

May 10, 2011, 7:00 p.m.

City Council Chambers, 333 Civic Center Plaza

Web Site: www.ci.tracy.ca.us

1. CALL TO ORDER - Mayor Pro Tem Maciel called the meeting to order at 6:00 p.m.
2. ROLL CALL - Roll call found Council Member Abercrombie, Elliott, Rickman, and Mayor Pro Tem Maciel present; Mayor Ives absent.
3. ITEMS FROM THE AUDIENCE – None.
4. APPROVE PROFESSIONAL SERVICES AGREEMENTS WITH RON HODGES LANDSCAPE AND REID MIDDELTON TO COMPLETE VARIOUS DESIGN ELEMENTS OF THE DOWNTOWN PLAZA PROJECT – CIP 78117, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENTS - Andrew Malik, Director of Development and Engineering Services, presented the staff report. On January 17, 2011, the Community Development Agency (CDA) of the City entered into a Public Improvement Grant and Cooperation agreement to install certain public improvements within the CDA project area. Since the City is well equipped to handle such projects, the agreement allows the City to acquire rights-of-way, if needed, and complete design and construction. Downtown Plaza, CIP 78117, is an approved CDA project and the design and construction needs to be completed in a timely manner.

On June 15, 2010, the Council approved alternative 2 of the concept design for the Downtown Plaza Project and directed staff to complete minor modifications and include a landmark structure in the traffic circle in coordination with the Tracy Arts Commission. On November 9, 2010, the Arts Commission voted to recommend Rowland Cheney's 16-foot tall Rail Worker/Farmer bronze statue on a 4-foot base. Since approval of the concept design, the CDA has tried to arrange funding from multiple sources including State and Federal grants. A total of \$3.46 million is available from CDA funds and unspent budget allocated to this project.

To make the best use of available funds and to take advantage of the existing low bid trends in the construction industry, staff proposed that the project design and contract documents be completed and the construction contract be awarded by the end of June 2011. Due to the specialized nature of certain elements of the Plaza (water feature, traffic circle and landscaping), staff recommended that professional services of qualified consultants be acquired in these areas. The project street design, specifications, and contract documents will be completed in-house by engineering staff.

Staff solicited proposals from two qualified consultants to complete the design of the above elements of the project. The proposal amounts are more than the authorized limits of the City Manager's approval and require approval from Council. The City's purchasing ordinance also requires use of the Request for Proposal (RFP) process to acquire the services of consultants.

To complete the design of the project in a timely manner and to meet the construction award time line, it is in the City's interest to waive the formal RFP process and approve the Professional Services Agreements with consultants who are qualified and familiar with the project. The City Manager has made the finding that it is in the best interest of the City to waive the RFP process for this project. Therefore, staff recommended that professional services be acquired from the following consultants without going through a formal RFP process:

<u>Consultant</u>	<u>Amount</u>
Ron Hodges Landscape Architect, Inc. Healdsburg, CA	\$65,000
Reid Middleton, Inc. Everett, WA	\$76,260

Ron Hodges Landscape Architects will complete the project landscaping and water feature design. They are familiar with the project and were part of the original design team responsible for completion of the concept design.

Reid Middleton, Inc., will complete the traffic circle design. They are the nationally recognized consultant for design of roundabouts and traffic circles. Reid Middleton is also the consultant for San Joaquin County for design of the proposed roundabout on Eleventh Street at the Kasson Road intersection.

Funding for acquisition of consultant services is available for the project and there is no fiscal impact to the General Fund. Additional appropriations of funds from various funding sources will be required at the time the construction contract is awarded including \$3.15 million from the CDA. The use of the \$3.15 million for this project will exhaust all available CDA resources. Actual amounts of appropriation will depend upon the construction bid amount.

Council Member Elliott asked if any consideration was given to local companies. Kul Sharma, City Engineer, stated regarding the traffic circle, there were no local qualified consultants and the selected consultant has been working with San Joaquin County on a similar project. Mr. Malik added these types of services are specialized and were needed quickly.

Council Member Rickman asked if there were engineers in Tracy. Mr. Sharma stated the City has civil engineering firms but not traffic engineers.

Mayor Pro Tem Maciel asked that based on the bids received some of the amenities may not be included as part of the original design. Mr. Malik stated staff would review bid alternatives and hoped to accommodate everything presented. Mr. Malik added gas tax funding may be available.

Mayor Pro Tem Maciel stated he was concerned with the amount of traffic, roundabout and pedestrian, and suggested one-way traffic might be an idea. Mr. Malik indicated traffic engineering was considered with the roundabout. Mr. Malik added merchants want more parking and additional outdoor dining.

Mayor Pro Tem Maciel invited members of the public to address Council on the item.

Ray Morales, 600 N. Central, stated he believed it was a good design that would bring people downtown. Mr. Morales was also concerned about traffic but had been assured his concerns would be taken care of. Mr. Morales stated he was in support of the plan.

Robert Tanner, 1371 Rusher Street, inquired if the City was rushing the project in order to pigeon hole CDA funds so the State didn't take them. Mr. Tanner also asked for the total estimated cost of the plaza as well as the construction dates. Mr. Tanner was concerned about parking for the elderly and handicapped and asked if there would be a stop sign for pedestrians to cross from the Moose Lodge to the Transit Station.

Mr. Malik stated the Downtown Plaza had gone through a number of workshops which culminated in Council adoption last June. The City was trying to put together shovel-ready jobs in the event the State does act. Regarding costs, Mr. Malik stated the \$6.7 million listed was for two sides of Central Avenue. There is a mirror of this on the other side which will not be pursued at this time. This project includes the roundabout and the area east of the Transit Station. Mr. Malik stated as the project moves forward staff would look for opportunities for handicap parking and pedestrian crossings. Mr. Sharma stated if the contract was awarded by the end of June, construction could start by the third week of July.

Mayor Pro Tem Maciel referred to the new diagram with the parking island and asked if it was in front of the Moose Lodge. Mr. Malik indicated there may be a break between the pavilion and the Moose Lodge. Mr. Malik added a landmark art piece is planned for the roundabout. Staff will return to Council for approval of the art piece in June.

Mayor Pro Tem Maciel asked for clarification regarding bus loading areas. Mr. Sharma stated that will need to be reviewed during the design process.

It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adopt Resolution 2011-095 approving a Professional Services Agreement with Ron Hodges Landscape and Reid Middleton to complete various design elements of the Downtown Plaza Project – CIP 78117, and authorizing the City Manager to execute the agreements. Voice vote found Council Member Abercrombie, Elliott, Rickman and Mayor Pro Tem Maciel in favor; Mayor Ives absent. Motion carried 4:0:1.

5. ADJOURNMENT - It was moved by Council Member Abercrombie and seconded by Council Member Elliott to adjourn. Voice vote found all in favor; passed and so ordered. Motion carried 4:0:1. Time 6:17 p.m.

The above agenda was posted at the Tracy City Hall on May 9, 2011. The above are summary minutes. A recording is available at the office of the City Clerk.

Mayor

ATTEST:

City Clerk