

REDDING REDEVELOPMENT AGENCY  
 Regular Meeting, 5:15 p.m.  
 Monday, April 19, 2004  
 City Council Chambers  
 777 Cypress Avenue  
 Redding, California

## MINUTES

Chair Stegall called the Regular Meeting to order at 5:25 p.m. with the following Agency Members present: Cibula, Kight, Mathena, and Pohlmeier.

Also present were City Manager Warren, Deputy City Manager Starman, City Attorney Fuller, Assistant City Engineer Russell, Senior Redevelopment Project Coordinator Morgon, Senior Redevelopment Project Coordinator Haddox, Associate Redevelopment Project Coordinator Dent, and Office Services Supervisor Rudolph.

## CONSENT CALENDAR

**Approval of Minutes** - Regular Meeting of October 20, 2003; Annual Meeting of December 15, 2003; Special Meeting of January 6, 2004; Regular Meeting of January 19, 2004; Special Meeting of January 20, 2004; Special Meeting of February 3, 2004; Special Meeting of February 9, 2004; Regular Meeting of February 16, 2004; Special Meeting of February 17, 2004; and Regular Meeting of March 15, 2004

### March 2004 Cash Report

(R-030-075)

It was recommended that the March 2004 Cash Report showing total available cash of \$15,056,455.08 be accepted as presented.

### Approve Construction Contingency Increase - Bid Schedule No. 9012, Parkview Riverfront Trail and Park

(R-030-145-350)

It was recommended that the construction contingency for Bid Schedule No. 9012, Parkview Riverfront Trail and Park, be increased by \$28,000 (from \$40,900 to \$68,900) to account for additional project costs associated with the redesigned pedestrian bridge, footings, and rock slope protection features.

### Proposed Five-Year Capital Improvement Program

(R-030-050-040 & R-030-145-035)

It was recommended that the proposed Five-Year Capital Improvement Program be accepted and staff directed to place the item on the May 4, 2004, agenda for formal consideration.

**MOTION:** Made by Agency Member Pohlmeier, seconded by Agency Member Kight, to approve the foregoing items on the Consent Calendar as recommended. The Vote: Unanimous Ayes

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### CONTRACT AMENDMENT - Ralph J. Alexander & Associates Relative to Water Features for North Market Street Landscape Project

(R-030-050-310)

Deputy City Manager Starman provided an overview of the Report to Redevelopment Agency Report dated April 5, 2004, incorporated herein by reference, concerning the Second Amendment to the contract with Ralph J. Alexander & Associates relative to the water features for the North Market Street Landscape Project. He recalled that Mr. Alexander is preparing construction documents for the improvements to be installed in the corridor following completion of Caltrans' roadway rehabilitation project which has started and should be completed by summer 2005. The contract's scope of work calls for the design of two water features for incorporation into the project, and Mr. Alexander has developed a design based on a series of rock-formed pools with water cascading from higher pools into lower pools. Accent lighting, landscaping, and stylized metal sculptures would complete the design that Mr. Alexander believes ties nicely to the Rotary fountain at Cypress

Avenue and Market/Pine Streets and continues the nature theme in both corridors leading into Downtown.

Mr. Starman stated that after months of effort on the part of local Caltrans staff, the lower water feature in the median immediately north of Benton Drive was approved by Caltrans' District Headquarters as long as the design incorporates the use of a low-profile concrete roadway barrier that has recently been tested and approved for use on State highways. The upper water feature cannot be located in the median as it is not wide enough to meet the setback requirements from the travel lanes based on vehicle speed. It can, however, be relocated to the roadside landscape area between the "Welcome to Redding" sign and Lake Boulevard and meet Caltrans' requirements.

Mr. Starman recalled that the contract stated that if construction documents are to be prepared for the water features, the fees for this work will be negotiated. Mr. Alexander is proposing to finalize the designs and prepare construction documents for the two water features for a maximum of \$35,000. The proposal also includes close coordination with Agency and Caltrans staff to secure the necessary license to use the concrete barrier and to obtain Caltrans' final approval for this unique design feature. The water feature's construction plans would be incorporated into the landscape plans which should go out to bid this fall, with construction anticipated in 2006.

It was the recommendation of staff that the Board approve the Second Amendment to the contract with Ralph J. Alexander & Associates in the amount of \$35,000 and authorize the Chair to execute said Amendment.

In response to Agency Member Mathena, Mr. Starman clarified that the water feature will not be incorporated into the "Welcome to Redding" sign in the literal sense, but the design will incorporate the general area.

Agency Member Cibula questioned the price and why the work was not put out for competitive prices.

Mr. Starman replied that when the contract was initially awarded, it was done through a competitive bid process and Ralph J. Alexander & Associates was selected as the best qualified firm to perform the work. The contract provides for Mr. Alexander producing the conceptual designs and working with Caltrans to secure their approval of the water features. If this was successful, such an amendment as is before the Agency was contemplated. Based on staff's experience with other projects and associated services, staff believes the price to be competitive. He noted that of the \$35,000 requested, the vast majority of the costs are associated with the construction documents, however, staff does have control over the amount of time the consultant is utilized during the construction process. By continuing with Mr. Alexander, the Agency is assured continuity in the design throughout the corridor.

**MOTION:** Made by Agency Member Pohlmeier, seconded by Agency Member Kight, to approve the Second Amendment to the contract with Ralph J. Alexander & Associates in the amount of \$35,000 for the preparation of the final design, final cost estimate, and construction documents for the two water features to be incorporated into the North Market Street Landscape Project and authorize the Chair to execute said Amendment. The Vote: Unanimous Ayes

It was the consensus of the Board to review the design before proceeding with preparation of the final construction documents.

**CLOVER CREEK PRESERVE PROJECT - Appropriation of \$2.7 Million Grant and Approval of Amendments to Five Related Contracts**

(R-030-200)

Deputy City Manager Starman highlighted the Report to Redevelopment Agency dated April 9, 2004, incorporated herein by reference, concerning the appropriation of a \$2.7 million grant and the amendment of five related contracts associated with the Clover Creek Preserve Project. Mr. Starman recalled that in August 2003, the City of Redding was notified that it had been awarded a \$2.7 million grant from the California Department of Water Resources (DWR) under the Flood Protection Corridor Program (FPCP) for the Clover Creek Preserve Project. Since that time, staff has been working with the DWR to complete the paperwork necessary to utilize the grant funds. In early April, the DWR executed its standard State contract relative to the grant. Of the \$2.7 million grant, \$400,000 is required to be used to establish an endowment fund for the long-term maintenance

of the Clover Creek Preserve. Staff has identified \$2.3 million of project construction items that are eligible to be funded by the FPCP grant, including the remaining additive alternate bid items that were not initially awarded last calendar year.

Mr. Starman related that the remaining additive bid items include: the visitor parking lot, a large water line, a pedestrian trail bridge, and decomposed granite walking trails. The contractor for the project, Dale Construction, has agreed to complete the additional work at the original bid prices from last calendar year. These additive alternate bid items total \$763,245. The total construction budget authorization amount will increase to \$5,794,850.69, which includes \$756,000 for a construction contingency fund.

Mr. Starman indicated that in addition to allowing the remaining bid items to be completed, the FPCP grant will free up other project funds to pay for other necessary project costs that are ineligible for grant assistance, such as the proposed amendments to several consulting contracts. The existing contracts are proposed to be modified as follows:

- *ECORP Consulting, Inc.*: Amend the existing contract to provide environmental services during construction and mitigation monitoring services for five years following construction by increasing the consultant's payment by \$62,450 to \$103,200 and extending the completion date. This increase is necessary because the construction phase has been split over two seasons requiring modifications to regulatory permits and the doubling of certain technical support tasks.
- *Stantec Consulting, Inc. (Reno, NV)*: Amend the existing contract to provide construction management services by increasing the consultant's payment by \$90,000 to \$457,894 and extending the completion date. This increase is necessary because of the increase in the project construction time and an increase in Stantec's level of responsibility. Management of the Shasta View Drive Extension Project has also been added to the contract. Approximately \$22,000 of this contract will be funded by the Shasta View Drive Extension construction fund (which will be considered by the City Council as a separate action).
- *Stantec Consulting, Inc. (Sacramento, CA)*: Amend the existing contract to provide engineering design construction support services by increasing the consultant payment by \$8,000 to \$37,100 and extending the completion date. The increase is necessary due to the longer period of construction and unique issues associated with project phasing.
- *Restoration Resources*: Amend the existing contract to provide restoration ecologist services during the construction phase of this project by extending the contract completion date.

It is the recommendation of staff that the Board take the following action: (1) approve the necessary budget amendment appropriating \$2.7 million in grant funds for the Clover Creek Preserve Project; (2) increase the construction contract for the Clover Creek Preserve Project by \$763,245; (3) increase the construction contingency fund for the Clover Creek Preserve Project by \$156,000; (4) approve amendments to the four aforementioned contracts; and (5) authorize the Chair to execute the necessary documents to implement these decisions.

**MOTION:** Made by Agency Member Pohlmeyer, seconded by Agency Member Kight, to (1) approve the necessary budget amendment appropriating \$2.7 million in grant funds for the Clover Creek Preserve Project; (2) increase the construction contract with Dale Construction for the Clover Creek Preserve Project by \$763,245; (3) increase the construction contingency fund for the Clover Creek Preserve Project by \$156,000; (4) increase the contract with ECORP Consulting, Inc. by \$62,450 and extend the completion date to December 31, 2009; (5) increase the contract with Stantec Consulting, Inc. (Reno, NV) by \$90,000 and extend the completion date to January 15, 2005; (6) increase the contract with Stantec Consulting, Inc. (Sacramento, CA) by \$8,000 and extend the completion date to January 15, 2005; (7) extend the contract completion date with Restoration Resources to June 1, 2005; and (8) authorize the Chair to execute the necessary documents. The Vote: Unanimous Ayes

## INFORMATION ITEMS

The Agency's Monthly Projects Status Report as of April 2004 was presented for information only.

**CLOSED SESSION**

Chair Stegall stated that the Agency would be adjourning to closed session to discuss the following:

- Closed session pursuant to California Government Code Section 54956.8 to discuss the following:

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

**Property:** 2380, 2390, 2392, 2396, and 2398 Henderson Road (Assessor's Parcel Numbers 107-430-035, 107-430-036, 107-500-018, 107-500-019, and 107-500-020)

**Agency Negotiators:** City Manager Warren and Deputy City Manager Starman

**Negotiating Parties:** Redding Redevelopment Agency, Terrance and Pamela Miller, Randy Laskowsky, and Sanford and Jeri Campbell Trust

**Under Negotiation:** Price and terms of payment

At the hour of 5:39 p.m., Chair Stegall adjourned the meeting to closed session.

At the hour of 6:00 p.m., Chair Stegall reconvened the meeting to regular session and stated that no reportable action was taken in closed session.

**ADJOURNMENT**

There being no further business, at the hour of 6:00 p.m., Chair Stegall declared the meeting adjourned.

Respectfully submitted,

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MARY LEAS STEGALL, Chair

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KURT STARMAN, Secretary