0.68	29,621
Wyoming Streetscape	5.07	220,849
Yale Streetscape	5.15	224,400
Zearing Streetscape	0.31	13,356
Zuni Streetscape	3.42	149,160
¹ TOTAL	606.33	26,411,915

***As of October 6, 2015.

Note: Median data will continue to be updated as new medians on warranty come online.

¹ Streetscapes installed prior to 2005 were measured in miles. Mileage data was converted based on an average width of 25'. Measurements are based on available data from DMD, Parks, and MRWM Consultant.

****MEDIAN MEASUREMENT CRITERIA FOR UPDATED MEDIAN LISTING**

- The Solid Waste Management Department based early median assessments on centerline landscaped segment only and the existing DMD segment criteria.
- The revised median assessment includes all streetscapes within the right of way.
- We have aligned our measurement criteria with industry standards to better reflect actual square footage, maintenance requirements and costs in lieu of segments.
- A segment is one median separated by roadway on either end. Segment size varies from less than 100 square feet to over 40,000 square feet and using measurement criteria based on segments is not useful in determining maintenance requirements and costs.

MEDIAN AREAS CURRENTLY MAINTAINED BY CONTRACTORS UNDER AN EXTENDED WARRANTY PERIOD

Prototype Medians / Interstate Landscapes Warranties									
Street	From	To	Medians		Contractor	Cost	Complete	Expires	NOTES
			Acres	Miles					
Laguna Traffic Circle, median noses and bulbouts			0.08	0.06	Lee Landscapes	\$65,400	27-Nov-13	27-Nov-15	Extended Warranty Services = \$21.41 per month
Wyoming	Montgomery	Osuna	0.33	0.45	Lee Landscapes	\$167,000	5-Mar-14	5-Mar-16	Extended Warranty Services = \$88.86 per month
	Osuna	Academy	0.46	0.46		\$240,000			Extended Warranty Services = \$81.34 per month
2nd Street	Candelaria	Menaul	0.31	0.60	Lee Landscapes	\$209,100	14-May-14	14-May-16	Extended Warranty Services = \$21.41 per month
Montgomery	Pennsylvania	Louisiana	0.50	0.40	Lee Landscapes	\$236,300	18-Jun-14	18-Jun-16	Extended Warranty Services = \$79.95 per month
	Louisiana	San Pedro	0.38	0.50		\$270,200	30-Jul-14	30-Jul-16	Extended Warranty Services = \$91.37 per month
Eubank	Academy		1.00	0.16	Lee Landscapes	\$279,000	25-Aug-14	25-Aug-16	Extended Warranty Services = \$46.50 per month
Eagle Ranch	Coors	Paseo del Norte	0.58	0.50	Lee Landscape	\$229,100	15-Nov-14	15-Nov-16	Extended Warranty Services = \$38.24 per month
Juan Tabo	Copper	Lomas	0.49	0.24	Lee Landscapes	\$250,600	27-Oct-14	27-Oct-16	Extended Warranty Services = \$41.84 per month
	Lomas	Constitution	0.18	0.46		\$133,250	16-Jan-15	16-Jan-17	Extended Warranty Services = \$22.02 per month
Tower	98th street	90th street	0.44	0.43	Lee Landscape	\$253,970	17-Dec-14	17-Dec-16	Extended Warranty Services = \$42.40 per month
San Mateo	Montgomery	McLeod	0.29	0.52	Lee Landscape	\$222,979	13-Mar-15	13-Mar-17	Extended Warranty Services = \$ per month
			5.04	4.78					

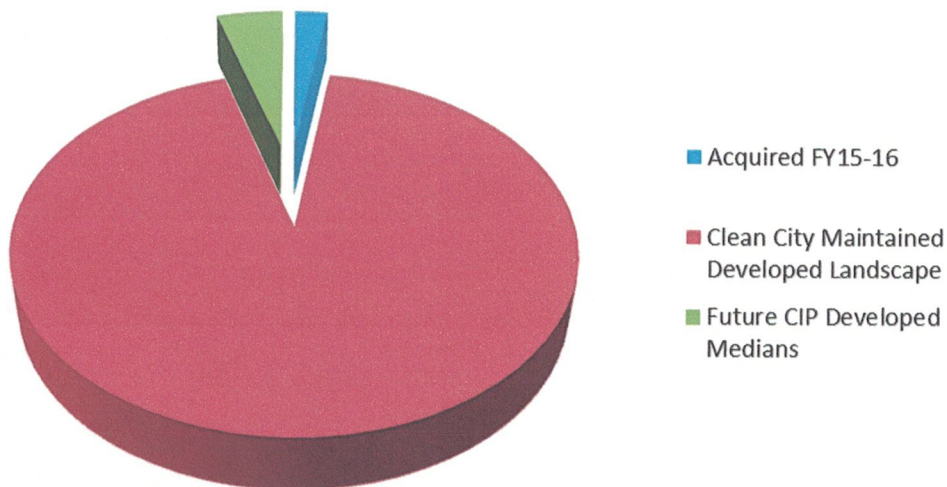
CIP PROPOSED PLAN FOR NEW MEDIAN DEVELOPMENT

The proposed 29.87 acres of new median development maintenance responsibilities will be assumed by the Solid Waste Management Department, Clean City Division.

Subject: Summary of Pending Prototype Median Installations

The summary table below provides information on the number of miles of medians pending installation of prototype landscaping with an approximate cost for installation. This information is approximate as it was determined by a windshield survey conducted by CIP staff. The list includes medians that are currently in construction and are in the planning and design stages. The list also includes medians within State controlled roadways (Coors Boulevard) and those that may be impacted by the proposed bus rapid transit system. Additionally I have attached specific information for medians pending prototype landscaping in each council district.

SUMMARY		
Medians Pending Prototype Landscaping Installation		
District	Approx Miles	Approx Cost
1	5.25	\$3,950,000.00
2	1.00	\$1,000,000.00
3	0.75	\$600,000.00
4	5.87	\$3,653,000.00
5	2.50	\$2,250,000.00
6	2.50	\$2,250,000.00
7	3.25	\$3,100,000.00
8	1.25	\$1,300,000.00
9	3.25	\$2,600,000.00
Multiple	<u>4.25</u>	<u>\$3,650,000.00</u>
	29.87	\$24,353,000.00



Acquired FY15-16 652,386 (14.98 acres)	Clean City Maintained Developed Landscape 26,286,264 (603.45 acres)	Future CIP Developed Medians 1,301,137 (29.87 acres)
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PROPOSED MEDIAN RENOVATION

- Since assuming median maintenance responsibility Clean City has identified a large percentage of medians citywide that are nearing or at the end of their physical life cycle and in need of renovation.
- Currently there is no dedicated funding for renovation and upgrade of median streetscapes. The recent rate increase that was granted to Clean City only allows for continued maintenance of median streetscapes.
- Implementation of a Median Renovation cycle is necessary to address declining median infrastructure.
- Clean City will work through the CIP process in an effort to incorporate the proposed renovation projects into the capital funding cycle.
- The following proposed median renovation summary is our recommendation.

The summary table below provides information on the number of miles of medians in City Council districts in need of renovation. This information is approximate as it was determined by windshield survey conducted by Clean City Staff. Additionally I have attached specific information for medians in need of improvement as part of Clean City Division Sustainable Median Maintenance Program.

SUMMARY		
<u>Proposed Median Renovation</u>		
<u>District</u>	<u>Approx. miles</u>	<u>Approx. Cost</u>
1	1.5	\$768,924
2	1	\$512,616
3	0.5	\$256,308
4	0.25	\$128,154
5	1.5	\$768,924
6	1.25	\$640,770
7	1.25	\$640,770
8	0.75	\$384,462
9	1	<u>\$512,616</u>
Total	9	\$4,613,544

Medians Pending Renovation in Council District 1

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Atrisco	Central	Iliff	1 mile	\$512,616.00
Ladera	72 nd	Unser	1/2 mile	\$256,308.00

Medians Pending Renovation in Council District 2

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
University	Lomas	Central	3/4 mile	\$384,462.00

Medians Pending Renovation in Council District 3

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Old Coors	Central	Bridge	1/2 mile	\$256,308.00
Gonzales	Old Coors	Bataan	1/4 mile	\$128,154.00

Medians Pending Renovation in Council District 4

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Burlison	Quemado	Truchas	1/4 mile	\$128,154.00

Medians Pending Renovation in Council District 5

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Taylor Ranch	Calle Nortena	Homestead	1/2 mile	\$256,308.00
Unser	Bandelier	Irving	1/4 mile	\$128,154.00
Eagle Ranch	Irving	Agate Hills	3/4 mile	\$384,462.00

Medians Pending Renovation in Council District 6

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
San Mateo	Zuni	Gibson	1 1/4 mile	\$640,770.00

Medians Pending Renovation in Council District 7

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Comanche	Wyoming	Moon	1/2 mile	\$256,308.00
Wyoming	Montgomery	Candelaria	3/4 mile	\$384,462.00

Medians Pending Renovation in Council District 8

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Comanche	La Charles	Juan Tabo	1/2 mile	\$256,308.00
Academy	Lowell	Tramway	1/4 mile	\$128,154.00

Medians Pending Renovation in Council District 9

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Approx. Miles</u>	<u>Approx. Cost</u>
Lomas	Eubank	Tomasita	1/4 mile	\$128,154.00
Lomas	Louisiana	Wyoming	3/4 mile	\$384,462.00

TOTAL: 9 miles \$4,613,544.00