

Regnart Creek Trail Privacy Fence Q & A

Below is a list of questions that City staff has received at the recent Regnart Creek Trail Privacy Fence neighborhood meeting held on August 3, and through emails, related to privacy fence improvements for residents along the proposed Regnart Creek Trail. Additional questions will be added as they are received. General questions related to the Regnart Creek Trail project not related to privacy fencing will also be included in the future.

1. LOCATION

Does the fence center lie on the property line or does the fence/post start from the property line?

Fences will be located along property lines.

Do we have data on where the current fences are located – Will there be a survey?

New fences would replace existing fences, located along property lines. There will not be a survey.

The footing required for a wooden fence post is 12" diameter. I am assuming the fence will be placed on the property line such that 6" of the footing is on our property and 6" outside on the trail as it currently is. Similar with the precast footing of 9" on either side.

Correct. Footings will extend equally on each side of the property line.

2. COST

We are interested in the concrete wall option for the privacy fence but I'm wondering if I can know the approximate final price before deciding on whether to proceed with the concrete wall option.

Homeowner should expect to pay up to \$170/linear foot based on the City's quote of \$320/linear foot for the wall.

Cost seems high based on our estimates of \$ 157 per linear foot. Can you share the quote with us?

The quote cannot be shared in order to ensure that no prospective bidder is disqualified and to maintain the integrity of the bidding process.

The letter states that the owner is expected to pay \$250-\$300 /linear foot or higher. Is the expense on top of the \$150/linear foot the city has budgeted? Meaning the total cost is \$400-\$450/linear foot?

The expected cost of the precast wall is \$300-\$320/linear foot. The City will pay \$150/linear foot towards that amount. The owner would be responsible for paying the difference, in this case \$170/linear foot.

Is the maximum payment for the homeowner \$170/linear ft (total fence cost = \$320/linear ft) or \$20 (total fence cost = \$170/linear ft).

The maximum homeowner cost is \$170/linear foot.

The City's wall quote went from a 8" thick wall to a 3" thick block but the cost increased from \$250 to \$ 320 per linear foot. Can we understand how.

The City obtained more accurate information about the wall specifications and costs and relayed that information to the community.

If the cost to the City is prohibitively high, can we explore the option of the residents building the fence using their own contractors and then the City reimbursing the residents based on the amount chosen?

No. Because public funds are involved either way, the City is required to follow all local and state contract codes pertaining to prevailing wage, insurance, etc.

The precast option quote looks much higher than what we received. Is this the one with one side finished? Any chance that you could get a quote from American Precast Concrete?

The quoted price is typical for a residential precast concrete sound wall. Public agency contract law does not allow the City to give preference to individual vendors.

Why when the cost share was suggested at last City Council, were the affected residents not allowed to give comment? This cost share concepts were simply adopted without input from all stakeholders (i.e. residents abutting the trail!)

Public input was solicited at the June 16, 2020 Council meeting when the additional \$400,000 was approved for privacy fencing.

It seems like the City is asking homeowners who want a precast concrete wall to sign a blank check up to \$170/linear foot and we don't know where it is going to come in as a ballpark.

Any homeowner who elects to have a precast wall should expect to pay up to \$170/linear foot. The homeowner's contribution will be capped at that amount. If bid prices for the wall are less than expected, that savings will be passed on to the homeowner and their contribution would be less.

Is the price going to be different for each resident depending upon the individual situation or will the same price apply to everyone?

Each resident who requests a concrete wall be responsible for up to \$170/linear foot based upon their individual length of wall. The same unit price will apply to everybody.

My backyard has a very long property line with water district. Will I have to pay more than somebody with a shorter property line?

Each resident who requests a concrete wall be responsible for up to \$170/linear foot based upon their individual length of wall. If you have a longer wall, you will have a proportionally greater cost for the wall.

The draft that you have sent has got a couple of missing points in a standard contract, like If a change in management happens, or if the material cost goes up, or something has happened. Will your contract be a fixed price contract?

Yes. The homeowner will not be obligated to pay any more than \$170/linear foot under any circumstance.

3. MATERIALS, SPECIFICATIONS AND FEATURES

For the precast fence option, what would be the width of the base of the fence and the width of the fence?

The specific wall(s) to be used have not been selected yet; however, we expect posts to be approximately 6 inches square and walls to be approximately 3 inches thick, with an 18" diameter foundation. The City's cost estimate considered a wall with these specifications.

How wide will the concrete precast be? I assume it will be wider than the wood fences. We have flower beds along the existing fence. I would like to know how that will impact our current yard landscape.

Width of wall will not be substantially different than wood fence; however, footings will be larger, approximately 18 inches in diameter.

What is the height of the precast concrete wall?

The precast wall will be 8 feet tall.

What are the specification of the composite fence?

The composite fence consists of interlocking panels composed of a UV-resistant PVC with an acoustical mineral wool filler to attenuate sound. Panels are 2.7 inches thick.

Why is the composite fence option not practical for using MLV?

The composite fence consists of hollow panels that are filled with a sound-attenuating material. The sound attenuating material preclude the need for MLV. In addition, due to the composite fence being a hollow polymer material, there is no practical way to secure a sheet of MLV.

What is the specification of the MLV material used-1/4" or 1/8"?

This has not been determined but will likely be 1/4".

How will MLV be attached to the fence?

The MLV will likely be attached using bolts and similar hardware.

What is the lifespan of the MLV?

The life span in MLV when exposed to the elements is 3-5 years. No information is available regarding life span when encased by wood fencing.

What type of wood is proposed for fencing?

Western Red Cedar is currently being proposed.

In some options, the fencing is quite light in color; in others, darker. Is that due to the color of the wood or a stain color?

The photos are general representations of the types of fencing available. Color will be natural western red cedar without staining.

In option 3, is the lattice on top of a 7' fence?

A lattice can be placed on top of either a 6' or a 7' fence.

Please include any information you may have on available additions to the top of existing fences to raise them.

Fences may generally be raised with standard wood lattices.

Our current fence facing the creek has climbing plants on it. Is it a problem if we want to have the fence replaced?

You may have the fence replaced, but the climbing plants will likely not be replaced with the fence.

In our existing fence, we have a latched door that can be opened. Will the City also replace it when the whole fence is replaced?

No. Gates or doors in existing fences will not be replaced with a new fence, per Valley Water policy.

What are the dimensions for the double wood fences with MLV?

These will be approximately the same width as a standard wood fence.

Will residents have a chance to review samples of the composite fence or MLV?

Yes. Samples can be viewed by appointment with City staff.

Will the height of the precast wall be measured from the height of the trail, or the height at the base of the wall?

The eight-foot of the precast wall is measured from the base of the wall.

4. OTHER

As it now stands, there is a wire fence outside of my wooden fence, if a new fence is installed, will the wire fence be removed? Or a new wooden fence will be built outside of the wire fence like a sandwich with wire in the middle between two layers of wooden fence? Can I choose to keep the wire fence?

New fences will be placed along property lines. Most likely, the chain link fence is on Valley Water property and will remain. Contact City staff for answers to questions about site-specific conditions.

If each property owner chooses different types and styles of fence or chooses no replacement/change in existing fence, then will the fence line look broken, high and low, indented in and out, with different fence styles and without uniformity and continuity?

Yes.

Some residents abutting the Easement have Utility Power Poles in their yards (Property Easements) recorded in their Deed of Trust, that are presently set 18" inside the Property Line. Therefore, you can't have a fence or post abutting a pole making it impossible for PG&E and other shared municipalities who have access under this easement, from performing scheduled or emergency maintenance. This area is required to remain obstruction free and have ample "free" space to work under the stipulation of a PUE.

Properties along La Mar Drive have a 10-foot wide Public Utility Easement (PUE) along their backyard property line, extending from the property line inward 10 feet. Per the recorded tract map, the PUE must be "kept clear of buildings and structures, except lawful fences."

Has the City has done due diligence in notifying all the municipalities, and not just Valley Water with respect to usage of that easement?

The City has coordinated with all affected agencies and stakeholders.

We would need more time to evaluate the options after the full specifications are provided. August 7th deadline is not practical with so many unknowns.

The deadline to inform staff about your choice has been extended to August 21.

At the time of construction are all fences going to be removed at once, or will each property be done one at a time?

We would likely remove and replace fencing for one or two properties at a time. We would provide temporary fencing if it is necessary to have the fence removed for a longer period.

For the temporary construction easement approval, is there something we will be receiving from the city?

The City will reach out to each property owner that has requested a fence replacement and ask each property owner to sign a temporary construction easement agreement that will grant us the right to access their property.

Will the City allow the homeowner to change their mind about their selection after the August 21 date?
In order for all information to be incorporated into the construction documents, the City needs to know fence choices by August 21. This is necessary for the project to stay on schedule and within budget, and for contractors to be able to provide accurate and representative bid prices. For homeowners requesting a precast concrete wall, a Private Fence Reimbursement Agreement will not be required to be signed until October, when the project is anticipated to be advertised for bid.

What is the total budget for the fence for the fencing?
The total budget for fencing improvements is \$765,000.

How much money is being allocated for the different sections of the trail?
\$150/linear foot is being allocated towards properties that abut the trail. The balance is being distributed among the remaining properties.

How much linear feet is allocated for different types of fencing?
Total linear footage for properties abutting the trail is 2,674 feet. Total linear footage for properties on the opposite side of the creek from the trail is 3,420 feet. Total linear footage for the properties along Lozano and De Palma Lanes is 400 feet.

Will residents be indemnified against liability for injuring incurred to workers during construction of the fencing?
Yes

After August 21, will be telling us how many people haven't have not opted for concrete walls?
Staff will inform residents how many people have chosen the various fence and wall types after August 21.

I have a lot of trees along my fence, including three redwoods so it's so close to the fence. How can I be sure that contractor who you choose for precast concrete wall will not ruin those roots?
City staff, including the City Arborist, will review each property with the contractor to ensure that all private property, including trees, is protected. Accommodations in the design will be made to ensure that trees with roots extending close to or beyond the wall remain viable.

Does the City have the responsibility to check the quality of the contractor work?
Yes, the City will inspect and approve all work.

Is the homeowner is required for paying insurance for the contractor?
No

By October before you expect us to sign the agreement would you be giving us more details?
Project specifications will be publicly available once the construction bid package is complete and advertised.