

Special Meeting Agenda

Visalia City Council



Mayor: Bob Link
Vice Mayor: Amy Shuklian
Council Member: Warren Gubler
Council Member: Mike Lane
Council Member: Steve Nelsen

Friday, December 10, 2010

City Hall Council Chambers, 707 W. Acequia, Visalia, CA
Special Meeting 11:30 a.m.

11:30 a.m. PUBLIC COMMENTS - *This is the time for citizens to comment on subject matters that are not on the agenda that are within the jurisdiction of the Visalia City Council.*

In fairness to all who wish to speak tonight, each speaker from the public will be allowed three minutes (timing lights mounted on the lectern will notify you with a flashing red light when your time has expired). Please begin your comments by stating and spelling your name and providing your street name and city.

1. Authorize the City Manager to approve and execute both the Improvement and the Reimbursement Agreements with VWR International, LLC for the arterial and collector street improvements to Riggin Avenue (between Plaza Drive and Kelsey Street) and to Kelsey Street (extending approximately 325 feet south of Riggin Avenue). These improvements will be constructed along with VWR's new distribution facility which is located at the southwest corner of Riggin Avenue and Kelsey Street. The total reimbursement from the Traffic Impact Fee Program Fund shall not exceed \$1.5 million.

Upcoming Council Meetings

- Monday, December 20, 2010 4:00 p.m. Work Session, 7:00 p.m. Regular Session - City Hall Council Chambers 707 W. Acequia
- Tuesday, January 18, 2011, 4:00 p.m. Work Session, 7:00 p.m. Regular Session - City Hall Council Chambers 707 W. Acequia

Note: Meeting dates/times are subject to change, check posted agenda for correct details.

In compliance with the American Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4512 48-hours in advance of the meeting. For Hearing-Impaired - Call (559) 713-4900

**City of Visalia
Agenda Item Transmittal**

Meeting Date: December 10, 2010

Agenda Item Number (Assigned by City Clerk): 1

Agenda Item Wording: Request that the City Council authorize the City Manager to approve and execute both the Improvement and the Reimbursement Agreements with VWR International, LLC for the arterial and collector street improvements to Riggin Avenue (between Plaza Drive and Kelsey Street) and to Kelsey Street (extending approximately 325 feet south of Riggin Avenue). These improvements will be constructed along with VWR's new distribution facility which is located at the southwest corner of Riggin Avenue and Kelsey Street. The total reimbursement from the Traffic Impact Fee Program Fund shall not exceed \$1.5 million

Deadline for Action: December 10, 2010

Submitting Department: Community Development Department/
Engineering Division

Contact Name and Phone Number:

Chris Young, Community Dev. Director - 713-4392
Jason Huckleberry, Associate Engineer - 713-4259

Department Recommendation: Authorize the City Manager to approve and execute both the Improvement and the Reimbursement Agreements with VWR International, LLC for arterial and collector street improvements to be constructed along with the VWR's distribution facility development project. The reimbursement will repay VWR for constructing those portions of north and south sides of Riggin Avenue and west side of Kelsey Street that are the responsibility of the City per the Transportation Impact Fee Program. The total reimbursement (which will be taken from the Traffic Impact Fee Program Fund) shall not exceed \$1.5 million.

City staff and VWR engineers have been working diligently in recent weeks to refine construction cost estimates for improvements to Plaza Drive and Kelsey Street. Cost information was not sufficiently available on time to place the reimbursement agreement on the December 6, 2010 Council agenda. Due to schedule obligations for VWR in moving their project forward aggressively, they have informed City staff that Council authorization to execute the reimbursement agreement is needed prior to the December 20, 2010 Council meeting.

Summary: Pennsylvania based VWR International, LLC, is building a 500,000 square foot distribution facility at the southwest corner of Riggin Avenue and the Kelsey Street alignment. VWR wishes to open their facility in 2012. In order to meet their aggressive construction schedule, VWR has requested that the City process and approve the required Improvement

For action by:

City Council
 Redev. Agency Bd.
 VPFA

For placement on which agenda:

Work Session
 Closed Session

Regular Session:

Consent Calendar
 Regular Item
 Public Hearing

Est. Time (Min.): 15

Review:

Dept. Head CY 12/9/10
(Initials & date required)

Finance _____
City Atty _____
(Initials & date required
or N/A)

City Mgr _____
(Initials Required)

If report is being re-routed after revisions leave date of initials if no significant change has affected Finance or City Attorney Review.

and Reimbursement Agreements as quickly as possible. In recognition of the significant economic development benefits that the VWR facility will bring to the City and the region, both Council and City staff have worked diligently with VWR to meet their aggressive schedule.

These agreements delineate the costs of certain street improvements that need to be made to the adjacent arterial and collector streets (Kelsey and Riggin) prior to the opening of VWR's facility. The City and VWR, share the responsibility for the cost of constructing specific portions of these street improvements per the City's Transportation Impact Fee Program. In addition, VWR has agreed to incorporate the additional previously planned Riggin Avenue street improvements from Plaza Drive to the western boundary of their site. Combining these two projects will allow for a more "competitive bidding", minimize the inconvenience caused by road construction, and shorten the project timeline.

Council recently approved an MOU between the County and the City that specified that the City of Visalia would "take the lead" on the Riggin Avenue improvements east of Plaza Drive. This MOU provides that up to \$2 million (previously allocated by the City out of the TIF Program Fund) may be used toward the reimbursement of VWR's contractor for the Riggin Avenue improvements as called for in the City's Circulation Element.

Background: As part of this project, the developer has agreed to reconstruct Riggin Avenue (beginning at the east side of Plaza Drive and ending at the Kelsey Street alignment), as well as collector street improvements on Kelsey Street (beginning at Riggin Avenue and extending south approximately 325 feet).

Improvements to Riggin Avenue will include curb, gutter, full pavement structural section, median islands, and street lights. The south side of Riggin will be constructed to "full width" (two eastbound traffic lanes) and one new westbound lane will be constructed on the north side of Riggin Avenue. Collector street improvements to Kelsey Street will include curb, gutter, full pavement structural section, and street lights. In accordance with the Transportation Impact Fee Program adopted by Council on December 1, 2008, the developer shall be responsible for the cost of curb, gutter, and six feet of pavement fronting their parcel. All costs for improvements outside of this scope are the responsibility of the City and are accounted for in a reimbursement agreement and shall be reimbursed to the developer upon the completion of the improvements. The "street improvement plans" are substantially complete and undergoing final review by City staff. The reimbursement amount is estimated to be \$1.3 million but final construction cost calculations are not yet completed.

The City has entered into a Memorandum of Understanding with the County of Tulare to reconstruct Riggin Avenue from Betty Drive to approximately 500 feet east of Plaza Drive. As part of this agreement, the City has committed \$2 million to the County's Riggin Avenue project. Funds from that agreement, allocated from the Transportation Impact Fee program, will now be utilized to complete Riggin Avenue improvements with the VWR project.

A preliminary reimbursement agreement has been drafted, reviewed, and approved as to form by the City Attorney's office. Upon final plan approval and final review of cost calculations by the City, the Improvement and Reimbursement Agreements will be finalized and executed by VWR International LLC and the City Manager.

Prior Council/Board Actions: None

Committee/Commission Review and Actions: Approved by Site Plan Review Committee on 11/8/2010

Alternatives: None recommended.

Attachments: 1. Location Map
2. Draft Cost Exhibit

Recommended Motion (and Alternative Motions if expected): I move to give the City Manager authorization to execute the Improvement and Reimbursement Agreements with VWR International, LLC for an amount not to exceed \$1,500,000.00

Environmental Assessment Status

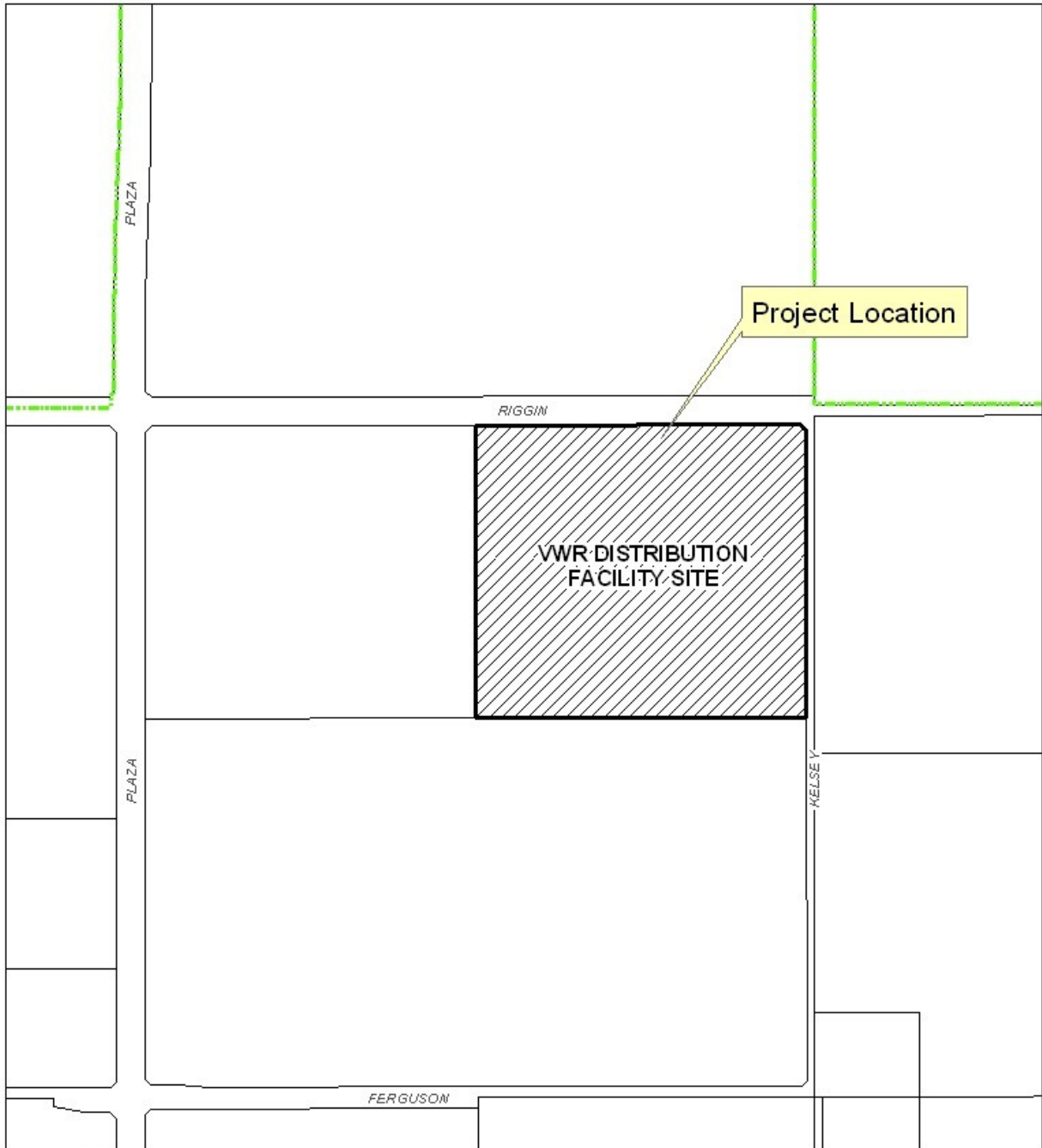
CEQA Review:

NEPA Review:

Tracking Information: *(Staff must list/include appropriate review, assessment, appointment and contract dates and other information that needs to be followed up on at a future date)*

Copies of this report have been provided to:

EXHIBIT 1



VWR Distribution Facility
Location Map



EXHIBIT 2

Reimbursement Agreement - VWR Distribution, Inc.

A. RIGGIN AVE - CITY REIMBURSED OFFSITE STREET IMPROVEMENTS						
<u>No.</u>	<u>VWR Spec No.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>Estimated UNIT COST</u>	<u>AMOUNT</u>
1	120159	Temporary Traffic Stripe (Paint)	12,839	LF	\$ 0.30	\$ 3,851.70
2	120149	Temporary Pavement Marking (Paint)	111	SF	\$ 3.00	\$ 333.00
3	150717	Remove Traffic Stripe and Pavement Marking	209	SF	\$ 3.00	\$ 627.00
4	152475	Adjust Sewer Manhole Cover to Grade	5	EA	\$ 850.00	\$ 4,250.00
5	190101	Roadway Excavation	13,842	CY	\$ 16.00	\$ 221,472.00
6		Plane and Remove Existing Asphalt Concrete	382	SY	\$ 3.00	\$ 1,146.00
7	260201	Class 2 Aggregate Base	7,616	CY	\$ 28.00	\$ 213,248.00
8	390103	Asphalt Concrete (Type B)	6,004	TON	\$ 63.00	\$ 378,252.00
9	4	Drain Inlet (Minor Concrete - Type GO)	2	EA	\$ 2,500.00	\$ 5,000.00
10	650309	15" Reinforced Concrete Pipe (Class III)	28	LF	\$ 55.00	\$ 1,540.00
11	705202	15" Concrete Flared End Section	2	EA	\$ 1,100.00	\$ 2,200.00
12	731501	Median Concrete Curb	4,289	LF	\$ 13.00	\$ 55,757.00
13	731504	Curb and Gutter	1,284	LF	\$ 18.00	\$ 23,112.00
14	731519	Stamped Median Concrete	4,508	SF	\$ 8.00	\$ 36,064.00
15	5	Street Monument	1	EA	\$ 700.00	\$ 700.00
16	820130	Object Marker	6	EA	\$ 50.00	\$ 300.00
17	840504	4" Thermoplastic Traffic Stripe	1814	LF	\$ 0.30	\$ 544.20
18	840506	8" Thermoplastic Traffic Stripe	2292	LF	\$ 0.60	\$ 1,375.20
19	840515	Thermoplastic Pavement Marking	467	SF	\$ 3.00	\$ 1,401.00
20	850111	Pavement Marker (Retroreflective)	1180	EA	\$ 4.00	\$ 4,720.00
21		Street Lights - Dual Mast Arms (16,000 Lumen HPSV)	6	EA	\$ 1,000.00	\$ 6,000.00
22		Street Light Conduit & Boxes	1	LS	\$ 22,520.00	\$ 22,520.00
23		So Cal Edison Power Pole Relocations	5	EA	\$ 15,000.00	\$ 75,000.00
24		Irrigation Service to Median Island	1	EA	\$ 4,000.00	\$ 4,000.00
25		3" PVC Irrigation Sleeves Across Median Islands	450	LF	\$ 8.00	\$ 3,600.00
26		4" PVC Electrical Conduit	192	LF	\$ 12.00	\$ 2,304.00
27		Traffic Signal Loops	1	LS	\$ 15,000.00	\$ 15,000.00
28	150742	Remove Road Signs	1	EA	\$ 100.00	\$ 100.00
29	152390	Relocate Road Signs	2	EA	\$ 200.00	\$ 400.00
30		Redwood Utility Marker	10	EA	\$ 50.00	\$ 500.00
Section A Total -					\$	1,085,317.10

B. KELSEY ST - CITY REIMBURSED OFFSITE STREET IMPROVEMENTS						
<u>No.</u>	<u>VWR Spec No.</u>	<u>ITEM</u>	<u>QUANTITY</u>	<u>UNITS</u>	<u>Estimated UNIT COST</u>	<u>AMOUNT</u>
1	190101	Roadway Excavation	415	CY	\$ 16.00	\$ 6,640.00
2	260201	Class 2 Aggregate Base	104	CY	\$ 28.00	\$ 2,912.00
3	390103	Asphalt Concrete (Type B)	140	TON	\$ 63.00	\$ 8,820.00
4	840504	4" Thermoplastic Traffic Stripe	456	LF	\$ 0.30	\$ 136.80
5		Timber Barricade	1	EA	\$ 500.00	\$ 500.00
6		So Cal Edison Utility Pole Relocation w/ Guy	1	EA	\$ 2,000.00	\$ 2,000.00
Section B Total -					\$	21,008.80

EXHIBIT 2

Reimbursement Agreement - VWR Distribution, Inc.

C. PROJECT COMPONENTS - CITY/DEVELOPER SHARED COST IMPROVEMENTS						
No.	VWR Spec No.	ITEM	QTY/UNITS	Estimated		
				COST	CITY SHARE (%)	CITY SHARE (\$)
1	999990	Mobilization	1/LS	\$90,000.00	50%	\$ 45,000.00
2	074019	Prepare Storm Water Pollution Prevention Plan	1/LS	\$4,000.00	50%	\$ 2,000.00
3	074020	Water Pollution Control	1/LS	\$12,000.00	75%	\$ 9,000.00
4	074029	Temporary Silt Fence	1/LS	\$2,000.00	75%	\$ 1,500.00
5	120090	Construction Area Signs	1/LS	\$6,000.00	75%	\$ 4,500.00
6	120100	Traffic Control System	1/LS	\$40,000.00	75%	\$ 30,000.00
7	120102	Traffic Control Surveillance	1/LS	\$10,000.00	75%	\$ 7,500.00
8	160101	Clearing and Grubbing	1/LS	\$15,000.00	75%	\$ 11,250.00
Section C Total -						\$ 110,750.00

D. KELSEY ST - DEVELOPER SHARE OF DEFERRED STREET IMPROVEMENTS TO BE PAID TO CITY OF VISALIA						
No.	VWR Spec No.	ITEM	QUANTITY	UNITS	Estimated	
					UNIT COST	AMOUNT
1	190101	Roadway Excavation	173	CY	\$ 16.00	\$ 2,768.00
2	731504	Curb and Gutter	810	LF	\$ 18.00	\$ 14,580.00
3	260201	Class 2 Aggregate Base	105	CY	\$ 28.00	\$ 2,940.00
4	390103	Asphalt Concrete (Type B)	137	TON	\$ 63.00	\$ 8,631.00
5		Street Lights (Complete)	3	EA	\$ 3,500.00	\$ 10,500.00
Hard Cost Total -						\$ 39,419.00
Project Design and Construction Management (10% of Hard Costs) -						\$ 3,941.90
Section D Total -						\$ 43,360.90

Totals Section A, B, & C : \$ 1,217,075.90

Project Design and Construction Management (10% of Hard Costs) : \$ 121,707.59

Estimated Offsite Total : \$ 1,338,783.49

Developer Share of Deferred Kelsey St Improvements (Section D) : \$ (43,360.90)

Estimated Project Reimbursement Total : \$ 1,295,422.59