

NOTICE OF SPECIAL MEETING

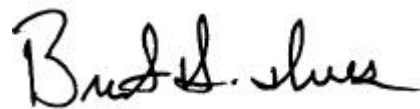
Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Friday, June 24, 2011, 1:00 p.m.**
(or as soon thereafter as possible)

Location: **City Hall, Council Chambers**
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting.*
4. AWARD A CONSTRUCTION CONTRACT TO KNIFE RIVER CONSTRUCTION OF STOCKTON, CALIFORNIA FOR COMPLETION OF THE DOWNTOWN PLAZA PROJECT – CIP 78117, AND AUTHORIZE AN APPROPRIATION OF \$3.5 MILLION FROM FUND 317
5. Adjournment



Mayor

June 23, 2011

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

AWARD A CONSTRUCTION CONTRACT TO KNIFE RIVER CONSTRUCTION OF STOCKTON, CALIFORNIA FOR COMPLETION OF THE DOWNTOWN PLAZA PROJECT – CIP 78117, AND AUTHORIZE AN APPROPRIATION OF \$3.5 MILLION FROM FUND 317

EXECUTIVE SUMMARY

Award of a construction contract for the Downtown Plaza Project will facilitate timely completion and utilization of Redevelopment funds allocated to this project.

DISCUSSION

On June 15, 2010, the Community Development Agency (CDA) of the City of Tracy approved the concept design of the Downtown Plaza Project with minor modifications.

On January 17, 2011, the CDA entered into a Public Improvement Grant and Cooperation Agreement with the City of Tracy for the purpose of installing certain public improvements within the CDA project area. This agreement allows the City to acquire rights-of-ways (if needed), design and construct CDA projects since the City is well equipped to handle such projects.

The Downtown Plaza Project – CIP 78117, is an approved CDA project with available funding in the amount of \$3.813 million. A total of \$3.50 million is available from funds provided to the City pursuant to the Cooperation Agreement entered on January 17, 2011, to complete construction of this project. In addition, approximately \$313,000 of unused funding is available in the existing CIP 78117.

The project involves reconfiguration of the existing street and landscaping, installation of a water feature, and a traffic circle on the City's right-of-way along Sixth Street between the Tracy Transit Center and existing restaurant buildings to the north east of Central Avenue. The City's in-house engineering staff completed the street design, landscaping, specifications and contract documents. The specialty design for the water feature and traffic circle were completed by consultants after approval of Professional Services Agreements by City Council on May 10, 2011.

This project is categorically exempt from the California Environmental Quality Act (CEQA) as established in Section 15332 pertaining to infill projects.

The project was advertised for construction bids on June 7 and June 14, 2011. A total of five bids were received on June 22, 2011 as follows:

<u>Contractors</u>	<u>Bid Amounts</u>
Knife River Construction, Stockton CA	\$2,300,200.00
Robert A. Bothman, Inc., San Jose CA	\$2,497,602.00
Diede Construction, Inc., Woodbridge CA	\$2,568,153.16
Apple Gate Johnson, Inc., Modesto CA	\$2,967,000.00
Dale A. Cose, Tracy CA	\$2,988,745.00

The lowest bid is from Knife River Construction of Stockton, California. The bid analysis indicates that the low bid is responsive and the bidder is responsible. Knife River Construction has good references and has completed similar projects satisfactorily with the City of Tracy and other agencies.

The total construction cost of the project and status of funding, if the construction contract is awarded to Knife River Construction, is as follows:

Bid Amount	\$2,300,200
Contingency at 20%	\$ 460,040
Design Cost	\$ 260,000
(outside consultants \$141,260)	
Design support during construction	\$ 120,000
Inspection and Construction management	\$ 345,030
City-wide management	<u>\$ 327,725</u>
Total Construction Cost	\$3,812,995
Total available funds for this project	\$3,813,000

If City Council awards construction to Knife River Construction, construction will start in July 2011 and will be completed in February 2012, weather permitting.

The Public Works Department will provide regular maintenance of the improvements added by this project in the City's infrastructure. It is estimated that annual maintenance costs of the Downtown Plaza will be approximately \$18,000.

STRATEGIC PLAN

This agenda item supports the Economic Development Strategic Plan. This agenda item specifically implements the goal of Downtown Revitalization and to increase employment opportunities and sales tax base in Tracy.

FISCAL IMPACT

A total of \$3.813 million is available from CDA funds for construction of this project. This project includes \$3.5 million available from funds provided to the City pursuant to the Cooperation Agreement entered on January 17, 2011, to complete construction of this project. This amount needs to be appropriated from Fund 317. In addition, \$313,000 of unused funding is available in this CIP. There is an impact to the General Fund for annual maintenance of the Downtown Plaza in the amount of \$18,000. Since construction of the plaza is expected to take 6-8 months, staff will address this maintenance cost during the mid-year budget process.

RECOMMENDATION

Staff recommends that City Council by resolution, award a construction contract to Knife River Construction of Stockton, California for construction of the Downtown Plaza Project – CIP 78117, in the amount of \$2,300,200, and authorize an appropriation of \$3.5 million from Fund 317.

Prepared by: Kuldeep Sharma, City Engineer

Reviewed by: Andrew Malik, Development and Engineering Services Director

Approved by: Leon Churchill, Jr., City Manager

RESOLUTION 2011-_____

AWARDING A CONSTRUCTION CONTRACT TO KNIFE RIVER CONSTRUCTION OF STOCKTON, CALIFORNIA FOR COMPLETION OF THE DOWNTOWN PLAZA PROJECT – CIP 78117, AND AUTHORIZING AN APPROPRIATION OF \$3.5 MILLION FROM FUND 317

WHEREAS, On June 15, 2010, the Community Development Agency (CDA) of the City of Tracy approved the concept design of the Downtown Plaza Project with minor modifications, and

WHEREAS, On January 17, 2011, the CDA entered into a Public Improvement Grant and Cooperation Agreement with the City of Tracy for the purpose of installing certain public improvements within the CDA project area, and

WHEREAS, The Downtown Plaza Project – CIP 78117, is an approved CDA project with available funding in the amount of \$3.813 million, and

WHEREAS, A total of \$3.50 million is available from funds provided to the City pursuant to the Cooperation Agreement entered on January 17, 2011, and

WHEREAS, Approximately \$313,000 of unused funding is available in the existing CIP 78117, and

WHEREAS, The project involves reconfiguration of the existing street and landscaping, installation of a water feature, and a traffic circle on the City's right-of-way along Sixth Street between the Tracy Transit Center and existing restaurant buildings to the north east of Central Avenue, and

WHEREAS, This project is categorically exempt from the California Environmental Quality Act as established in Section 15332 pertaining to infill projects, and

WHEREAS, The project was advertised for construction bids on June 7 and June 14, 2011, and five bids were received on June 22, 2011, and

WHEREAS, The lowest bid is from Knife River Construction of Stockton, California. The bid analysis indicates that the low bid is responsive and the bidder is responsible, and

WHEREAS, The total construction cost of the project and status of funding, if the construction contract is awarded to Knife River Construction, is as follows:

Bid Amount	\$2,300,200
Contingency at 20%	\$ 460,040
Design Cost (outside consultants \$141,260)	\$ 260,000
Design support during construction	\$ 120,000
Inspection and Construction management	\$ 345,030
City-wide management	<u>\$ 327,725</u>
Total Construction Cost	\$3,812,995

WHEREAS, A total of \$3.813 million is available from CDA funds for construction of this project. This project includes \$3.5 million available from funds provided to the City pursuant to the Cooperation Agreement entered on January 17, 2011, to complete construction of this project. This amount needs to be appropriated from Fund 317. In addition, \$313,000 of unused funding is available in this CIP. There is an impact to the General Fund for annual maintenance of the Downtown Plaza in the amount of \$18,000;

NOW, THEREFORE, BE IT RESOLVED That City Council awards a construction contract to Knife River Construction of Stockton, California for construction of the Downtown Plaza Project – CIP 78117, in the amount of \$2,300,200, and authorizes an appropriation of \$3.5 million from Fund 317.

The foregoing Resolution _____ was adopted by the Tracy City Council on the 24th day of June 2011, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

MAYOR

ATTEST

CITY CLERK