



AGENDA
RIO DELL CITY COUNCIL
REGULAR MEETING – 6:30 P.M
THURSDAY, NOVEMBER 8, 2012
CITY COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME . . . By your presence in the City Council Chambers, you are participating in the process of representative government. Copies of this agenda, staff reports and other material available to the City Council are available at the City Clerk's office in City Hall, 675 Wildwood Avenue. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell City Council meetings often.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

THE TYPE OF COUNCIL BUSINESS IS IDENTIFIED IMMEDIATELY AFTER EACH TITLE IN BOLD CAPITAL LETTERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE
- D. CEREMONIAL

2012/1108.01 - Swearing in of Billy J. Long to the Rio Dell Planning Commission
for the Remainder of the Term Ending December 31, 2012

- E. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. As such, a dialogue with the Council or staff is not intended. Items requiring Council action not listed on this agenda may be placed on the next regular agenda for consideration if the Council directs, unless a finding is made by at least 2/3rds of the Council that the item came up after the agenda was posted and is of an urgency nature requiring immediate action. Please limit comments to a maximum of 3 minutes.

F. CONSENT CALENDAR

The Consent Calendar adopting the printed recommended Council action will be enacted with one vote. The Mayor will first ask the staff, the public, and the Council members if there is anyone who wishes to address any matter on the Consent Calendar. The matters removed from the Consent Calendar will be considered individually in the next section, "SPECIAL CALL ITEMS".

- 1) 2012/1108.02 - Approve Minutes of the October 16, 2012 Regular Meeting
(ACTION) 1
- 2) 2012/1108.03 - Approve Pay Request No. 8 to Wahlund Construction/Sequoia
Construction Specialties in the Amount of \$495,192.54 for work
Related to the Wastewater Treatment Plant Upgrade and Disposal
Project (ACTION) 11
- 3) 2012/1108.04 - Approve Change Order No. 2 in the Amount of -\$55,351.96
Increasing Contingency Balance to \$214,301.82 on the Wastewater
Treatment Plant Upgrade and Disposal Project (ACTION) 21

G. SPECIAL PRESENTATIONS

- 1) 2012/1108.05 - Wildwood Avenue Enhancement Project Update (ACTION) 25

H. SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

- 1) "SPECIAL CALL ITEMS" from Consent Calendar
- 2) 2012/1108.06 - Direct City Manager to Execute Contract Agreement with Bartle
Wells Associates in the Amount of \$21,750 to Conduct a
Wastewater Rate Study (ACTION) 33
- 3) 2012/1108.07 - Approve Interim Animal Shelter Services with City of Fortuna
(ACTION) 35
- 4) 2012/1108.08 - Possible Election Results from November 6, 2012 (RECEIVE &
FILE)

I. ORDINANCES/SPECIAL RESOLUTIONS/PUBLIC HEARINGS

- 1) 2012/1108.09 - Conduct Second Reading (by title only) and Approve Ordinance
No. 295-2012 Establishing New Parking Regulations, Section
17.30.180 of the Rio Dell Municipal Code (RDMC) (ACTION) 41
- 2) 2012/1108.10 - Conduct Second Reading (by title only) and Approve Ordinance
No. 297-2012 Amending the Town Center/Urban Residential
Zoning Designations, the Allowed Uses and Development
Standards of the Town Center Zone, the Edwards Suburban
Low/Public Facility Zoning Designations (ACTION) 61

- 4) 2012/1708.11 - Conduct Second Reading (by title only) and Approve Ordinance No. 298-2012 Repealing Ordinance No. 255-2012 and Establishing a Purchasing Procedure **(ACTION)** 75
- 5) 2012/1108.12 - Approve Resolution No. 1181-2012 Approving Wahlund Construction's Request for Sub-Contractor Substitution on the Wastewater Treatment Plant Upgrade and Disposal Project **(ACTION)** 81

J. REPORTS/STAFF COMMUNICATIONS

1. City Manager
2. Chief of Police
3. Finance Director – Check Register for September, 2012 **(RECEIVE & FILE)** 113
4. Community Development Director

K. COUNCIL REPORTS/COMMUNICATIONS

L. STUDY SESSIONS/PUBLIC HEARINGS

M. ANNOUNCEMENT OF ITEMS TO BE DISCUSSED CLOSED SESSION AS FOLLOWS:

N. PUBLIC COMMENT REGARDING CLOSED SESSION

O. RECESS INTO CLOSED SESSION

P. RECONVENE INTO OPEN SESSION

Q. ORAL ANNOUNCEMENTS

R. ADJOURNMENT

*The next Regular meeting will be on November 20, 2012
at 6:30 PM in City Hall Council Chambers*

**RIO DELL CITY COUNCIL
REGULAR MEETING
OCTOBER 16, 2012
MINUTES**

The Regular Meeting of the Rio Dell City Council was called to order at 6:30 p.m. by Mayor Pro Tem Marks.

ROLL CALL: Present: Mayor Pro Tem Marks, Councilmembers Leonard, Thompson, and Wilson

Absent: Mayor Woodall (excused)

Others Present: City Manager Stretch, Chief of Police Hill, Finance Director Beauchaine, Community Development Director Caldwell, Wastewater Superintendent Chicora and City Clerk Dunham

Absent: Water/Roadways Superintendent Jensen (excused)

PUBLIC PRESENTATIONS

Nick Angeloff provided the Council with an update on the east-west rail project and said it is now at the point where there are letters of support and Memorandum of Agreements from the AFLCIO, Counties of Tehema, Humboldt and Trinity, City of Eureka, and Upstate California to oversee the feasibility study.

Ayala Tacpai provided an update on planting possibilities within the Wildwood Ave. Enhancement Project and said she was in contact with the Native Plant Society of California who provided her with two lists of possible plantings: one of plantings you find in Redwood forests and one you find in meadowlands. She said she also got a list of suggested trees to be considered which she agreed to share with City staff.

Catherine Tona, student at College of the Redwoods addressed the Council regarding a program for CR and HSU students where participants can win \$25,000 to start their own business. She said she would like to receive input from the City regarding what type of business they would like to see come to Rio Dell. She said she would need a mentor to help her with information and asked that the matter be placed on a subsequent agenda for discussion.

City Manager Stretch suggested a Study Session be scheduled for November 8, 2012.

CONSENT CALENDAR

Motion was made by Leonard/Thompson to approve the consent calendar including approval of minutes of the October 2, 2012 regular meeting; approval of Resolution No. 1179-2012 repealing Resolution No. 1169-2012 and approving the Position Allocation Table for FY 2012-2013; and

receive and file status report on Wildwood Ave. Enhancement Project and direct staff to agendize the topic for the November 8, 2012 regular City Council meeting. Motion carried 4-0.

SPECIAL CALL ITEMS/COMMUNITY AFFAIRS

Approve Appointment to the Rio Dell Planning Commission

City Manager Stretch stated there is one candidate here this evening that has stepped up and would like to be considered to fill the vacant position on the Planning Commission. He said it is refreshing to have someone who wants to volunteer their time to help the City.

Billy Joe Long said he would find it a privilege to serve on the Planning Commission and be part of the already existing team to do something that would have an impact on the community.

Councilmember Thompson noted as a point of information that Mr. Long recently became a member of the HWMA PAC committee and took a tour of the facility.

Councilmember Wilson reiterated that it is refreshing to see someone who is willing to volunteer their time particularly in times like this, and said it's easy for people to sit back and take shots at our community through facebook or other web sites rather than get involved and help. He said he believes that what Mr. Long is doing to volunteer will help to change the face of Rio Dell.

Motion was made by Leonard/Wilson to approve the appointment of Billy Joe Long to the Rio Dell Planning Commission to fill the unexpired term ending December 31, 2012. Motion carried 4-0.

Make Finding that the Repair of the South Wall and the Ridge Beam at the North End of City Hall, at the Police Department, Continues to Present an Emergency as Set Forth in Rio Dell Resolution No. 1178-2012

City Manager Stretch stated the City Council at the last meeting added an urgency item to the agenda concerning serious structural issues with the south wall and end of the ridge beam at the north end of City Hall at the Police Department. The finding was made that the repairs presented an emergency that would not permit a delay resulting from competitive solicitation of bids, due to impending rainy weather. He said the California Public Contract Code provides that the Council shall review the emergency action taken at every regularly scheduled meeting to determine by at least 4/5 vote that the emergency continues.

He provided a status report and said the windows were ordered and that repairs were scheduled to begin in 2-3 weeks.

Motion was made by Thompson/Leonard to make the finding that the repair of the south wall of City Hall, at the Police Department, and the ridge beam at the north end of City Hall continues to present an emergency as set forth in Rio Dell Resolution No. 1178-2012. Motion carried 4-0.

Discussion of Street Improvement Bond Measure “J”

City Manager Stretch began by reading the *City of Rio Dell Fact Sheet for November 6, 2012 Ballot Measure for Street Improvement Bonds Measure “J”*. The key points made were that approximately 80% of the City’s streets are in poor condition and deteriorating further each year; the City does not receive enough revenue for the required street maintenance; passage of Measure “J” will allow the City to repair 11.5 miles of streets now at the estimated lowest cost; street improvements will have a positive effect on property values; and the best estimate of the annual tax to be levied is only \$11.49 per \$10,000 of assessed property value.

A public hearing was opened at 6:50 p.m. to receive public comment on the proposed measure.

Jack Snell stated he has lived on Riverside Dr. for 35 years and is in full support of Measure J. He said rarely do you get to tax yourself and see the benefit locally. He noted the street improvements will increase property values and said the cost is worth the benefit.

Nick Angeloff, Second Ave. homeowner and recent Grayland Heights Dr. homeowner expressed his support for the measure and said one question he was asked is that why would you vote for the measure if the street you live on is already in good shape. His response was that those streets will be in disrepair at some point so by deferring the repairs will only add to the problem down the road. He pointed out that the cost of the tax will be mitigated in part by savings for replacement of tires and shocks to vehicles.

Billy Joe Long said he was also in support of measure “J” and said although the area of the street on Painter St. where he lives is in good shape; he took a drive around town and found that the condition of some of the other streets was horrendous. He said if the repairs are not done now, the newer roads will be in the same shape as the others before long.

Sharon Wolff stated in principal she is always in favor of bond measures that contribute to the public good but what the City is asking is for the citizens to pass a very large bond measure without ever addressing all the issues with the past infrastructure projects. She said citizens should have faith that things won’t be the same as in the past but by stonewalling and never addressing the problems identified in the investigative report how can the City expect citizens to believe anything has changed or that this project will be administered any better. She added that the public has to have faith that their tax money will be used exactly as it is supposed to be used.

Linda Freitas asked if the tax will complete the repairs such as curb, gutter and sidewalk on Third St. between Davis and Dixie Streets; City Manager Stretch said construction of sidewalks was not part of the proposed improvements.

Ayala Tacpai said she jogs on Ogle Ave. and the road is terrible; for the benefit of her own shock absorbers, she would like to see the road improved.

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Gary Chapman stated he lives in the new subdivision on Hilda Ct. and even though his street is in good shape and his tax will be higher than most because of the appraised value of his home, he believes in helping the community and supports the measure.

Adam Diaz stated in regard to having confidence in City government and disbursement of \$2.8 million, it is up to the community to keep government honest. He said for the amount of support there is for the measure which requires 2/3 voter approval rather than 51%, Being up against those odds and the measure still passes, he said he seriously doubts there is any way the City can manipulate those funds. He noted that he is one of the citizens that will pay a minimal amount as with many other property owners under Prop 13. He said the City is comprised of approximately 47% rentals and every renter he talked to is in favor of Measure "J" regardless of whether the owner is or not. He encouraged the public to look at the facts to clearly understand what the measure can do for this community and try to move forward and not worry about what may or may not have happened in the past.

City Manager Stretch said he wanted to make it abundantly clear that the \$2.8 million is to be used solely for repair of the streets; nothing else period.

Councilmember Wilson said when disbursements are approved for projects the records are a matter of public record.

City Manager Stretch noted that to be correct and added that the disbursements are also part of the annual audit. He said the insinuation that this City Council has not acted appropriately he finds totally offensive. He said the community knows the Council members, voted for them, talks to them, likes and trusts them. He said citizens are entitled to comment but personally feels the comment made was a bad comment.

Gary Chapman pointed out that it is his understanding that when bonds are financed they come with a covenant that the funds can only be used for their intended purpose.

Deborah Bare asked how the tax is determined and if speed bumps would be part of the project. City Manager Stretch explained the tax rate statement estimates the tax at \$11.49 per \$10,000 of assessed value for the first year and as the bond measure goes on and assessed value increases, the tax decreases.

There being no further public comment, the public hearing closed at 7:10 p.m.

Councilmember Wilson commented that he recently spoke to a Scotia resident who is looking to purchase a home, and he said he would not even look at a home in Rio Dell where the street was in serious need of repair.

Councilmember Thompson said as streets are paved, property values go up \$10,000-\$20,000 which makes the price of real estate to go up thus the overall assessed value of the City as well,

which in turn brings down the annual tax amount. He said some of the residents on Ogle Ave. have plans to put in sidewalks at their own expense if or when the paving occurs.

Councilmember Marks said as landlords, she and her husband don't plan on increasing rents with the passage of Measure "J" and said she is very much in support of the measure. She said one question she has heard among the public is how much of the \$2.8 million will be spent on administration.

Finance Director Beauchaine stated that City administration costs were not included in the project costs and that the bond counsel and financial analyst will be paid only if the measure passes.

ORDINANCES/SPECIAL RESOLUTIONS

Approve Resolution No. 1157-2012 Denying the Albin Proposed General Plan Amendment and Zone Reclassification Designating Approximately 3 Acres from Community Commercial (CC) to Urban Residential (UR)

Community Development Director Caldwell stated that Mr. Albin has asked that the matter be continued to November 20, 2012 with the entire Council present.

Councilmember Wilson asked when this matter was first presented to the Council; Community Development Director Caldwell said the project was first introduced on May 15, 2012. Councilmember Wilson said the project has been postponed several times and suggested this continuance be the last one granted; council concurred.

Introduction and First Reading (by title only) of Ordinance No. 295-2012 Establishing New Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code (RDMC)

Community Development Director Caldwell provided a staff report and said a joint study session was held with the City Council and the Planning Commission to discuss possible changes to the City's parking regulations. He said the existing regulations adopted in 1968 are clearly outdated and in need of revision. He said the draft parking regulation were taken to the Planning Commission at their last regular meeting on September 26, 2012 and after clarification on a couple of minor items, the Commission recommended approval by the City Council.

A public hearing was opened at 7:21 p.m. to receive public comment on the proposed parking regulations.

Deborah Bare asked if the new regulations would create more parking spaces downtown including handicapped parking; Community Development Director Caldwell explained the proposed regulations will only apply to new development.

There being no further public comment, the public hearing closed at 7:22 p.m.

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Motion was made by Wilson/Thompson to introduce and conduct first reading (by title only) of Ordinance No. 295-2012 Establishing New Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code (RDMC), and continue consideration of the proposed Ordinance to the meeting of November 8, 2012 for the second reading and adoption. Motion carried 4-0.

Introduction of Resolution No. 1177-2012 and First Reading (by title only) of Ordinance No. 297-2012 Amending the Town Center/Urban Residential Zoning Designations, the Allowed Uses and Development Standards of the Town Center Zone, the Edwards Suburban Low/Public Facility Zoning Designations

Community Development Director Caldwell provided a staff report and said this item was also subject to a prior joint study session with the Planning Commission and there was discussion and support at that time for limiting the Town Center designation to those parcels which front on Wildwood Ave; expanding the allowed uses of the Town Center designation, including artisan studios to encourage commercial development in the down town area; and elimination of the two-story requirement for new structures located in the Town Center zone. He directed the Council's attention to the proposed changes as shown in Exhibit A of his staff report.

A public hearing was opened at 7:27 p.m. to receive public comment on the proposed Ordinance. There being no public comment, the public hearing closed.

Community Development Director Caldwell noted the amendments also includes some clean-up items such as a Plan and Zone Boundary Amendment for the area that was acquired by the City on Edwards Dr. from Suburban Low (SL) to Public Facility (PF); and amending the Land Use Designation Acreage Distribution to reflect mapping changes of the former Eel River Sawmill site and Blue Slide Road annexations.

Councilmember Thompson stated there was previous discussion of split zoning at Berkeley and Wildwood and asked if that was still being considered; Community Development Director Caldwell said the split zoning was eliminated since it would only leave a 45 foot deep commercial lot which may not be viable.

Motion was made by Thompson/Wilson to introduce Resolution No. 1177-2012 and conduct first reading (by title only) of Ordinance No. 297-2012 amending the Town Center/Urban Residential Zoning Designations, the Allowed Uses and Development Standards of the Town Center Zone, the Edwards Suburban Low/Public Facility Zoning Designations and continue consideration of the proposed Ordinance to the meeting of November 8, 2012 for its second reading and adoption. Motion carried 4-0.

Introduction and First Reading (by title only) of Ordinance No. 298-2012 Repealing Ordinance No. 255-2012 and Establishing a Purchasing Procedure

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Finance Director Beauchaine provided a staff report and said in 2006 the City adopted the Uniform Public Construction Cost Accounting Act which allows public agencies to streamline the bid award process as well as reducing the amount of paperwork related to advertising and report filing. She further explained the UPCC has a provision which allows for projects between the amounts of \$45,000-\$175,000 to follow informal bidding procedures which must be adopted by Resolution. She said the proposed ordinance outlines the informal bidding procedure and updates the City's Purchasing Policy to reflect the procedures.

A public hearing was opened to receive public comment on the proposed ordinance. There being no public comment, the public hearing closed.

Councilmember Thompson stated that he had spoken to Craig Olsen at HDR regarding the pre-bidding process for projects and was told that any contractor that has filed a law suit against the City can be omitted from the bidders list. Finance Director Beauchaine said the language is somewhat vague so in the event that were to happen, she would recommend seeking advice from legal counsel.

Councilmember Thompson said he would like to have a legal opinion on the matter; Finance Director Beauchaine commented that the draft ordinance was reviewed by the City Attorney and the Contract Attorney. She agreed to contact Craig Olsen and discuss the matter further, stating it was her understanding that the language would need to be in the bid documents rather than the ordinance.

Councilmember Wilson referred to Section 3 under *Purchasing Procedure* and asked for clarification that purchases may be made by department heads or the City Manager up to \$5,000 provided the expenditure is budgeted; Finance Director Beauchaine said the purchase, except in cases of emergency, may not be made unless an unencumbered appropriation exists in the fund account against which the purchase is to be charged.

Councilmember Marks asked if account line items can be moved to accommodate for a particular purchase; Finance Director Beauchaine explained line items within the department can be moved with City Manager and City Council approval.

Finance Director Beauchaine then reviewed the City's purchasing procedures and steps for paying expenditures.

Councilmember Wilson pointed out that the purpose of the Purchasing Ordinance is to provide assurance there is a mechanism in place for appropriate checks and balances.

Motion was made by Leonard/Thompson to introduce and conduct first reading (by title only) of Ordinance No. 298-2012 repealing Ordinance No. 255-2008 establishing a purchasing procedure and to continue consideration of the proposed ordinance to the next regular meeting on November 8, 2012. Motion carried 4-0.

Approve Resolution No. 1180-2012 Amending the City Budget for the Abatement of Asbestos and Carpeting of City Hall and Authorize the City Manager to Engage Floortec North Coast and New Life Service Company for the Abatement of Asbestos Flooring and the Installation of Encapsulating Carpeting in City Hall

City Manager Stretch provided a staff report and said it was recently discovered that almost the entire floor covering and the mastic used to hold the floor tiles in place in City Hall contains asbestos. He said although much of the tile is still in good shape and doesn't need to be removed; it does need to be encapsulated so that it does not become a problem in the future. He said there are only a few contractors in the area licensed to abate asbestos so two quotes were obtained; one from Floortec and one from New Life Service Co. who will be working together on the abatement of asbestos flooring and the installation of encapsulating carpeting. He said one downfall of installing encapsulating carpeting is that when the carpeting wears out (estimated in 15-20 years) the removal will require replacement of the subflooring as well. He said the estimated cost for labor and materials is \$20,936 but a \$25,000 budget amendment is requested in order to cover any unknown issues which are expected.

A public hearing was opened to receive public comment on the proposed budget amendment.

Billy Joe Long asked what it would cost to remove the subflooring now so that it does not have to be done later; City Manager Stretch stated he didn't get an firm quote but he was told the cost would be substantial; perhaps \$80,000 versus the \$25,000.

There being no public comment the public hearing was closed.

Motion was made by Wilson/Thompson to authorize the City Manager to engage Floortec North Coast and New Life Service Company to remove several areas of asbestos vinyl floor tile in City Hall and install impervious glue backed carpet over the tile flooring, except for the kitchen and utility room which would be replaced with a vinyl sheet product. Motion carried 4-0.

Motion was made by Wilson/Thompson to approve Resolution No. 1180-2012 to amend the Final City Budget by \$25,000 for the asbestos tile removal and enclosure project, said revenue transferred from the various Fund Reserves in like amount, and authorize the City Manager to spend up to that amount on the project. Motion carried 4-0.

REPORTS/STAFF COMMUNICATIONS

Community Development Director Caldwell reported he attended a TAC meeting at HCAOG and discussed MAP 21 stating he would like to see the City take advantage of available monies under that program. He noted that potential projects need to be identified in the Regional Transportation Plan. He said the tribes have been part of the group and it was recommended that 75% go to the four small cities. Merritt Perry made an amended motion so that the funds are proportional to everyone based on population. Because of this, the City will receive \$22,000 rather than \$16, 000 as estimated.

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Community Development Caldwell said on October 25, 2012 a super-regional meeting on MAP 21 would be held at the Adorni Center to discuss funding options; he would be attending a Brownfield's Workshop in Oakland November 7-9, 2012; and said originally the Draft Marijuana Ordinance was scheduled to be on the October 24, 2012 Planning Commission agenda however, that item was moved ahead to the November 28, 2012 meeting to allow the City Manager and the City Attorney adequate time to review the draft ordinance.

Wastewater Superintendent Chicora reported everything was going well and on schedule with the Wastewater Treatment Plant Upgrade and Disposal Project.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:02 p.m. to the November 8, 2012 regular meeting.



Attest:

Melissa Marks, Mayor Pro Tem,

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562



TO: Mayor and Members of the City Council
THROUGH: Jim , City Manager
FROM: Stephanie Beauchaine, Finance Director 
DATE: November 8, 2012
SUBJECT: Wahlund/Sequoia Construction Pay Request #8

RECOMMENDATION

Approve Pay Request

BUDGETARY IMPACT

Pay Request #8 in the amount of \$495,192.54 will be funded through the State Water Resources Control Board (SWRCB) financing agreement project number C-06-7401-110 totaling \$12,980,859.

BACKGROUND AND DISCUSSION

Pay Request #8 has been approved for payment by the City's Construction Manager and City Manager.

BEHRENS CONSTRUCTION AND INSPECTION SERVICES
170 South Bank Chetco River Road
Brookings, OR 97415-8288

(707) 696-4650
rbehrens@rbehrens.org

To: Rio Dell City Council
Jim Stretch, City Manager
Stephanie Beauchaine, Finance Director
Rick Chicora, Wastewater Superintendent

From: Richard Behrens, Construction Manager

Date: 10/26/2012

Project Name: **Wastewater Treatment Plant Upgrade and Disposal Project**

The WWTP project is now into the eighth month of progress. The contractor has completed approximately 98% of the concrete portion of the bio-tank and backfill and water testing continues. Underground electrical conduits continue to be placed and concrete duct banks poured. Equipment pads are being completed and the electrical, plumbing and mechanical phases have begun. The control system is in production with a November delivery date. Work is proceeding at the disposal site with the initial earth moving complete and approximately 98% of the pressure and drain systems complete. All of the Aero-Mod equipment has been delivered and installation has started. Nearly all disposal site piping and transmission line piping has been delivered. The final sludge dryer system design has been approved and it is in production.

Progress Payment Request No. 8 is attached. This pay request is based on the bid schedule breakdown provided by the contractor, Wahlund Construction, Inc./ Sequoia Construction Specialties, and the actual quantities of work completed and materials delivered to site.

There has been one Change Order completed to date, totaling \$29,960.11. The adjusted contract amount to date is \$10,660,960.11. The total billed thru Progress Pay Request No. 8, less retainer, is \$5,374,394.57.

I recommend payment to Wahlund Construction, Inc./ Sequoia Construction Specialties for Progress Pay Request No. 8 in the amount of \$495,192.54, that also takes into account a 5% retention. Payment to the contractors is due within 20 days of receipt of each Application for Payment. Progress Payment Request No. 8 was received 10/26/2012.

cc:
Craig Olson, HDR Inc.

Bret Rinehart, Wahlund Construction, Inc.
Brian Pritchard, Sequoia Construction Specialties

Progress Payment Summary

Owner: City of Rio Dell
Project Title: Rio Dell Wastewater Treatment Plant Upgrade and Disposal

Job #: 24-11
Payment #: 8
Period Ending: 31-Oct-2012

1. Analysis of Authorized Contract Amount to Date

a. Authorized Contract Work Amount	\$ 10,631,000.00
b. Total Change Orders Work Amount	\$ 29,960.11
c. Adjusted Contract Amount to Date	\$ 10,660,960.11

2. Analysis of Work Performed

a. Contract and Change Orders Performed to Date	\$ 5,657,257.44
b. Retainer, 5%	\$ 282,862.87
c. Net Contract Work to Date	\$ 5,374,394.57
d. Previous Billed	\$ 4,879,202.03
e. Balance Due This Period	\$ 495,192.54

3. Certification of Contractor

According to the best of my knowledge and belief, I certify that all items and amounts shown on the Schedule of Values are correct; that all work has been performed and/or material supplied in full accordance with the requirements of the referenced Contract, and/or duly authorized deviations, substitutions, alterations, and/or additions.

All previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

Wahlund Construction, Inc./
Sequoia Construction Specialties
Contractor _____
Ken Wahlund
Authorized Representative

Date: 10/25/2012 Title: Joint Venture Administrator

4. Certification of Construction Manager

I certify that I have checked and verified the above and foregoing Schedule of Values; that to the best of my knowledge and belief it is a true and correct statement of work performed and/or material supplied by the Contractor; that all work and/or material included in this Progress Payment Summary has been inspected by me and/or my duly authorized representative or assistants and that it has been performed and/or supplied in full accordance with the requirements of the referenced contract; and that the payment due to the Contractor is correctly computed on the basis of work performed and/or material supplied to date.

Construction Manager Date: _____

5. Approval for Payment

City Manager Date: _____

**WAHLUND CONSTRUCTION, INC./
SEQUOIA CONSTRUCTION SPECIALTIES**

A Joint Venture

License No. 855844

Eureka Office: 707-268-0150 Fax: 707-268-0137

**Rio Dell Wastewater Treatment
Plant Upgrade and Disposal Project
HDR Project No. 152932**

To: City of Rio Dell

675 Wildwood Avenue

Rio Dell, California 95562

Pay Request No.: 8

Period Ending: 10/31/12

Item	Description of Item	Qty	Unit	Unit Cost	Total Cost	Previous		This Period		Total To Date	
						Qty	\$	Qty	\$	Qty	\$
1	Bid Item 1										
	Sheeting, shoring and bracing or equivalent method conforming to applicable safety order.	1	LS	\$ 5,000.00	\$ 5,000.00	75%	\$ 3,750.00	25%	\$ 1,250.00	100%	\$ 5,000.00
				Bid Item 1 Total	\$ 5,000.00		\$ 3,750.00		\$ 1,250.00		\$ 5,000.00
2	Bid Item 2										
	Over-excavation and disposal of undesirable material and compaction of fill material under biological treatment facility as defined in Section 02200 of the specifications.	2,500	CY	\$ 35.00	\$ 87,500.00	422	\$ 14,770.00	3	\$ 105.00	425	\$ 14,875.00
				Bid Item 2 Total	\$ 87,500.00		\$ 14,770.00		\$ 105.00		\$ 14,875.00
3	Bid Item 3										
	14- inch recycled water pipeline from Station 1+50 (+/-) to Station 101+50 (+/-), including all appurtenances as required to complete work.	10,000	LF	\$ 108.00	\$ 1,080,000.00	2,737.63	\$ 295,664.08	0.00	\$ -	2,737.63	\$ 295,664.08
				Bid Item 3 Total	\$ 1,080,000.00		\$ 295,664.08		\$ -		\$ 295,664.08
4	Bid Item 4										
	Recycled water pipeline from Station 101+50 (+/-) to Station 201+50 (+/-), including all work in Caltrans right-of-way.	1	LS	\$ 1,500,000.00	\$ 1,500,000.00	0%	\$ -	0%	\$ -	0%	\$ -
				Bid Item 4 Total	\$ 1,500,000.00		\$ -		\$ -		\$ -
5	Bid Item 5										
	All work at disposal site on north side of Eel River outside of Caltrans right-of-way.										
5.1	Site Clearing	1	LS	\$ 15,000.00	\$ 15,000.00	100%	\$ 15,000.00	0%	\$ -	100%	\$ 15,000.00
5.2	Earthwork	1	LS	\$ 289,475.00	\$ 289,475.00	95%	\$ 275,001.25	3%	\$ 8,684.25	98%	\$ 283,685.50
5.3	Distribution and Turnout Boxes	1	LS	\$ 15,000.00	\$ 15,000.00	50%	\$ 7,500.00	50%	\$ 7,500.00	100%	\$ 15,000.00
5.4	Precast Concrete Pump Station	1	LS	\$ 28,000.00	\$ 28,000.00	25%	\$ 7,000.00	50%	\$ 14,000.00	75%	\$ 21,000.00
5.5	Pump Station Base & Equipment Pad	1	LS	\$ 6,825.00	\$ 6,825.00	25%	\$ 1,706.25	50%	\$ 3,412.50	75%	\$ 5,118.75
5.6	Overflow Valve Concrete Pads	1	LS	\$ 20,475.00	\$ 20,475.00	100%	\$ 20,475.00	0%	\$ -	100%	\$ 20,475.00
5.7	Hydroseeding	1	LS	\$ 54,059.25	\$ 54,059.25	0%	\$ -	0%	\$ -	0%	\$ -
5.8	Submersible Non-Clog Tailwater Pumps	1	LS	\$ 32,386.10	\$ 32,386.10	67.73%	\$ 21,936.15	0.00%	\$ -	67.73%	\$ 21,936.15
5.9	REW Piping	1	LS	\$ 150,000.00	\$ 150,000.00	92.81%	\$ 139,217.52	5.00%	\$ 7,500.00	97.81%	\$ 146,717.52
5.10	DFD Piping	1	LS	\$ 145,000.00	\$ 145,000.00	84.63%	\$ 122,711.42	10.00%	\$ 14,500.00	94.63%	\$ 137,211.42
5.11	Tailwater Pump Piping - Material	1	LS	\$ 20,002.50	\$ 20,002.50	11.999%	\$ 2,400.00	0.00%	\$ -	11.999%	\$ 2,400.00

5.12	Tailwater Pump Piping - Labor	1	LS	\$	7,381.50	\$	7,381.50	0%	\$	-	0%	\$	-
5.13	Tailwater Pump Installation per D04	1	LS	\$	6,460.65	\$	6,460.65	0%	\$	1,615.16	25%	\$	1,615.16
5.14	HDG Bar Grating 2x per 1/D03	1	LS	\$	2,625.00	\$	2,625.00	0%	\$	-	0%	\$	-
5.15	PVC Stilling Well per D04	1	LS	\$	2,310.00	\$	2,310.00	0%	\$	-	0%	\$	-
	Bid Item 5 Total			\$	795,000.00	\$	795,000.00		\$	612,947.59		\$	670,159.51
6	Bid Item 6												
	All work as required per the MMRP as outlined in Specification Section 01560.	1	LS	\$	70,000.00	\$	70,000.00	30%	\$	21,000.00	10%	\$	28,000.00
	Bid Item 6 Total			\$	70,000.00	\$	70,000.00		\$	7,000.00		\$	28,000.00
7	Bid Item 7												
	Storm Water Pollution Prevention Plan and Implementation per Specification Section 02271.	1	LS	\$	10,500.00	\$	10,500.00	0%	\$	-	50%	\$	5,250.00
	Bid Item 7 Total			\$	10,500.00	\$	10,500.00		\$	5,250.00		\$	5,250.00
8	Bid Item 8												
	All other work as indicated on the project plans and defined in the project specifications.												
8.1	Bidding Requirements												
8.1.1	Performance & Payment Bond	1	LS	\$	82,000.00	\$	82,000.00	100%	\$	82,000.00	0%	\$	82,000.00
8.1.2	Insurance	1	LS	\$	88,000.00	\$	88,000.00	100%	\$	88,000.00	0%	\$	88,000.00
	Bidding Requirements Total			\$	170,000.00	\$	170,000.00		\$	170,000.00		\$	170,000.00
8.2	General Requirements												
8.2.1	Mobilization	1	LS	\$	156,250.00	\$	156,250.00	100%	\$	156,250.00	0%	\$	156,250.00
8.2.2	Demobilization	1	LS	\$	25,000.00	\$	25,000.00	0%	\$	-	0%	\$	-
8.2.3	Plumbing Mobilization	1	LS	\$	21,000.00	\$	21,000.00	100%	\$	21,000.00	0%	\$	21,000.00
8.2.4	Field Engineering & Surveying	1	LS	\$	10,000.00	\$	10,000.00	85%	\$	8,500.00	5%	\$	9,000.00
8.2.5	Administration Requirements	1	LS	\$	252,000.00	\$	252,000.00	38.89%	\$	98,000.00	5.56%	\$	112,000.00
8.2.6	Construction Schedules	1	LS	\$	2,000.00	\$	2,000.00	55%	\$	1,100.00	10%	\$	1,300.00
8.2.7	Submittals	1	LS	\$	18,000.00	\$	18,000.00	70%	\$	12,600.00	10%	\$	14,400.00
8.2.8	Temporary Offices, Sanitation, etc.	1	LS	\$	54,000.00	\$	54,000.00	38.89%	\$	21,000.00	5.56%	\$	24,000.00
8.2.9	Project Sign	1	LS	\$	1,500.00	\$	1,500.00	0%	\$	-	0%	\$	-
8.2.10	Construction Photographs	1	LS	\$	500.00	\$	500.00	100%	\$	500.00	0%	\$	500.00
	General Requirements Total			\$	540,250.00	\$	540,250.00		\$	318,950.00		\$	338,460.00
8.3	WMTP Sitework												
8.3.1	Sludge Drying Bed Demolition	1	LS	\$	45,750.00	\$	45,750.00	100%	\$	45,750.00	0%	\$	45,750.00
8.3.2	Misc. Existing Tanks & Buildings Demolition	1	LS	\$	18,459.00	\$	18,459.00	0%	\$	-	0%	\$	-
8.3.3	Staging Area Earthwork & Grading	1	LS	\$	25,000.00	\$	25,000.00	100%	\$	25,000.00	0%	\$	25,000.00
8.3.4	Staging Area Temporary Fencing	1	LS	\$	1,500.00	\$	1,500.00	100%	\$	1,500.00	0%	\$	1,500.00
8.3.5	Hot Mix Asphalt Paving	1	LS	\$	38,287.20	\$	38,287.20	0%	\$	-	0%	\$	-
8.3.6	Canopy Slab @ CL2 Bldg	1	LS	\$	5,250.00	\$	5,250.00	0%	\$	-	0%	\$	-
8.3.7	Canopy Slab @ Ops Bldg	1	LS	\$	7,350.00	\$	7,350.00	0%	\$	-	100%	\$	7,350.00
8.3.8	Generator Slab	1	LS	\$	13,125.00	\$	13,125.00	0%	\$	-	100%	\$	13,125.00
8.3.9	CL2 Mixer Concrete Repair	1	LS	\$	4,200.00	\$	4,200.00	0%	\$	-	0%	\$	-
8.3.10	Chem Storage Slab	1	LS	\$	4,200.00	\$	4,200.00	0%	\$	-	0%	\$	-
8.3.11	3 Steel Canopies	1	LS	\$	36,163.05	\$	36,163.05	0%	\$	-	0%	\$	-

8.3.12	3 Bollards per C02	1	LS	\$	2,702.70	\$	2,702.70	0%	\$	-	0%	\$	-	0%	\$	-
8.3.13	Static Mixer & Chlorine Injection Precast Vault	1	LS	\$	16,500.00	\$	16,500.00	26%	\$	4,268.16	50%	\$	8,250.00	76%	\$	12,518.16
8.3.14	Existing Control Room Door	1	LS	\$	12,600.00	\$	12,600.00	0%	\$	-	0%	\$	-	0%	\$	-
8.3.15	Existing Control Room Roof	1	LS	\$	22,575.00	\$	22,575.00	0%	\$	-	0%	\$	-	0%	\$	-
WWTP Sitenwork Total				\$	253,661.95	\$	253,661.95		\$	76,518.16		\$	28,726.00		\$	106,243.16
8.4	Yard Piping															
8.4.1	12" Effluent Piping	1	LS	\$	60,000.00	\$	60,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.4.2	12" Influent Piping	1	LS	\$	50,000.00	\$	50,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.4.3	6" Sludge Piping	1	LS	\$	25,000.00	\$	25,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.4.4	8" Backwash Piping	1	LS	\$	30,000.00	\$	30,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.4.5	Misc. Underground Piping, Tie-Ins, Demo, Etc.	1	LS	\$	10,000.00	\$	10,000.00	10%	\$	1,000.00	20%	\$	2,000.00	30%	\$	3,000.00
8.4.6	Static Mixer & Chlorine Injection Vault Piping - Material	1	LS	\$	3,339.00	\$	3,339.00	0%	\$	-	0%	\$	-	0%	\$	-
8.4.7	Static Mixer & Chlorine Injection Vault Piping - Labor	1	LS	\$	1,443.75	\$	1,443.75	0%	\$	-	0%	\$	-	0%	\$	-
Yard Piping Total				\$	179,782.75	\$	179,782.75		\$	1,000.00		\$	2,000.00		\$	3,000.00
8.5	Headworks															
8.5.1	Influent Pump Installation per SP10	1	LS	\$	6,460.65	\$	6,460.65	0%	\$	-	0%	\$	-	0%	\$	-
8.5.2	Grating Support Channel and New Grating per SP10	1	LS	\$	5,537.70	\$	5,537.70	0%	\$	-	0%	\$	-	0%	\$	-
8.5.3	Headworks Pump Piping - Material	1	LS	\$	20,002.50	\$	20,002.50	11.50%	\$	2,300.00	0.00%	\$	-	11.50%	\$	2,300.00
8.5.4	Headworks Pump Piping - Labor	1	LS	\$	7,381.50	\$	7,381.50	0%	\$	-	0%	\$	-	0%	\$	-
Headworks Total				\$	39,382.35	\$	39,382.35		\$	2,300.00		\$	-		\$	2,300.00
8.6	Biological Treatment Facility															
8.6.1	Excavation	1	LS	\$	75,000.00	\$	75,000.00	100%	\$	75,000.00	0%	\$	-	100%	\$	75,000.00
8.6.2	Subgrade & Base Rock	1	LS	\$	25,000.00	\$	25,000.00	100%	\$	25,000.00	0%	\$	-	100%	\$	25,000.00
8.6.3	Tank Slab Form & Pour	1	LS	\$	262,500.00	\$	262,500.00	100%	\$	262,500.00	0%	\$	-	100%	\$	262,500.00
8.6.4	Tank Slab Rebar	1	LS	\$	330,750.00	\$	330,750.00	100%	\$	330,750.00	0%	\$	-	100%	\$	330,750.00
8.6.5	Tank Walls Form & Pour	1	LS	\$	682,500.00	\$	682,500.00	85%	\$	580,125.00	5%	\$	34,125.00	90%	\$	614,250.00
8.6.6	Tank Walls Rebar	1	LS	\$	309,750.00	\$	309,750.00	95%	\$	294,262.50	3%	\$	9,292.50	98%	\$	303,555.00
8.6.7	Sloped Fills	1	LS	\$	52,500.00	\$	52,500.00	5%	\$	2,625.00	50%	\$	26,250.00	55%	\$	28,875.00
8.6.8	Backfill	1	LS	\$	7,500.00	\$	7,500.00	30%	\$	2,250.00	20%	\$	1,500.00	50%	\$	3,750.00
8.6.9	Aluminum Stair with Railing	1	LS	\$	20,245.05	\$	20,245.05	0%	\$	-	0%	\$	-	0%	\$	-
8.6.10	AeroMod Equipment Installation	1	LS	\$	203,054.25	\$	203,054.25	0%	\$	-	5%	\$	10,152.71	5%	\$	10,152.71
Pipe Connections Bio Treatment 12"INFP, 12"EFF, 8"LPA & 4"LPA - SP01 & SP02 - Material																
8.6.11		1	LS	\$	28,407.75	\$	28,407.75	0%	\$	-	0%	\$	-	0%	\$	-
Pipe Connections Bio Treatment 12"INFP, 12"EFF, 8"LPA & 4"LPA - SP01 & SP02 - Labor																
8.6.12		1	LS	\$	23,404.50	\$	23,404.50	0%	\$	-	0%	\$	-	0%	\$	-
8.6.13	Selector Tank Piping - Material	1	LS	\$	819.00	\$	819.00	0%	\$	-	0%	\$	-	0%	\$	-
8.6.14	Selector Tank Piping - Labor	1	LS	\$	3,601.50	\$	3,601.50	0%	\$	-	0%	\$	-	0%	\$	-
8.6.15	Conduit and Pneumatic Systems - Material	1	LS	\$	1,312.50	\$	1,312.50	0%	\$	-	0%	\$	-	0%	\$	-
8.6.16	Conduit and Pneumatic Systems - Labor	1	LS	\$	8,100.75	\$	8,100.75	0%	\$	-	0%	\$	-	0%	\$	-
8.6.17	Aeration Tank Piping - Material	1	LS	\$	8,111.25	\$	8,111.25	5%	\$	405.56	95%	\$	7,705.69	100%	\$	8,111.25
8.6.18	Aeration Tank Piping - Labor	1	LS	\$	20,160.00	\$	20,160.00	5%	\$	1,008.00	20%	\$	4,032.00	25%	\$	5,040.00
8.6.19	Clarifier Piping - Material	1	LS	\$	5,785.50	\$	5,785.50	0%	\$	-	0%	\$	-	0%	\$	-
8.6.20	Clarifier Piping - Labor	1	LS	\$	7,203.00	\$	7,203.00	0%	\$	-	0%	\$	-	0%	\$	-
8.6.21	Digester Tank Piping - Material	1	LS	\$	5,323.50	\$	5,323.50	0%	\$	-	100%	\$	5,323.50	100%	\$	5,323.50

8.6.22	Digester Tank Piping - Labor	1	LS	\$	16,290.75	\$	16,290.75	\$	16,290.75	0%	\$	-	50%	\$	8,145.38	50%	\$	8,145.38
8.6.23	6"SL, 2W, 12"LPA, 4"SL - SP01 - Material	1	LS	\$	58,338.00	\$	58,338.00	\$	58,338.00	57.14%	\$	33,336.00	42.86%	\$	25,002.00	100.00%	\$	58,338.00
8.6.24	6"SL, 2W, 12"LPA, 4"SL - SP01 - Labor	1	LS	\$	34,156.50	\$	34,156.50	\$	34,156.50	38.10%	\$	13,012.00	41.90%	\$	14,313.20	80.00%	\$	27,325.20
8.6.25	7 Sch 10 Stainless LPA Crossovers per SP02	1	LS	\$	9,483.60	\$	9,483.60	\$	9,483.60	0%	\$	-	0%	\$	-	0%	\$	-
8.6.26	9 Hose Racks per SP01	1	LS	\$	7,087.50	\$	7,087.50	\$	7,087.50	0%	\$	-	0%	\$	-	0%	\$	-
Biological Treatment Total				\$	2,206,384.90	\$	2,206,384.90	\$	2,206,384.90	0%	\$	1,620,274.06	0%	\$	145,841.98	0%	\$	1,766,116.04
8.7	Blower Building																	
8.7.1	Earthwork	1	LS	\$	5,000.00	\$	5,000.00	\$	5,000.00	0%	\$	-	100%	\$	5,000.00	100%	\$	5,000.00
8.7.2	Blower Building Concrete	1	LS	\$	36,750.00	\$	36,750.00	\$	36,750.00	0%	\$	-	50%	\$	18,375.00	50%	\$	18,375.00
8.7.3	Concrete Masonry	1	LS	\$	20,947.50	\$	20,947.50	\$	20,947.50	0%	\$	-	0%	\$	-	0%	\$	-
8.7.4	Roof Structure	1	LS	\$	42,000.00	\$	42,000.00	\$	42,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.7.5	Doors	1	LS	\$	7,035.00	\$	7,035.00	\$	7,035.00	0%	\$	-	0%	\$	-	0%	\$	-
8.7.6	New Blowers in Blower Building	1	LS	\$	6,460.65	\$	6,460.65	\$	6,460.65	0%	\$	-	0%	\$	-	0%	\$	-
8.7.7	Valves and Supports SP20 - Material Only	1	LS	\$	2,798.25	\$	2,798.25	\$	2,798.25	0%	\$	-	0%	\$	-	0%	\$	-
8.7.8	Blower Piping to Mech. Coupling Outside Blower Bldg	1	LS	\$	8,190.00	\$	8,190.00	\$	8,190.00	0%	\$	-	0%	\$	-	0%	\$	-
8.7.9	2 Bollards per SP19	1	LS	\$	2,086.35	\$	2,086.35	\$	2,086.35	0%	\$	-	0%	\$	-	0%	\$	-
8.7.10	HVAC	1	LS	\$	13,679.40	\$	13,679.40	\$	13,679.40	0%	\$	-	0%	\$	-	0%	\$	-
Blower Building Total				\$	144,947.16	\$	144,947.16	\$	144,947.16	0%	\$	-	0%	\$	23,375.00	0%	\$	23,375.00
8.8	Operations Building																	
8.8.1	Basement Gravel Fill	1	LS	\$	5,000.00	\$	5,000.00	\$	5,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.2	Concrete Infill	1	LS	\$	15,750.00	\$	15,750.00	\$	15,750.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.3	Interior Framing	1	LS	\$	15,750.00	\$	15,750.00	\$	15,750.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.4	Drywall	1	LS	\$	6,300.00	\$	6,300.00	\$	6,300.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.5	Doors & Windows	1	LS	\$	16,800.00	\$	16,800.00	\$	16,800.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.6	Roof	1	LS	\$	4,200.00	\$	4,200.00	\$	4,200.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.7	Cabinetry	1	LS	\$	11,550.00	\$	11,550.00	\$	11,550.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.8	Misc. Finishes	1	LS	\$	21,000.00	\$	21,000.00	\$	21,000.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.9	Plumbing M04 - Rough In	1	LS	\$	8,263.50	\$	8,263.50	\$	8,263.50	0%	\$	-	0%	\$	-	0%	\$	-
8.8.10	Plumbing M04 - Top-Out	1	LS	\$	21,273.00	\$	21,273.00	\$	21,273.00	0%	\$	-	0%	\$	-	0%	\$	-
8.8.11	Plumbing M04 - Trim	1	LS	\$	9,975.00	\$	9,975.00	\$	9,975.00	0%	\$	-	0%	\$	-	0%	\$	-
Operations Building Total				\$	136,861.60	\$	136,861.60	\$	136,861.60	0%	\$	-	0%	\$	-	0%	\$	-
8.9	Effluent Pumping Station / Chlorine Contact Basin																	
8.9.1	Structure Demolition	1	LS	\$	14,175.00	\$	14,175.00	\$	14,175.00	0%	\$	-	90%	\$	12,757.50	90%	\$	12,757.50
8.9.2	Install Effluent Pumps & Chlorine Sample Pump	1	LS	\$	6,460.65	\$	6,460.65	\$	6,460.65	0%	\$	-	50%	\$	3,230.33	50%	\$	3,230.33
8.9.3	New HDPE Panels at existing baffle frames	1	LS	\$	6,260.10	\$	6,260.10	\$	6,260.10	0%	\$	-	0%	\$	-	0%	\$	-
8.9.4	FRP Grating per X08	1	LS	\$	6,825.00	\$	6,825.00	\$	6,825.00	0%	\$	-	0%	\$	-	0%	\$	-
8.9.5	Weir Plate per D/SP23	1	LS	\$	2,625.00	\$	2,625.00	\$	2,625.00	0%	\$	-	100%	\$	2,625.00	100%	\$	2,625.00
8.9.6	PVC Stilling Well per SP23	1	LS	\$	2,310.00	\$	2,310.00	\$	2,310.00	0%	\$	-	100%	\$	2,310.00	100%	\$	2,310.00
8.9.7	Grating Support Channel and New Grating per SP23	1	LS	\$	5,537.70	\$	5,537.70	\$	5,537.70	0%	\$	-	0%	\$	-	0%	\$	-
8.9.8	Pipe Supports with U Bolts A/C05	1	LS	\$	1,845.90	\$	1,845.90	\$	1,845.90	0%	\$	-	0%	\$	-	0%	\$	-
8.9.9	Effluent Pump Piping - Material	1	LS	\$	22,879.50	\$	22,879.50	\$	22,879.50	23.73%	\$	5,430.00	76.27%	\$	17,449.50	100.00%	\$	22,879.50
8.9.10	Effluent Pump Piping - Labor	1	LS	\$	9,093.00	\$	9,093.00	\$	9,093.00	0%	\$	-	100%	\$	9,093.00	100%	\$	9,093.00
8.9.11	Effluent Pump Station 2W Piping - Material	1	LS	\$	4,898.25	\$	4,898.25	\$	4,898.25	51.04%	\$	2,500.00	48.96%	\$	2,398.25	100.00%	\$	4,898.25

8.9.12	Effluent Pump Station 2W Piping - Labor	1	LS	\$	5,223.75	\$	88,133.86	5,223.75	0%	\$	7,930.00	100%	\$	5,223.75	100%	\$	5,223.75						
		Effluent Pump Station Total																					
		Equipment Procurement																					
8.10.1	General Equipment & Mechanical Requirements	1	LS	\$	5,000.00	\$	5,000.00	\$	40%	\$	2,000.00	10%	\$	500.00	50%	\$	2,500.00						
8.10.2	Submersible Non-Clog Influent Pumps	1	LS	\$	57,697.50	\$	57,697.50	\$	4.38%	\$	2,528.02	0.00%	\$	-	4.38%	\$	2,528.02						
8.10.3	Submersible Non-Clog Effluent Pumps	1	LS	\$	57,697.50	\$	57,697.50	\$	0%	\$	-	28.78%	\$	16,606.27	28.78%	\$	16,606.27						
8.10.4	Package Biological Treatment Facility	1	LS	\$	1,563,759.75	\$	1,563,759.75	\$	92.38%	\$	1,444,542.84	0.00%	\$	-	92.38%	\$	1,444,542.84						
8.10.5	Static Mixer	1	LS	\$	5,910.45	\$	5,910.45	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.10.6	Laboratory Glassware, Apparatus and Equipment	1	LS	\$	17,000.00	\$	17,000.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.10.7	Sampling, Lab and Monitoring Equipment	1	LS	\$	753.90	\$	753.90	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.10.8	FRP Stop Gates and FRP Chemical Metering Enclosure	1	LS	\$	62,946.99	\$	62,946.99	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.10.9	Chemical Metering Equipment	1	LS	\$	19,778.86	\$	19,778.86	\$	0%	\$	-	0%	\$	-	0%	\$	-						
				Equipment Total														\$	1,449,070.86	\$	17,106.27	\$	1,466,177.13
8.11	Painting																						
8.11.1	Buildings and Doors	1	LS	\$	15,382.50	\$	15,382.50	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.11.2	Piping and Miscellaneous	1	LS	\$	15,382.50	\$	15,382.50	\$	0%	\$	-	10%	\$	1,538.25	10%	\$	1,538.25						
				Painting Total														\$	30,765.00	\$	1,538.25	\$	1,538.25
8.12	Electrical																						
8.12.1	Generator	1	LS	\$	173,853.75	\$	173,853.75	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.12.2	Light Fixtures	1	LS	\$	24,440.85	\$	24,440.85	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.12.3	Aqua Sierra Controls	1	LS	\$	147,383.25	\$	147,383.25	\$	15.69%	\$	23,125.24	0.00%	\$	-	15.69%	\$	23,125.24						
8.12.4	Motor Control Centers, Panels, Transformers, Etc.	1	LS	\$	222,247.20	\$	222,247.20	\$	16.12%	\$	35,836.22	51.97%	\$	115,507.35	68.10%	\$	151,343.57						
8.12.5	Underground Trenching, Backfill, Pads, Conduit	1	LS	\$	143,079.30	\$	143,079.30	\$	55.20%	\$	78,982.18	20.00%	\$	28,615.86	75.20%	\$	107,598.04						
8.12.6	Electrical Demo and New Work in Control Bldg, Electric Bldg, Blower Bldg and Operations Bldg	1	LS	\$	60,241.65	\$	60,241.65	\$	15%	\$	9,036.25	15%	\$	9,036.25	30%	\$	18,072.50						
8.12.7	Headworks, Effluent Pumps, Chlorine Electric	1	LS	\$	11,550.00	\$	11,550.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.12.8	Disposal Site Electric Not Counting Panels	1	LS	\$	6,825.00	\$	6,825.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
8.12.9	Job Move-In Temp Power	1	LS	\$	3,675.00	\$	3,675.00	\$	100%	\$	3,675.00	0%	\$	-	100%	\$	3,675.00						
8.12.10	Set Main Switchboard, Service, MCC2	1	LS	\$	36,626.10	\$	36,626.10	\$	25%	\$	9,156.53	10%	\$	3,662.61	35%	\$	12,819.14						
8.12.11	Hook-Up New Motors	1	LS	\$	10,363.50	\$	10,363.50	\$	0%	\$	-	0%	\$	-	0%	\$	-						
				Electrical Total														\$	159,811.41	\$	166,822.07	\$	316,633.48
				Bid Item 8 Total														\$	3,806,854.49	\$	449,995.89	\$	4,256,850.38
9	Bid Item 9																						
All work as required to install the Indirect Sludge Dryer System as defined in Addendum No. 3.																							
9.1	Administration Requirements	1	LS	\$	20,000.00	\$	20,000.00	\$	70%	\$	14,000.00	5%	\$	1,000.00	75%	\$	15,000.00						
9.2	Indirect Sludge Dryer System	1	LS	\$	568,979.15	\$	568,979.15	\$	70%	\$	391,285.41	0%	\$	-	70%	\$	391,285.41						
9.3	Demolition	1	LS	\$	5,250.00	\$	5,250.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
9.4	Concrete Slab	1	LS	\$	21,000.00	\$	21,000.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
9.5	Decrease Bio Tank Size	1	LS	\$	(45,150.00)	\$	(45,150.00)	\$	85%	\$	(38,377.50)	5%	\$	(2,257.50)	90%	\$	(40,635.00)						
9.6	Paving	1	LS	\$	3,300.00	\$	3,300.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
9.7	Gas, Water, Drain & Misc. Piping for Sludge Dryer - Material	1	LS	\$	2,903.25	\$	2,903.25	\$	0%	\$	-	0%	\$	-	0%	\$	-						
9.8	Gas, Water, Drain & Misc. Piping for Sludge Dryer - Labor	1	LS	\$	4,305.00	\$	4,305.00	\$	0%	\$	-	0%	\$	-	0%	\$	-						
9.9	Sludge Dryer System Installation	1	LS	\$	33,143.25	\$	33,143.25	\$	0%	\$	-	0%	\$	-	0%	\$	-						

9.10	Sludge Dryer Venting	1	LS	\$	49,714.35	\$	49,714.35	\$	0%	\$	-	0%	\$	-
9.11	Doors	1	LS	\$	9,555.00	\$	9,555.00	\$	0%	\$	-	0%	\$	-
Bid Item 9 Total				\$	663,000.00	\$	663,000.00	\$		\$	(1,267.60)		\$	365,660.41
TOTAL				\$	10,631,000.00	\$	10,631,000.00	\$		\$	5,120,894.06		\$	6,640,449.37

Original Contract Amount \$ 10,631,000.00
 Total Change Orders \$ 29,960.11
 Contract Work + Change Orders Performed To Date \$ 10,660,960.11
 Work To Date Minus 5% Retention \$ 5,657,257.44
 Previous Billed Less 5% Retention \$ 4,879,202.03
 Work To Date Minus Previous Billed \$ 495,192.54
TOTAL AMOUNT DUE \$ 495,192.54

Change Orders

Item	Description of Item	Qty	Unit	Unit Cost	Total Cost	Previous		This Period		Total to Date
						Qty	\$	Qty	\$	
Change Order No. 1										
1-1	PCO 1: Provide Flygt Non-Clog Submersible Pumps rather than listed Wilo Pumps.	1	LS	\$ (3,421.97)	\$ (3,421.97)	0%	\$ -	0%	\$ -	\$ -
1-2	PCO 2: Delete 24' wide double swing access gate	1	LS	\$ -	\$ -	0%	\$ -	0%	\$ -	\$ -
1-3	PCO 3: Relocation of influent sewer per drawing CO3	1	LS	\$ (9,016.87)	\$ (9,016.87)	100%	\$ (9,016.87)	0%	\$ -	\$ (9,016.87)
1-4	PCO 4: Provide supply bond for Thermo-Flite Indirect Sludge Dryer.	1	LS	\$ 2,838.33	\$ 2,838.33	100%	\$ 2,838.33	0%	\$ -	\$ 2,838.33
1-5	PCO 5: Add two 12" 45 elbows with restraints & relocate existing 4" 1W to avoid conflict with the new 12" INFP	1	LS	\$ 2,123.58	\$ 2,123.58	0%	\$ -	0%	\$ -	\$ -
1-6	PCO 6: Provide permanent gutter on west side of existing Dewatering Building	1	LS	\$ 855.00	\$ 855.00	100%	\$ 855.00	0%	\$ -	\$ 855.00
1-7	PCO 7: Provide permanent DI and culvert installation for staging area drainage	1	LS	\$ 1,889.44	\$ 1,889.44	100%	\$ 1,889.44	0%	\$ -	\$ 1,889.44
1-8	PCO 8: Providing permanent crushed rock gravel surface for staging area (material cost only)	1	LS	\$ 4,541.09	\$ 4,541.09	100%	\$ 4,541.09	0%	\$ -	\$ 4,541.09
1-9	PCO 9: Delete misc. instruments per RFI's 5, 6, 7	1	LS	\$ (740.11)	\$ (740.11)	0%	\$ -	0%	\$ -	\$ -
1-10	PCO 10: Fabricate and install new PLC SCADA and Pump Control Panel	1	LS	\$ 30,891.62	\$ 30,891.62	50.83%	\$ 15,701.08	0.00%	\$ -	\$ 15,701.08
Change Order No. 1 Total							\$		\$	\$
TOTAL							\$		\$	\$

675 Wildwood Avenue
Rio Dell, CA 95562



TO: Mayor and Members of the City Council

THROUGH: Jim *Q* Stetch, City Manager

FROM: Stephanie Beauchaine, Finance Director *SB*

DATE: November 1, 2012

SUBJECT: Change Order #2 on the Wastewater Treatment Plant Upgrade and Disposal Project

RECOMMENDATION

Approve Pay Request

BUDGETARY IMPACT

Approval of CO #2 will approve a project budget deduction of -\$55,351.96 and increase the WWTP Project contingency balance to \$214,391.82.

BACKGROUND AND DISCUSSION

The City has completed its' eighth month of construction for the Wastewater Treatment Plant and Disposal Project (WWTP). As detailed in the attached memo from the construction manager, electrical work continues, Aero-mod equipment has been delivered and is being assembled, and 98% of the disposal site work is complete. Most all of the transmission line piping has been delivered, and drilling is expected to begin November 5, 2012. The drilling is proposed to begin on Eeloa, and work back towards the treatment plant. All affected residents have been noticed, and we will continue to keep the public informed.

The project began with a 1.5% contingency totaling \$189,000. To date one Change Order (CO) including Potential Change Orders (PCO's) #1-10 has been executed in the amount of \$29,960.11, which left a remaining contingency balance of \$159,039.89.

Attached is CO #2 including PCO's #11-17 totaling a net deduction of \$55,351.96. Included are changes to an existing influent pump to allow relay to SCADA \$764.83

(approved by staff), changes to effluent overflow valves lowering the grade to ensure proper protection during field mowing, etc. \$10,041.69, changes to the SCADA panel from one to two doors \$2,364.80 (approved by staff), changes to the grade of the disposal field road to improve longevity \$4,101.72 (approved by staff), and removal of unnecessary excavation at the blower building -\$72,625.00.

Approval of CO#2 will increase the project contingency to \$214,931.82.

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 8, 2012

To: City Council
From: Kevin Caldwell, Community Development Director 
Through: Jim Stretch,  City Manager
Date: November 5, 2012
Subject: Wildwood Avenue Enhancement

Recommendation:

That the City Council:

1. Receive and review the updated Opinion of Probable Cost and Order of Priority of the Bid Alternatives;
2. Concur with or revise the Base Project Bid and Order of Priority of the Bid Alternatives.
3. Direct that the Plans, Documents and Opinion of Probable Cost be submitted to the California Transportation Commission (CTC) for consideration at their January 2013 meeting.

Discussion

GHD has amended their Opinion of Probable Costs and have included additional Bid Alternative items, including a clock, sidewalk repairs, tree wells and streetscape furniture (benches). GHD has recommended that the Council approve the Base Bid and the sequential priority of Alternatives 1 – 3. The priority of Alternatives 4 – 9 needs to be determined by the Council. Below is GHD's discussion of the revised Opinion of Probable Costs and the additional Bid Alternatives:

Please find the attached opinion of probable construction cost for the Wildwood Ave Project with the following modifications as requested by the City;

- We broke up the project into multiple bid alternates so that we can make sure that if bids come in higher than anticipated there will still be a base project lower than the allowable budget that can still be awarded. The attach cost estimate presents the first three bid alternates in the order that we feel they should be prioritized so that the original project can be completed as recently developed with the City. We would ask that you identify the order of priority for Bid Alternates 4-8 so that we can finalize the project plans and specifications. We anticipate that you will be seeking the Council's input to do so at the council meeting on 11/8 (is it 11/7?)
- There is a bid alternate that provides for new tree wells and one for sidewalk repair, however we need to check with Caltrans to confirm that these are acceptable to add without completing an Archeological Summary and updating the PES. They have indicated that modifying the sidewalks may trigger this requirement. However if we locate the tree wells in the location of the existing tree wells, it would be my hope to avoid any additional studies. Not sure about the sidewalk. We are checking with Caltrans on this.
- We have increased the cost of "striping removal" from \$1000 to \$3000 based more recent bid results that we have received that indicate the costs may be higher than originally estimated.
- We have also increased the cost Kevin gave for street furniture to account for installation and mark up by the contractor. Should we wish not to award this alternate to the contractor and have the City forces install the benches it is possible the costs may be reduced.
- We have added an additional PG&E service connection to the estimate for the installation of the clock should one be required. It may be possible that this a new service may not be required if the clock is located such that it can be connected to the service for the gateway sign lighting and electrical.

The Base Bid and Bid Alternates are currently shown in the following order of priority:

• Base Bid:	Eagle Prairie Bridge to Columbus Street.....	\$281,785
• Alternate 1:	Columbus Street to Douglas Street.....	\$40,951
• Alternate 2:	Douglas Street to Elm Street.....	\$34,699
• Alternate 3:	Elm Street to Side Street.....	\$63,496
• Alternate 4:	Welcome Sign (w/ Electric).....	\$16,000
• Alternate 5:	Clock (w pedestal and electric).....	\$22,500
• Alternate 6:	Street Furniture.....	\$ 2,400
• Alternate 7:	Art Pedestals.....	\$ 6,000
• Alternate 8:	Tree Wells.....	\$57,200
• Alternate 9:	Sidewalk and Driveway Repair.....	\$4,000

The order of alternates can be rearranged as the City desires. The current estimate for the base bid and all of the bid alternates is currently about \$80,000 over construction budget so it is likely that we will not be able complete all of the work contemplated. Also, please keep in mind that

much of the work here are standard construction items that are likely to come close to the opinion of probable construction cost. As requested by the City we have estimated the project as tightly as possible to get a real sense of just how much we may hope to accomplish. Therefore there is the possibility that bids may come in higher than the anticipated cost. That is why we have included a contingency in our estimate and would advise that it be maintained at \$52,903 (10%).

Attachments:

1. GHD's Opinion of Probable Costs.

Opinion of Probable Construction Cost

Agency: CITY OF RIO DELL

Project Name: WILDWOOD AVENUE PEDESTRIAN AND STREETScape IMPROVEMENTS PROJECT

Project Location: CITY OF RIO DELL

Date of Estimate: 11/2/2012

Prepared by: BV,MP

BASE BID SCHEDULE ITEMS - STA 20+74 TO 35+51 COLUMBUS STREET TO BRIDGE

Item No.	Description	Quantity	Units	Unit Cost	Total
1	Mobilization/Demobilization ¹	1	LS	\$20,044	\$20,044
2	Construction Area Signs	15	EA	\$300	\$4,500
3	Traffic Control (Throughout Construction)	1	LS	\$15,000	\$15,000
4	Erosion and Sediment Control	1	LS	\$5,000	\$5,000
5	Remove Existing Pavement Striping & Marking	1	LS	\$3,000	\$3,000
Islands 8-14					
6	Stamped Concrete 4" thick	166	SF	\$11	\$1,826
7	Cold Plane Asphalt Concrete 6" max	958	SY	\$30	\$28,727
8	Roadway Excavation (18", 13 trees ² @ 24")	451	CY	\$30	\$13,536
9	Minor Concrete (6" Curb, A1-6)	1122	LF	\$27	\$30,294
10	Bark/Plants	1	LS	\$53,460	\$53,460
11	Irrigation	1	LS	\$52,800	\$52,800
12	Irrigation Sleeves	1	LS	\$10,930	\$10,930
Landscape Services Islands 8-13					
13	Irrigation Service Connection & Backflow Prevention	1	LS	\$6,000	\$6,000
14	Soil Placement	1	LS	\$11,157	\$11,157
Striping, Markers, and Symbols					
15	Thermoplastic Pavement Markings	140	SF	\$10	\$1,400
16	4-Inch Thermoplastic Traffic Stripe (22, 27B, 21, Loading Zone)	3547	LF	\$3	\$10,641
17	6-Inch Thermoplastic Traffic Stripe (39, 39A)	2095	LF	\$6	\$12,570
18	8-Inch Thermoplastic Traffic Stripe (38)	50	LF	\$8	\$400
19	Retroreflective Pavement Marker (Type H Detail 26)	50	EA	\$10	\$500
Base Bid Schedule Subtotal					\$281,785
Base Bid Schedule Total Opinion of Probable Construction Cost					\$281,785

ADDITIVE BID ALTERNATE 1 - STA 17+55 to 20+74 DOUGLAS STREET TO COLUMBUS STREET

Item No.	Description	Quantity	Units	Unit Cost	Total
Islands 6 & 7					
20	Cold Plane Asphalt Concrete 6" max	157	SY	\$30	\$4,707
21	Roadway Excavation (Assume 18", 1 tree ² @ 24")	74	CY	\$30	\$2,207
22	Minor Concrete (6" Curb, A1-6)	205	LF	\$27	\$5,535
23	Bark/Plants	1	LS	\$9,031	\$9,031
24	Irrigation	1	LS	\$8,920	\$8,920
25	Irrigation Sleeves	1	LS	\$3,100	\$3,100
Landscape Services Islands 6&7					
26	Soil Placement	1	LS	\$1,819	\$1,819
Striping, Markers, and Symbols					
27	Thermoplastic Pavement Markings	28	SF	\$10	\$280
28	4-Inch Thermoplastic Traffic Stripe (27B)	583	LF	\$3	\$1,749
29	6-Inch Thermoplastic Traffic Stripe (39)	584	LF	\$6	\$3,504
30	Retroreflective Pavement Marker (Type H)	10	EA	\$10	\$100
Additive Bid Alternate 1 Subtotal					\$40,951
Additive Bid Alternate 1 Total Opinion of Probable Construction Cost					\$40,951

ADDITIVE BID ALTERNATE 4					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Welcome Sign				
52	Welcome Sign	1	LS	\$10,000	\$10,000

ADDITIVE BID ALTERNATE 5					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Clock				
53	Clock	1	LS	\$13,500	\$13,500
54	Clock Pedestal	1	LS	\$3,000	\$3,000

ADDITIVE BID ALTERNATE 6					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Street Furniture				
55	Green Powder Coated Metal Park Bench (6')	4	EA	\$600	\$2,400

ADDITIVE BID ALTERNATE 7					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Art Pedestals				
56	Art Pedestals	2	EA	\$3,000	\$6,000

ADDITIVE BID ALTERNATE 8					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Sidewalk				
57	Sidewalk and Driveway Approach Demolition	33	CY	\$30	\$1,000
58	Sidewalk and Driveway Approach Repair	300	SF	\$10	\$3,000

ADDITIVE BID ALTERNATE 9					
Item No.	Description	Quantity	Units	Unit Cost	Total
	Tree Wells				
59	Tree Wells (15 gal Trees)	22	EA	\$2,600	\$57,200

Base Bid Total	\$281,785
Additive Bid Alternate 1 Total	\$40,951
Additive Bid Alternate 2 Total	\$34,699
Additive Bid Alternate 3 Total	\$63,496
Welcome Sign	\$10,000
PG&E Service (Welcome Sign)	\$6,000
Clock	\$16,500
PG&E Service (Clock)	\$6,000
Street Furniture	\$2,400
Art Pedestals	\$6,000
Sidewalk	\$4,000
Tree Wells	\$57,200
TOTAL OPINION OF PROBABLE CONSTRUCTION COST	\$529,031
Contingency (10%)	\$52,903
Environmental and Permitting	\$11,000
Landscape and Civil Design	\$40,000
Construction Engineering	\$39,000
TOTAL	\$671,934
FUNDS AVAILABLE	\$589,000
DIFFERENCE	-\$82,934

Notes

1	Mobilization/Demobilization = 5% of Total Construction Cost (not including contingencies)
2	Excavation for each tree = 24" deep by 64" wide x 64" long
3	Landscaping: Materials and Installation of plants, topsoil, fertilizer, compost, weed mat, bark, lawn, wood Irrigation: Materials and Installation of piping, pipe fittings, cleaner and primer, solvent cement, sleeves,

Items	Cost	Cumulative Sum
Environmental and Permitting	\$11,000	\$11,000
Landscape and Civil Design	\$40,000	\$51,000
Construction Engineering	\$39,000	\$90,000
Base Bid Total	\$281,785	\$371,785
Additive Bid Alternate 1 Total	\$40,951	\$412,736
Additive Bid Alternate 2 Total	\$34,699	\$447,435
Additive Bid Alternate 3 Total	\$63,496	\$510,931
Welcome Sign	\$10,000	\$520,931
PG&E Service (Welcome Sign)	\$6,000	\$526,931
Clock	\$16,500	\$543,431
PG&E Service (Clock)	\$6,000	\$549,431
Street Furniture	\$2,400	\$551,831
Art Pedestals	\$6,000	\$557,831
Sidewalk and Driveway Repair	\$4,000	\$561,831
Tree Wells	\$57,200	\$619,031
Contingency (10%)	\$52,903	\$671,934
Sum of BID Items	\$529,031	
TOTAL	\$671,934	
FUNDS AVAILABLE	\$589,000	
DIFFERENCE	-\$82,934	



Pine 3302
 yours:
 All stem 330
 cream 468 Pontone
 looks
 yours: 482
 closest?
 Blue 3155 reprint
 yours: 315

Sign Design:
 Marion Brady, Graphic Design
 803 Pine Street, Eureka, CA. 95501
 707-443-8282

Contact Allpoints
 442-7781
 for blended sign
 and
 Welcome lettering

scale: 1/2"=1'
 3' square, pyramidal river rock bases with stained redwood beams as indicated. Oval sign can be aluminum clad and painted. Incised lettering filled with gold leaf.

675 Wildwood Avenue
Rio Dell, CA 95562



TO: Mayor and Members of the City Council

THROUGH: Jim Stretch *J* City Manager

FROM: Stephanie Beauchaine, Finance Director *SB*

DATE: October 16, 2012

SUBJECT: Wastewater Rate Study RFP

RECOMMENDATION

Direct the City Manager to execute a contract agreement with Bartle Wells Associates in the amount of \$21,750 to conduct a wastewater rate study.

BUDGETARY IMPACT

To be funded by Wastewater Operating Reserves 5115-03-050. The current reserve balance is \$169,512.

BACKGROUND AND DISCUSSION

The City is in receipt of four proposals submitted in response to the Wastewater Rate Study RFP issued in August. The following summarizes the proposals received:

Firm Name	Address	Partner/ Project Manager	Staff	Total Hours	Total Cost	Avg Cost Per Hour
GHD	Eureka	Rebecca Crow	5	280	\$32,635.00	\$116.55
SHN	Eureka	Greg Williston	3	115	\$12,000.00	\$104.35
Bartle Wells Associates	Berkley	Douglas Dove	2	124	\$21,750.00	\$175.40
NBS	San Francisco	Greg Clumpner	2	178	\$29,680.00	\$166.74

The City Manager, Finance Director, and Wastewater Superintendant have completed the review process. Each proposal was scored based on seven criteria listed in the RFP:

availability of personnel, qualifications and expertise, technical soundness of proposed methodology, experience, quality of references, potential conflicts, and cost.

We unanimously recommend Bartle Wells Associates as the preferred firm to complete the Wastewater Rate Study. BWA is an independent financial advisor with 48 years of experience with local governments, specializes in utility rate and fee studies, financial plans and project financing. They have completed over 2,500 assignments in the western United States, including recent assignments for the City of Monterey, Garberville Sanitary District, East Bay Municipal Utility District, City of Ukiah and the Humboldt Bay MWD. Their references have been checked and are very strong. Though they are the second lowest bidder, staff recommends Bartell Well Associates for our wastewater rate study because of their extensive background and experience in the area of municipal utility rate structure and fee analysis.

The City is not obligated to select the lowest bidder, but California Government Code section 4526 does require that the award of the bid must be on the basis of demonstrated competence of the services required.

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



To: Honorable Rio Dell City Council
From: Graham Hill, Chief of Police
Through: Jim Streiff, City Manager
Date: November 8th, 2012
Subject: Animal Control – Custody/Care

Council Action

1. Approve the City Manager to enter into a temporary agreement with the City of Fortuna to house dogs that have been picked up or turned into the City of Rio Dell. The agreement shall be reviewed within six months and a report made to the City Council regarding the agreement including cost to date, and numbers of animals housed.

Background

On 10-02-2012 Shannon Miranda of Miranda’s Animal Rescue came to the Rio Dell City Council meeting and during public comment advised that Miranda’s Animal Rescue, due to a large number of dogs coming from Rio Dell, and the large portion of those dogs requiring spay and neuter services, would need to adjust their rate from \$1,200.00 monthly to \$2,500.00 monthly. Shannon reported that the City of Rio Dell had brought 115 dogs to his facility “last year”. Our records are substantially different, showing we transported 38 dogs to Miranda’s Animal Rescue in 2011, and 27 cats.

I left a message on Shannon’s cell phone that I would like to speak with him in regards to the contract. The following week we received a fax from Shannon indicating he will no longer be able to provide services to the City of Rio Dell at the current rate of \$1,200.00 monthly and on November 1st our rate will change to \$2,500.00 monthly. He goes on to say in the faxed letter that until the City of Rio Dell has a mandatory spay/neuter ordinance or (and?) we have fewer dogs and cats that require spay/neuter that he does not intend to negotiate.

Based on our current budget, and our substantially different accounts of how many animals we transported, it is not practical to consider more than doubling our fees to Miranda’s Animal Rescue, While I am not totally opposed to working something out in the future with Miranda’s I think it is prudent to consider alternatives for the short term until we can come up with a long term plan that is practical. I have prepared the following short term solution:

- I have spoken with Chief Dobberstein of the Fortuna Police Department and we have negotiated a temporary arrangement to accommodate our animals that are relinquished or captured after November 1st. We have come up with a per-animal price of \$200.00 to house animals for a period of ten days, which includes Spay/Neuter in those instances when it is required. Based on subsequent conversations with our City Manager we are still working on certain details, which the Fortuna seems perfectly willing to do. We will continue to work these details out and communicate that information.

In addition to working with the Fortuna Police Department as described above I will be taking the following steps to increase licensing compliance and reduce the amount of occasions we need to use an outside facility to house animal:

- Research the feasibility of making our existing animal shelter facility located at the City Corporation Yard suitable to humanely accommodate all day, and possibly overnight housing of animals using existing Police Department staff. This would allow us to more often locate an animal's owner and return it without requiring the use of a contract shelter.
- Research a spay and neuter ordinance to determine if this would be a viable option for our community.
- Proactively go door to door in the community and pass out information regarding local ordinances including licensing requirements and fees in order to gain a higher level of compliance with local licensing and thus increasing our ability to return dogs to their owners more consistently while at the same time increasing resident's awareness.
- Review our Animal Care and Control ordinance again and determine if there are provisions or amendments that could enhance our ability to gain compliance with licensing, and cost recovery.
- In addition we will be entering photographs of the animals we come into contact with, into our crime management system to enhance our ability to identify dogs and owners.
- The number of Animal Control Incidents will be reported to the City Council on a monthly basis, which will include how many dogs are transported to an outside facility.

Once I have completed these tasks I would like to look at long term options including discussing partnering with other agencies and looking at local private facilities like Miranda's Animal Rescue. One thing that Shannon has brought to light is that we have not looked closely at animal custody services for quite some time. We have enjoyed a positive relationship with Miranda's Rescue for a number of years and while it would be nice to continue that relationship, I think it is prudent to consider all of the options available and determine what would be the best course of action for our city.

In a subsequent conversation with Shannon we have agreed to disagree regarding the number of dogs transported and he reiterated that our current fees don't cover his costs based on his numbers. He stressed that \$2,500.00 covers his costs, however requested I make a counter

offer. I told him our numbers were too far apart and I would need additional time and would be making interim arrangements until I could accomplish certain tasks.

Budgetary Impact

We have approximately \$9,600.00 remaining in our Animal Control Budget, which I propose we maintain in order to pay for animal custody services through the City of Fortuna. While we have benefited from a fixed rate in the past, our new arrangement will be on a per dog basis. Based on 2011 statistics our costs should not exceed what we have budgeted for this service for the 2012-2013 fiscal year.

Recommendation

- Approve the City Manager to enter into a temporary agreement with the City of Fortuna to house dogs that have been picked up or turned into the City of Rio Dell. The agreement shall be reviewed within six months and a report made to the City Council regarding the agreement including cost to date, and numbers of animals housed.
- Provide direction to the Chief of Police to determine the feasibility of upgrading our old animal shelter to humanely house dogs overnight; including getting quotes from contractors. The Chief shall report to the City Manager as soon as this information is gathered so we can make an informed decision on how to proceed at that time.
- Provide direction to the Chief of Police to research and develop information regarding a Spay Neuter Ordinance and bring that information before the City Council at a future date.

Attachments

1. Rio Dell Police Department Documentation of the number of animals transported to Miranda's Animal Rescue for calendar year 2011.

**CITY OF RIO DELL
POLICE DEPARTMENT**
675 WILDWOOD AVENUE
RIO DELL CA, 95562

Print Date : 11/02/2012
Record Count : 37

**Query
Summary**

Module : Calls For Service Query Result

Event #	Incident #	Call Type	Date	Time	Location	City	Agency	Dispo
11028442	A/C		12/31/2011	12:50:00	529 GUNNERSON LN	RIO DELL	RDPD	DOGMIR
11028367	A/C		11/22/2011	23:00:00	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11028336	A/C		11/06/2011	11:35:00	118 1ST AV	RIO DELL	RDPD	DOGMIR
11028300	A/C		10/20/2011	17:41:42	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11028270	A/C		10/11/2011	08:53:00	995 RIVERSIDE # 48	RIO DELL	RDPD	DOGMIR
11028141	A/C		09/18/2011	19:30:00	185 DOUGLAS ST	RIO DELL	RDPD	DOGMIR
11027988	A/C		08/30/2011	00:55:00	406 WILDWOOD AV	RIO DELL	RDPD	DOGMIR
11027924	A/C		08/21/2011	08:30:00	149 S CHERRY	RIO DELL	RDPD	DOGMIR
11027828	A/C		08/07/2011	10:00:00	EAGLE PRAIRIE ELEMENTARY SCHOO	RIO DELL	RDPD	DOGMIR
11027753	A/C		07/27/2011	18:45:00	RIO DELL VOLUNTEER FIRE DEPT.	RIO DELL	RDPD	DOGMIR
11027737	A/C		07/26/2011	10:30:00	201 CENTER # 5	RIO DELL	RDPD	DOGMIR
11027687	A/C		07/20/2011	19:24:35	100 W CENTER	RIO DELL	RDPD	DOGMIR
11027645	A/C		07/16/2011	16:30:00	UNITED STATES POSTAL SERVICE	RIO DELL	RDPD	DOGMIR
11027622	A/C		07/13/2011	08:29:13	100 PACIFIC	RIO DELL	RDPD	DOGMIR
11027568	A/C		07/07/2011	17:25:00	209 ASH ST	RIO DELL	RDPD	DOGMIR
11027516	A/C		07/04/2011	00:35:00	133 WILDWOOD AV	RIO DELL	RDPD	DOGMIR
11027475	A/C		06/29/2011	23:00:00	875 PACIFIC AV	RIO DELL	RDPD	DOGMIR
11027298	A/C		06/10/2011	14:50:00	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11027115	A/C		05/23/2011	08:41:33	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11027033	A/C		05/14/2011	11:30:00	538 3RD AV	RIO DELL	RDPD	DOGMIR
11026923	A/C		05/02/2011	12:22:22	790 IRELAND ST	RIO DELL	RDPD	DOGMIR
11026926	A/C		05/02/2011	14:44:18	203 WILDWOOD AV	RIO DELL	RDPD	DOGMIR
11026841	A/C		04/25/2011	12:33:13	200 BELLEVIEW AV	RIO DELL	RDPD	DOGMIR
11026763	A/C		04/15/2011	14:37:27	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11026733	A/C		04/12/2011	18:38:00	350 2ND # B	RIO DELL	RDPD	DOGMIR
11026696	A/C		04/08/2011	18:48:14	508 RIGBY AV	RIO DELL	RDPD	DOGMIR
11026651	A/C		04/04/2011	10:15:29	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11026614	A/C		03/31/2011	10:15:07	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR

Event #	Incident #	Call Type	Date	Time	Location	City	Agency	Dispo
11026366		A/C	03/08/2011	12:15:00	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11026276		A/C	03/01/2011	12:06:28	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	DOGMIR
11026241		A/C	02/26/2011	14:45:00	RIO DELL VOLUNTEER FIRE DEPT.	RIO DELL	RDPD	DOGMIR
11026224		A/C	02/24/2011	14:30:00	300 1ST AV	RIO DELL	RDPD	DOGMIR
11026179		A/C	02/22/2011	09:53:43	ADVENTURES IN ART	RIO DELL	RDPD	DOGMIR
11025896		A/C	02/02/2011	08:09:30	700 WILDWOOD AV	RIO DELL	RDPD	DOGMIR
11025877		A/C	01/31/2011	09:45:00	201 CENTER # 7	RIO DELL	RDPD	DOGMIR
11025826	R11-0029	A/C	01/26/2011	07:15:00	SHELL STATION	RIO DELL	RDPD	DOGMIR
11025631		A/C	01/15/2011	13:10:00	100 WILDWOOD	RIO DELL	RDPD	DOGMIR

These are incidents when a dog was transported to Mirandas Animal Rescue but they do not account for when more than one dogt was transported during a single incident. The number of dogs transported are accounted for in the officers narrative for each Call For Service Report. I have reviewed every narrative and the total number of dogs transported is thirty-eight (38).

**CITY OF RIO DELL
POLICE DEPARTMENT**
675 WILDWOOD AVENUE
RIO DELL CA, 95562

**Query
Summary**

Print Date : 11/02/2012

Record Count : 17

Module : Calls For Service Query Result

Event #	Incident #	Call Type	Date	Time	Location	City	Agency	Dispo
11028362	A/C		11/20/2011	17:40:00	201 2ND # B	RIO DELL	RDPD	CATMIR
11028360	A/C		11/18/2011	14:04:42	201 2ND AV # B	RIO DELL	RDPD	CATMIR
11028297	A/C		10/19/2011	10:50:11	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	CATMIR
11028135	A/C		09/18/2011	17:22:00	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	CATMIR
11027643	A/C		07/15/2011	17:10:00	220 CHERRY LN	RIO DELL	RDPD	CATMIR
11027474	A/C		06/29/2011	20:24:49	470 1ST AV	RIO DELL	RDPD	CATMIR
11027391	A/C		06/20/2011	10:43:35	715 WALNUT DR	RIO DELL	RDPD	CATMIR
11027356	A/C		06/16/2011	18:03:43	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	CATMIR
11027293	A/C		06/10/2011	13:18:39	53 W CENTER # E	RIO DELL	RDPD	CATMIR
11027286	A/C		06/09/2011	10:45:00	715 WALNUT DR	RIO DELL	RDPD	CATMIR
11027255	A/C		06/06/2011	14:25:00	715 WALNUT DR	RIO DELL	RDPD	CATMIR
11027145	A/C		05/27/2011	12:08:37	930 BLUFF PL	RIO DELL	RDPD	CATMIR
11026807	A/C		04/22/2011	11:45:00	186 BIRCH ST	RIO DELL	RDPD	CATMIR
11026704	A/C		04/09/2011	21:30:00	186 BIRCH ST	RIO DELL	RDPD	CATMIR
11026307	A/C		03/04/2011	14:16:56	480 EDWARDS DR	RIO DELL	RDPD	CATMIR
11025617	A/C		01/14/2011	11:30:33	RIO DELL POLICE DEPARTMENT	RIO DELL	RDPD	CATMIR
11025370	A/C		01/01/2011	15:25:00	700 RIGBY	RIO DELL	RDPD	CATMIR

These are incidents when a cat was transported to Mirandas Animal Rescue but they do not account for when more than one cat was transported during a single incident. The number of cats transported are accounted for in the officers narrative for each Call For Service Report. I have reviewed every narrative and the total number of cats transported is twenty-seven (27).

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 8, 2012

To: City Council
From: Kevin Caldwell, Community Development Director 
Through: Jim Stretch, City Manager 
Date: October 26, 2012
Subject: Parking Regulations

Recommendation:

That the City Council:

1. Receive staff's report regarding the proposed Parking Regulations;
2. Open the public hearing, receive public input and deliberate;
3. Approve and adopt Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code (RDMC);
4. Direct the City Clerk, within 5 days after adoption of the Ordinance, to post an adoption summary of the Ordinance with the names of those City Council members voting for or against, or otherwise voting in at least three (3) public places and to post in the office of the City Clerk a certified copy of the full text of the adopted Ordinance pursuant to Section 36933(a) of the California Government Code.

Summary

At your meeting of October 16, 2012 your Council introduced (first reading) Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code. The public hearing was opened and testimony was provided regarding the proposed amendments. The public hearing was continued to this meeting.

As evidenced in the Staff Report prepared for the October 16, 2012 meeting, the process for the Ordinance has been followed and staff believes the required Public Interest and General Plan Consistency findings can be made.

Based on the nature of the project, staff determined that the project is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment will have a significant effect on the environment.

As required by Section 36933(c)(1) of the California Government Code, on November 26, 2012 staff posted the pre-adoption summary at least ten (10) calendar days prior to the November 8, 2012 City Council meeting. Within five (5) days after adoption staff will post the post adoption summary as required by Section 36933(a) of the California Government Code.

Attachments:

1. Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code.
2. Pre Adoption Summary.
3. Post Adoption Summary.

ORDINANCE NO. 295 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
REPEALING THE EXISTING PARKING REGULATIONS AND ESTABLISHING NEW DESIGN
PARKING REGULATIONS, SECTION 17.30.180 OF THE RIO DELL MUNICIPAL CODE:**

THE CITY COUNCIL OF THE CITY OF RIO DELL DOES ORDAIN AS FOLLOWS:

WHEREAS the General Plan contains policies that encourage planned, orderly development; and

WHEREAS the proposed Parking Regulations promote orderly and harmonious growth within the City; and

WHEREAS the proposed Parking Regulations address a number of issues, including handicapped, motorcycle and bicycle parking, landscaping, stormwater runoff, lighting, driveway locations, angled parking and exception provisions; and

WHEREAS the proposed Parking Regulations also include additional use types, not currently identified in the existing parking regulations; and

WHEREAS the City has reviewed and processed the proposed Parking Regulations in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and processed the proposed Parking Regulations in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the proposed Parking Regulations are deemed to be in the public interest; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the proposed Parking Regulations are consistent and compatible with a comprehensive view of the General Plan and any implementation programs that may be affected; and

WHEREAS the City finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed Parking Regulations has been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and

WHEREAS the proposed Parking Regulations has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

WHEREAS the City has determined that the proposed Parking Regulations is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Rio Dell:

1. Finds that the proposed Parking Regulations are in the public interest and consistent with an overall comprehensive view of the General Plan; and
2. Finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed Parking Regulations have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
3. Finds that based on the nature of the project, the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a *significant* effect on the environment.
4. Repeals the existing Parking Regulations; and
5. Approves the proposed Parking Regulations.

BE IT FURTHER RESOLVED, that the City Council of the City of Rio Dell does hereby ordain as follows:

Section 1.

Section 17.30.180 is hereby amended as follows:

Section 2.

17.30.180 Parking Regulations

(1) Purpose and Intent.

(a) Purpose. The general purpose of these requirements is to enhance public safety by minimizing traffic congestion, by providing for off-street motor vehicle parking and thereby permitting safe passage of passengers to and from their destinations.

(b) Intent. The intent of these off-street parking requirements is to provide for the on-site, off-street parking of motor vehicles associated with any use or uses on the premises. More off-street parking will allow on-street parking to be limited or prohibited to permit greater utilization of streets for moving traffic. The facilities required by these requirements represent the minimum that will be required by the various land use types. It shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking even though such parking is in excess of the minimum requirements set forth in these requirements.

(2) General Parking Regulations

(a) Parking and Loading Spaces to be Permanent: Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes. Areas not reviewed and approved for use as parking or loading shall not be used for such purposes.

(b) Parking and Loading to be Unrestricted: A lessee, owner, tenant, or other person having control of the operation of premises for which parking or loading spaces are required by this Chapter shall not prevent, prohibit, or restrict authorized persons from using the spaces without the prior approval of the Community Development Director.

(c) Vehicles for Sale: Vehicles, trailers, or other personal property shall not be parked on private property for the purpose of displaying the vehicles, trailers, or other personal property for hire, rental, or sale, unless the property is appropriately zoned, approved by the City for that use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property. However, one vehicle or trailer owned by the lessee, owner, or renter of the property may be displayed for the purpose of sale for a maximum of 30 days. This shall not be construed to allow the continued sale of vehicles.

(d) Recreational Vehicle Parking: The storage (parking for any period longer than 72 hours) of a recreational vehicle and/or boat in a residential zoning district shall be allowed only when all portions of the vehicle or boat are located entirely within the property boundaries and do not extend into the public right-of-way, including public utility easements and sidewalks.

(3) Location of Off-Street Parking

(a) Required parking facilities shall be located on the same building site and conveniently close to the use or uses they serve, and shall be designed, located, constructed and maintained so as to be fully and independently usable and accessible at all times. The required parking facilities for multi-family, commercial and industrial uses shall not be located within the required setbacks of the zone where the property is located. Lawns, yards and other landscaped areas shall not be used as parking areas.

(4) Location Exception

(i) Exceptions to the location requirement for parking facilities for commercial uses may be allowed with a Conditional Use Permit if it is found that:

(ii) A substitute parking area is to be provided and remain available for as long as the use to which the required parking pertains shall continue; and

(iii) The substitute parking area is within an area designated in the General Plan for commercial or other business use and within which parking is a permitted and compatible use; and

(iv) All or part of the substitute location is within four hundred feet (400') of the principal use for which the parking is being provided, measured in walking distance along the way open to public pedestrian passage; and

(v) The substitute parking area is owned by the owner of the property on which the use for which the parking is being provided or is owned by a public entity empowered to provide public parking facilities; or

(5) Amount Exception

(a) Exceptions to the requirements for the number of off-street parking spaces may be allowed with a Conditional Use Permit provided evidence is submitted in support of the exception. Exceptions may be granted by the hearing officer based upon the following factors:

- (i) Geographic location of site;
- (ii) Levels of anticipated use.
- (iii) Site specific topographic constraints;
- (iv) Historically designated structures;
- (v) Proximity to urban built-up areas; and

(6) Parking and Aisle Dimensions

(a) Each parking space and drive aisle shall comply with the minimum dimension required below:

Minimum Off-Street Parking Dimensions

Parking Angle	Standard Spaces		Compact Spaces		Minimum Aisle Width (maneuvering areas)	
	Minimum Width	Minimum Length	Minimum Width	Minimum Length	One-Way	Two-Way
Parallel	8.5 ft	23 ft	7 ft	18 ft	12 ft	20 ft
30 Degrees	8.5 ft	17 ft	7.5 ft	17 ft	11 ft	20 ft
45 Degrees	8.5 ft	19.5 ft	7.5 ft	16 ft	13.5 ft	20 ft
60 Degrees	8.5 ft	21 ft	7.5 ft	17 ft	18.5 ft	20 ft
Perpendicular	8.5 ft	19 ft	7.5 ft	16 ft	25 ft	25 ft

(b) No compact car spaces shall be allowed in parking areas containing less than twelve (12) parking spaces.

(c) In lots where compact car spaces are permitted, up to twenty-five percent (25%) of all spaces in the lot may be compact car parking spaces.

(d) Compact car spaces shall be visibly marked and/or posted with signs and shall be clustered in one section of the parking area.

(7) Surfacing

(a) All parking spaces, access drives and maneuvering areas shall be improved and permanently maintained with an all-weather durable asphalt, concrete or comparable surface as approved by the Director of Public Works.

(b) Residential: Required single family residential parking spaces, access drives and maneuvering areas may be surfaced with gravel, decomposed granite or other all-weather surface as approved by the Director of Public Works, provided that the first 25 feet from a paved public street is paved with durable asphalt, concrete or comparable surface.

(8) Striping

(a) Parking spaces shall be clearly delineated with white, four-inch wide lines painted on the parking surface or with alternative materials as approved by the Director of Public Works.

(b) The striping shall be continuously maintained in a clear and visible manner in compliance with the approved plans.

(9) Curbing/Wheel Stops

(a) Curbing: Concrete curbing at least six inches in height and six inches wide shall be required for all uses, other than single family residential, for parking areas located adjacent to fences, walls, property lines, landscaped areas and structures.

(b) Individual Wheel Stops: Concrete wheel stops or comparable wheel stops approved by the Public Works Director shall be firmly attached to the ground and placed to allow two feet of front vehicle overhang within the dimension of the parking space.

(c) Curbed Walkways: Curbed walkways may be used as wheel stops and partially included in the minimum length of the parking space, provided a minimum walkway width of four feet remains for safe and convenient pedestrian use.

(10) Driveways and Site Access

(a) Number of Access Driveways: To limit the number of potential conflicts between pedestrians, bicyclists and motor vehicles, the number of access drives per parcel shall be the minimum number required to serve the intended use of the parcel. The Director of Public Works in consultation with the Community Development Director and the Police Chief shall determine the permitted number of access driveways based on public safety and the intended use of the parcel.

(b) Distance From Street Corners: Each access driveway shall be located a minimum of 50 feet from the nearest intersection, as measured from the centerline of the access road driveway to the centerline of the nearest travel lane of the intersecting street, unless a lesser or greater distance is approved or required by the Director of Public Works.

(c) Access Driveway Spacing: Access driveways shall be separated along the street frontage in compliance with the following:

(i) Single Family and Duplex Development: Access driveways on a single parcel shall be separated by at least 25 feet. Access driveways on separate parcels shall be separated by at least 10 feet, unless shared single access is approved by the Director of Public Works. The separation shall not include the transition or wing sections on each side of the access drive.

(ii) Multi-Family and Non-Residential Development: Where two or more access drives serve the same or adjacent multifamily or non-residential development, the centerline of the access drives shall be separated by a minimum of 30 feet. Exceptions to this standard may be approved by the Director of Public Works.

(iii) Approval of all Access Points: Entrances from exits to streets and alleys shall require Encroachment Permits, and shall only be provided at locations approved by the Director of Public Works.

(11) Access Driveways Widths and Lengths

(a) Single Family Residential

(i) Each single family residence shall be provided an access driveway with a minimum length of 20 feet from the back of the sidewalk, or the edge of the right-of-way where there is no sidewalk.

(ii) The access driveway width shall be between 10 and 20 feet wide.

(b) Multi-Family or Non-Residential Developments

(i) Two-way access driveways shall have a minimum width of 25 feet.

(ii) One-way access driveways shall have a minimum width of 16 feet.

(12) Landscaping Requirements

Landscaping shall be provided in all areas of a site subject to development with structures, grading, or the removal of natural vegetation, as follows.

(a) Parking Areas: Parking areas, other than single-family residential and secondary units, containing three or more parking spaces shall be landscaped as follows.

(i) Landscape Materials: Landscaping shall be provided throughout the parking lot as a combination of ground cover, shrubs, and trees.

(ii) Curbing: Landscape areas shall be provided protective curbing in compliance with Section **17.30.180(8)** (Curbing).

(iii) Groundwater Recharge: The design of parking lot landscape areas shall consider and may be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge.

(13) Perimeter Parking Lot Landscaping

All surface parking areas shall be screened from streets and adjoining properties, and open areas between the parking area and the public street shall be landscaped.

(a) Adjacent to Streets: Parking areas adjacent to streets shall subject to the following regulations:

(i) A proposed parking area adjacent to a public street shall be designed with a landscaped planting strip between the street right-of-way and parking area with a minimum depth of 6 feet.

(ii) Landscaping within the planting strip shall be designed and maintained to screen cars from view from the street to a minimum height of 18 inches, but shall not exceed any applicable height limit for landscaping within a setback.

(iii) Screening materials may include a combination of plant materials, earth berms, solid decorative masonry walls, raised planters, or other screening devices that are determined by the review authority to meet the intent of this requirement.

(iv) Trees that reach a mature height of at least 20 feet shall be provided within the planting strip in addition to trees within the parking lot interior required by Subsection (a)(v). Trees types shall have root systems that will not extend beyond the planting area.

(v) Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 17.30.090(1) (Corner Lots – Sight Distance).

(b) Adjacent to Side or Rear Property Lines: Parking areas for nonresidential uses shall provide a screen or perimeter landscape strip where the parking area adjoins a side or rear property line unless, the sites share a joint access drive. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required.

(c) Adjacent to Structures: When a parking area is located adjacent to a nonresidential structure, a landscape strip shall be provided adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian access ways.

(d) Adjacent to Residential Use: A parking area for a nonresidential use adjoining a residential use shall provide a landscaped buffer setback with a minimum six-foot width between the parking area and the common property line bordering the residential use. A solid wall or fence, except for approved pedestrian access, and landscape buffer, shall be provided along the property line to address land use compatibility issues (e.g., nuisance, noise, and light/glare) as determined by the review authority.

(14) Interior Parking Lot Landscaping.

(a) Amount of Landscaping: Multi-family, commercial and industrial uses shall provide landscaping within each outdoor parking area at a minimum ratio of 10 percent of the gross area of the parking lot. Trees that reach a mature height of at least 20 feet shall be planted within the parking lot at a minimum ratio of one tree for each five parking spaces.

(b) Location of Landscaping: Landscaping shall be dispersed throughout the parking area, as follows.

(i) Parking lots with more than 50 spaces shall provide a concentration of landscape elements at primary entrances, such as trees, shrubs, flowering plants, enhanced paving, and project identification.

(ii) Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.

(15) Parking Lot Lighting

(a) An outdoor light fixture shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.

(b) Outdoor lighting shall utilize energy-efficient (Light-Emitting Diode (LED), high pressure sodium, low pressure sodium, hard-wired compact fluorescent, or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps and motion sensors and/or daylight sensors unless determined infeasible by the review authority.

(c) Lighting fixtures shall be shielded or recessed to reduce light bleed to adjoining properties, by:

(i) Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and

(ii) Confining glare and reflections within the boundaries of the site to the maximum extent feasible.

(iii) Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no on-site light fixture directly illuminates adjacent properties.

(d) No lighting on private property shall produce an illumination level greater than one foot-candle on any property within a residential zoning district except on the site of the light source.

(e) No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the review authority.

(16) Required Off-Street Parking.

(a) Off-street parking facilities shall be provided for any new building constructed and for any new use established.

(i) The provisions of this subsection do not apply to existing structures located on Wildwood Avenue, south of Davis Street

(b) Off-street parking facilities shall be provided for any addition or enlargement of an existing building or use, or any manner of operation that would result in additional parking spaces being required, provided that additional parking shall be required only for such addition, enlargement, or change and not the entire building or use, unless space is available.

(c) Requirements for Lots Fronting Unimproved Roads: Whenever a use for which off-street parking is required is served by a roadway not improved to a width of forty feet (40') with asphalt or gravel, the following provisions shall be applicable:

(i) Additional improved off-street parking must be provided consistent as determined by the review authority or a parking lane may be constructed along the frontage of the lot in lieu of such additional parking requirements.

(ii) If the lot frontage exceeds one hundred twenty feet (120') the parking lane shall not be required to accommodate more than three (3) vehicles. Construction standards for the parking lane shall be as specified by the Department of Public Works in accordance with the City's Standard Improvement Specifications.

(d) Parking Requirements for Uses Not in Compliance With Current Parking Requirements.

(i) No additional parking spaces shall be required whenever existing uses not in compliance with the parking standards of this Code are transferred to new owners or operators who will continue the use without significant change, or

(ii) When new uses are initiated within existing structures which generate the same level of parking demand as the former use, or

(iii) When the new use generates a lower parking demand.

(iv) Whenever the use of any premises which is not in compliance with the parking standards of this Code is enlarged, expanded, or intensified, additional parking spaces consistent with this Code shall be provided only for the enlargement, expansion, or intensification, and not for the entire use, unless space is available.

(v) Whenever the use of any premises which is not in compliance with the parking standards of this Code is changed to a use where a higher parking demand is identified, additional parking spaces consistent with this Code shall be provided only for the additional intensity of the use, and not for the entire use, unless space is available.

(e) Levels of use, as they relate to this division, shall be determined by the Community Development Director in consultation with the Director of Public Works based on engineering standards and design studies, and the principal and conditional uses of the specific zone district.

(f) Multiple Uses and Joint Use. Whenever more than one use is proposed for a development site, the total off-street parking spaces required shall be the sum of the spaces required for each use. Off-street parking facilities for one use shall not be considered as providing parking facilities for any other use, except when use of the parking facilities for the different uses would not be concurrent or would otherwise not be conflicting, as determined by the Community Development Director in consultation with the Director of Public Works.

(17) Number of Parking Spaces Required

(a) Each land use shall be provided the number of off-street parking spaces required by this Section. Each space shall be independently accessible. See Sections **17.30.180(19)** and **17.30.180(20)** for off-street parking requirements for bicycles and motorcycles, respectively.

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Residential	
Single Family & Duplexes	2 spaces per dwelling unit
Multi-Family (3 or more units)	
One Bedroom or Less	1 space per dwelling unit
Two or Three Bedrooms	2 spaces per dwelling unit
Four Bedrooms or More	2.5 spaces per dwelling unit
Guest Parking	.5 spaces per dwelling unit

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Commercial	
Ambulance Service	3 spaces for each emergency vehicle.
Animal Hospitals & Kennels	1 space for each 500 sq. ft. of gross floor area.
Appliance & Furniture Sales	1 space for each 500 sq. ft. of gross floor area.
Art Galleries/Studios	1 space for every 300 sq. ft. of gross floor area.
Auditoriums, Assembly Hall, Community Centers, Theaters	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Automobile & Boat Sales	4 spaces for first 10,000 sq. ft. of lot area, plus 1 space for each 3,000 sq. ft. thereafter.
Automobile Repair, Tire Sales & Repairs	3 spaces for each service stall/bay.
Banks, Credit Unions, Savings & Loans	1 space for every 250 sq. ft. of gross floor area.
Barbershops, Hair Salons	2 spaces for each chair or station.
Bed Breakfast Inns	1 space for each guest room, plus 2 additional spaces.
Hotels & Motels	1 space for each guest room, plus 2 additional spaces.
Night Clubs, Bars, Cocktail Lounges	1 space for every 200 sq. ft. of gross floor area.
Professional Offices, including Engineers, Architects, Realtors, Financial Advisors, Medical & Dental	1 space for every 250 sq. ft. of gross floor area.
Retail Sales & Service	1 space for every 250 sq. ft. of gross floor area.
Restaurants	1 space for every 4 seats or 1 space for every 200 sq. ft. of dining area, which is ever greater.
Shopping Centers	1 space for every 300 sq. ft. of gross floor area.
Industrial Uses	
Mini Storage Facilities	1 space for every 20 units.
Warehouses, Wholesale Manufacturing	1 space for every 500 sq. ft. of gross floor area.
Recreational Uses	
Amusement Arcades	1 space for each 300 sq. ft. of gross floor area, plus 10 bicycle spaces/racks within 25 feet of main entrance

Land Use Type	Minimum Number of Required Off-Street Parking Spaces
Recreational Uses Continued	
Batting Cages/Golf Driving Range	1.5 spaces per batting stand or tee.
Billiard/Pool Hall	2 spaces per table.
Bowling Alleys	3 spaces for each lane.
Card Room, Bingo	1 space for every 4 seats.
Fitness Clubs	1 space for every 250 sq. ft. of gross floor area.
Skating Rinks	1 space for every 500 sq. ft. of gross floor area.
Other uses	
Care, Convalescent & Nursing Homes	1 space for every 2 beds
Child Care Center	1 space per 8 children.
Churches, Worship Facilities	1 space for every 4 seats. Without fixed seats, 1 space for every 100 sq. ft. of assembly area.
Hospitals	1 space for every 2 beds
Mortuaries	1 space for every 4 seats. Without fixed seats, one space for every 100 sq. ft. of assembly area.

(b) Parking Spaces for Uses Not Specified: The parking space requirements for uses not set forth in this Code shall be fixed by the Community Development Director in consultation with the Director of Public Works based upon available studies and standards for the most comparable use.

(c) Fractional Spaces: Where the application of the parking requirement table results in a fractional parking space requirement, a fraction of 0.5 or higher shall be resolved to the higher whole number.

(d) Variable Demand: Where the demand for parking is variable because of work shifts or peak business periods, parking space requirements shall be based upon the periods of highest parking demand.

(18) Handicap Parking Facilities

(a) Parking Facilities for the Physically Handicapped: Facilities accommodating the general public, including but not limited to auditoriums, theaters, restaurants, hotels, motels, stadiums, retail establishments, medical offices and office buildings shall provide parking spaces for the physically handicapped.

(b) Location of Handicap Spaces: The handicapped parking spaces must be located so they are the closest spots to the accessible entrance and should be on ground level. The only exception is if the closest space is on a slope or uneven surface that would make it difficult to maneuver a

wheelchair through. In that case, the closest flat space should be designated for handicapped parking. There must also be an accessible route between the parking spot and the entrance way. On this route there cannot be stairs or sloped surfaces, and it must be slip-proof.

(c) Size of Handicap Spaces: Handicapped parking spaces shall be at least 9 feet wide and 18 feet long. Access aisles for cars must be at least 18 feet long and 5 feet wide. Access aisles for vans must be at least 18 feet long and 8 feet wide.

(d) Number of Handicap Spaces: Parking facilities containing 1 through 25 spaces, inclusive, shall include one (1) handicapped parking space permanently signed with the international symbol of accessibility. One more handicapped space shall be provided for each additional 25 spaces or increment thereof. One out of every 8 stalls

(19) Bicycle Parking Facilities

Each multi-family and non-residential land use shall provide bicycle parking in compliance with this Section.

(a) Bicycle Parking Design, Devices and Location: Each bicycle parking or storage space shall be no less than 6 feet long by 2 feet wide, plus additional space as may be needed for access, and shall have a rack or shelter capable of supporting and securing bicycles of various types and sizes in an upright position. Each space shall be conveniently located and interfere with pedestrian walkways.

(b) Number of Bicycle Spaces: Bicycle spaces shall be required as follows:

Vehicle Parking Spaces Required	Number of Bicycle Spaces Required
3 - 25	3
26 - 50	5
51 - 75	10
76 - 100	15
100+	20

(20) Motorcycle Parking

A parking lot with 20 or more spaces shall provide motorcycle parking spaces conveniently located near the main entrance of a structure and accessed by the same aisles that provide access to the vehicle parking spaces in the lot.

(a) Number of Parking Spaces: A minimum of 1 motorcycle parking space shall be provided for each 20 vehicle spaces or fraction thereof.

(b) Space Dimensions: Each motorcycle space shall have a minimum dimension of 4 feet wide by 7 feet long.

(21) Loading Space Requirements

(a) Number of Required Loading Spaces: Non-residential uses shall provide off-street loading spaces in compliance with the Table below. Requirements for uses not listed shall be determined by the Community Development Director in consultation with the Director of Public Works based upon the requirements for comparable uses.

Required Off-Street Loading Spaces

Type of Land Use	Total Gross Floor Area	Loading Spaces required
Industrial, Manufacturing, Research and Development, Institutional and Service Uses	5,000 to 40,000 sq. ft.	1
	40,001 + sq. ft.	1 for each additional 40,000 sq. ft. up to a maximum of 3
Office and Retail Commercial	15,000 sq. ft. to 100,000 sq. ft.	1
	100,000 + sq. ft.	1 for each additional 100,000 sq. ft. up to a maximum of 3

(b) Standards for Off-Street Loading Areas: Off-street loading areas shall be provided in compliance with the following:

(i) Dimensions: Loading spaces shall be a minimum of 11 feet in width, 35 feet in length, with 14 feet of vertical clearance;

(ii) Lighting: Lighting shall also comply with the provisions of Section 17.30.180(15) (Parking Lot Lighting).

(c) Location of Loading Areas: The location of off-street loading areas shall be provided in compliance with the following:

(i) As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;

(ii) Situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front setback, adjacent public right-of-way, or other on-site traffic circulation areas;

(iii) Situated to ensure that all vehicular maneuvers occur on-site. The loading areas shall allow vehicles to enter from and exit to a public street in a forward motion only; and

(iv) Situated to avoid adverse impacts upon neighboring residential properties and located no closer than 25 feet from a residential zoning district unless adequately screened.

(v) Loading spaces shall not be required for existing structures/uses located south of Elm Street on Wildwood Avenue.

(d) Loading Ramps: Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions, and overhead clearances.

(e) Screening: Loading areas shall be screened from abutting parcels and streets with a combination of dense landscaping and solid masonry walls with a minimum height of six feet.

(f) Striping. The striping of off-street loading areas shall be provided in compliance with Section 17.30.180(8) and the following:

(i) Loading spaces shall be striped, and identified for "loading only."

(ii) The striping and "loading only" notations shall be continuously maintained in a clear and visible manner in compliance with the approved plans.

(g) Surfacing: The surfacing of off-street loading areas shall be provided in compliance with the following:

(i) All loading areas shall be surfaced with asphalt, concrete pavement, durable pervious surface, or comparable material as determined by the Director of Public Works and the City Engineer when necessary and shall be graded to dispose of all surface water to the satisfaction of the Director of Public Works;

(h) Grading Plans: All grading plans relating to the loading facilities shall be reviewed and approved by the Director of Public Works and the City Engineer when necessary before any work can commence.

(i) Modifications: The Community Development Director in consultation with the Director of Public Works based may modify the provisions of this Section, where the Community Development Director first determines that the operating, shipping, and delivery characteristics of the use do not require the number or type of loading spaces required by this Section.

Section 3. Severability

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 4. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 5. CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any significant impact to the environment would occur as a result of adoption of the Ordinance. Any environmental effects associated with adoption and implementation of the Ordinance.

Section 5. Effective Date

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

I HEREBY CERTIFY that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 2, 2012 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 16th of October 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING PRIOR TO ADOPTION OF ORDINANCE

(The summary shall be published or posted at least 10 calendar days prior to the City Council meeting)

Summary

On **Thursday, November 8, 2012 at 6:30 p.m.** or as soon thereafter as the matter can be heard, the Rio Dell City Council will hold a public hearing in the City Council Chamber at City Hall to consider the matter listed below. The City Council is scheduled to adopt Ordinance listed below. If you have any questions regarding the proposed project, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

Ordinance No. 295-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL REPEALING THE EXISTING PARKING REGULATIONS AND ESTABLISHING NEW DESIGN PARKING REGULATIONS, SECTION 17.30.180 OF THE RIO DELL MUNICIPAL CODE:

A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING AFTER ADOPTION OF ORDINANCE

(The summary shall be published or posted within 5 calendar days after the adoption of the ordinance)

Summary

On **Tuesday, November 8, 2012 at 6:30 p.m.**, the Rio Dell City Council held a public hearing in the City Council Chamber at City Hall to consider the matter listed below and adopted Ordinance No. 295-2012 repealing the existing Parking Regulations and establishing new Parking Regulations, Section 17.30.180 of the Rio Dell Municipal Code (RDMC).

Ordinance No. 295-2012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL REPEALING THE EXISTING PARKING REGULATIONS AND ESTABLISHING NEW DESIGN PARKING REGULATIONS, SECTION 17.30.180 OF THE RIO DELL MUNICIPAL CODE:


A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.


675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



For Meeting of: November 8, 2012

To: City Council

From: Kevin Caldwell, Community Development Director 

Through: Jim Stretch, City Manager 

Date: October 26, 2012

Subject: Town Center Use Types, Town Center/Urban Residential Map Designation, Edwards Acquisition General Plan Amendments and Zone Reclassifications.

Recommendation:

That the City Council:

1. Receive staff's report regarding amending the Town Center allowed uses, related General Plan Policies and Tables, the Town Center/Urban Residential map designation and the Edwards/City General Plan Amendment and Zone Reclassification;
2. Open the public hearing, receive public input and deliberate;
3. Approve and adopt Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables;
4. Approve and adopt Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan
4. Direct the City Clerk, within 5 days after adoption of the Ordinance, to post an adoption summary of the Ordinance with the names of those City Council members voting for or against, or otherwise voting in at least three (3) public places and to post in the office of the City Clerk a certified copy of the full text of the adopted Ordinance pursuant to Section 36933(a) of the California Government Code.

Summary

At your meeting of October 16, 2012 your Council introduced (first reading) Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables.

The proposed amendments will:

1. Amend the Town Center/Urban Residential General Plan and Zoning map designations by redesignating approximately 37 acres from Town Center to Urban Residential;
2. Amend the Suburban Low/Public Facility General Plan and Zoning map designations by redesignating approximately 3,800 square feet from Suburban Low to Public Facility;
3. Amend Table 1-1, Rio Dell Land Use Designation Acreage Distribution, to reflect the Town Center/Urban Residential mapping changes, the 2008-2009 Sawmill and Blue Slide Road annexations, the Edwards acquisition and the error in the Suburban Residential acreage;
4. Amend the Town Center description, Table 1-2, the Town Center permitted uses and Land Use policies LU-5 and LU-19 of the General Plan to reflect the proposed changes;
5. Amend the Town Center zoning text, Title, 17, Section 17.20.040 of the Rio Dell Municipal Code (RDMC) to reflect the proposed changes.

The public hearing was opened and testimony was provided regarding the proposed amendments. The public hearing was continued to this meeting for the approval and adoption of the amendments.

As evidenced in the Staff Report prepared for the October 16, 2012 meeting, the process for the Ordinance has been followed and staff believes the required Public Interest and General Plan Consistency findings can be made.

Based on the nature of the project, staff determined that the project is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment will have a significant effect on the environment.

As required by Section 36933(c)(1) of the California Government Code, on November 26, 2012 staff posted the pre-adoption summary at least ten (10) calendar days prior to the November 8,

2012 City Council meeting. Within five (5) days after adoption staff will post the post adoption summary as required by Section 36933(a) of the California Government Code.

Attachments:

1. Ordinance No. 297-2012 amending the Town Center and Urban Residential map designations and the Edwards Suburban Low and Public Facility map designations, Section 17.15.030 of the Rio Dell Municipal Code and the Town Center regulations, Section 17.20.040 of the Rio Dell Municipal Code and related General Plan Policies and Tables.
2. Resolution No. 1177-2012 amending the Town Center to Urban Residential and Suburban Low to Public Facilities land use mapping designations, Land Use Policies LU-5 and LU-19 and Tables 1-2 and 1-2 of the General Plan.
3. Pre Adoption Summary.
4. Post Adoption Summary.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP DESIGNATIONS,
SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND THE TOWN CENTER
REGULATIONS, SECTION 17.20.040 OF THE RIO DELL MUNICIPAL CODE:**

THE CITY COUNCIL OF THE CITY OF RIO DELL DOES ORDAIN AS FOLLOWS:

WHEREAS the current Town Center designation extends into predominantly and historically residential areas; and

WHEREAS some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

WHEREAS there are no existing commercial uses within the area to be redesignated; and

WHEREAS the area to be redesignated Urban Residential is developed with residential uses; and

WHEREAS the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

WHEREAS the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

WHEREAS identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

WHEREAS identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

WHEREAS the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

WHEREAS the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

WHEREAS the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

WHEREAS the area that was acquired by the City should be redesignated from Suburban Low (SL) to Public Facility (PF); and

WHEREAS the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

BE IT FURTHER RESOLVED, that the City Council of the City of Rio Dell does hereby ordain as follows:

Section 1. Zoning Map Amendments

Section 17.15.030 of the Rio Dell Municipal Code is hereby amended as follows:

APN 053-051-015 (City of Rio Dell) are hereby redesignated from Suburban Low (SL) to Public Facility (PF).

The Town Center and Urban Residential zones are hereby amended as shown in Exhibit A.

Section 2. Zoning Text Amendments

Section 17.20.040 is hereby amended as follows:

17.20.040 Town Center or TC zone.

~~The purpose of the town center or TC zone is to maintain the downtown as the heart of the City by establishing a mixed-use district.~~

The purpose of the Town Center or TC zone is to provide an area for a broad range of uses which generate high pedestrian traffic and which do not have large space requirements, including artisan workshops and galleries, retail businesses, personal services, offices, eating places, visitor accommodations, and similar uses. Mixed residential-commercial uses are an important component of the TC zone and are encouraged to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike.

The following regulations shall apply in all town center or TC zones:

(1) Principal Permitted Uses.

~~(a) Detached and attached single-family dwellings;~~ Resident and visitor-serving retail and service uses conducted entirely within an enclosed building, including, but not limited to: grocery stores; drug stores; hardware stores; variety stores; sporting goods stores; bakeries; coffee shops; fruit and vegetable markets; bicycle sales, rentals and repair shops; bowling alleys; furniture sales; audio-video stores; florists; frame shops; clothing and apparel businesses; health clubs; dry cleaning (not including processing plants); laundromats; tailors; shoe repair; retail sales and repair of household goods and appliances; and hobby and craft shops;

~~(b) Live/work residential;~~ Apartments on the upper floors of multistory buildings.

~~(c) Rooming and boarding of not more than two persons not employed on the premises;~~ Personal Service establishments, such as spas, nail salons, beauty salons, and barbershops

~~(d) Business and professional services offices;~~ offices, such as for accountants, lawyers, architects, engineers, realtors, financial advisors, medical and dental offices,

~~(e) Retail;~~ Banks and financial institutions without drive-up facilities

~~(f) Restaurants~~ and licensed premises (bars) appurtenant thereto;

~~(g) Movie Theaters;~~

~~(h) Galleries,~~ museums and gift shops;

~~(i) Health services;~~

~~(j) Commercial/residential building where the ground floor is put to one or more of the non-residential uses contained in this subsection and the upper floors are used solely for residential purposes.~~

(2) Uses Permitted with a Use Permit.

(a) Civic and cultural organizations such as Elk and Moose Lodges, Rotary clubs, garden clubs;

(b) Hotels and motels; Bed and Breakfast Inns;

(c) ~~Bars.~~ Licensed premises (bars) not appurtenant to any restaurant.

(d) Artisan studios and showrooms including, but not limited to: woodworking, glass blowing, metal works, ceramics, crafts, and clothing manufacturers.

(e) Live-Work units where residential activities are located at the back of buildings, do not occupy more than 40% of the gross floor area.

(3) Other Regulations. See Table 17.20.040 for development standards for the town center (TC) zone.

Table 17.20.040

Development Standards for the Town Center or
TC Zone

Site Development Standard	Zone Requirement
Minimum Lot Area:	2,500 square feet
Maximum Ground Coverage:	100% for commercial, 35% for separate residential units [Floor Area Ratio = 2]
Minimum Lot Width:	25 feet
Minimum Yard	
Front:	20 feet <u>None.</u> 20 feet (No setbacks required for mixed use or nonresidential uses)
Rear:	10 feet <u>None.</u> 10 feet (No setbacks required for mixed use or nonresidential uses) <u>if abutting a residential zone.</u>
Side:	5 feet <u>None.</u> 5 feet (No setbacks required for mixed use or nonresidential uses) <u>if abutting a residential zone.</u>
Minimum Building Height:	2 stories
Maximum Building Height:	3 stories or 45 feet

Section 3. Severability

If any provision of the ordinance is invalidated by any court of competent jurisdiction, the remaining provisions shall not be affected and shall continue in full force and effect.

Section 4. Limitation of Actions

Any action to challenge the validity or legality of any provision of this ordinance on any grounds shall be brought by court action commenced within ninety (90) days of the date of adoption of this ordinance.

Section 5. CEQA Compliance

The City Council has determined that the adoption of this ordinance is exempt from review under the California Environmental Quality Act (CEQA), subject to Section 15061 of the CEQA Guidelines. Due to the nature of the proposed code revisions, there is no evidence that any impact to the environment would occur as a result of adoption of the Ordinance. Any environmental effects associated with adoption and implementation of the Ordinance would be beneficial in nature.

Section 6. Effective Date

This ordinance becomes effective thirty (30) days after the date of its approval and adoption.

I HEREBY CERTIFY that the forgoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Ordinance was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 8th of November 2012 by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

RESOLUTION NO. CC 1177-2012

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIO DELL APPROVING THE TOWN CENTER/URBAN RESIDENTIAL MAPPING CHANGES, TOWN CENTER GENERAL PLAN AND ZONING TEXT AMENDMENTS, THE EDWARDS/CITY GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE TEXT AMENDMENTS TO TABLE 1-1 OF THE GENERAL PLAN TO REFLECT THE TOWN CENTER/URBAN RESIDENTIAL MAPPING AMENDMENTS, THE 2008-2009 SAWMILL AND BLUE SLIDE ROAD ANNEXATIONS, THE BROUSSARD AND EEL RIVER SAWMILL GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION AND THE ACREAGE ERROR FOR THE SUBURBAN RESIDENTIAL DESIGNATION:

WHEREAS the current Town Center designation extends into predominantly and historically residential areas; and

WHEREAS some of the allowed Town Center uses are not compatible with the existing residential character of the adjacent neighborhoods; and

WHEREAS there are no existing commercial uses within the area to be redesignated; and

WHEREAS the area to be redesignated from Town Center to Urban Residential (Exhibit A) is developed with residential uses; and

WHEREAS the current description of the Town Center designation in the Zoning Regulations is vague and incomplete and it does not clearly convey the intent of the designation; and

WHEREAS the current identified principally and conditionally permitted uses is general in nature and does not identify specific use types. As such the City is required to make consistency findings on a case by case basis; and

WHEREAS identifying specific use types not only makes it easier for the City to make use type determinations, but also clearly conveys to the public what types of uses are principally and conditionally permitted; and

WHEREAS identifying artisan studios as conditionally permitted uses will encourage a downtown arts and entertainment district and help revitalize the downtown commercial district to be enjoyed by residents and visitors alike; and

WHEREAS the current designation allows detached and attached single family dwellings and the public and the City want to encourage commercial development as the primary use in the downtown area and residential uses as accessory uses; and

WHEREAS the current Town Center Development Standards require that buildings be a minimum of two-stories. Based on community comments, many folks believe this discourages new commercial businesses who have no desire to build a multi-story building; and

WHEREAS the City recently acquired approximately 3,800 square feet of APN's 053-051-006 & -007 and an associated easement of about 300 square feet from Collin and Kathryn Edwards for the purpose of providing an additional access to the City's treatment facility; and

WHEREAS the area that was acquired by the City shall be redesignated from Suburban Low to Public Facility (Exhibit B); and

WHEREAS General Plan Land Use Policies LU-5 and LU-19 shall be revised to reflect the recommended changes; and

WHEREAS Table 1-1 Rio Dell Land Use Designation Acreage Distribution shall be revised to reflect the recommended changes to the Town Center/Urban Residential mapping, 2009 Sawmill and Blue Slide Road annexations (300.1 acres), the Broussard and Eel River Sawmills amendments and the Edwards acquisition; and

WHEREAS Table 1-2 Rio Dell Land Use Designations shall be revised to reflect the changes to the Town Center land use designation; and

WHEREAS the City has reviewed and processed the proposed map and text amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and process the proposed map and text amendments in conformance with Section 17.30.010 of the City of Rio Dell Municipal Code.

NOW, THEREFORE, BE IT RESOLVED that the City Council finds:

1. That based on public comment, evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and
2. That based on evidence on file and presented in the staff report that the proposed amendments are consistent and compatible with the rest of the General Plan and any implementation programs that may be affected; and
3. That based on evidence on file and presented in the staff report that the potential impacts of the proposed text amendments have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. That the proposed amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and
5. That the proposed amendments are Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

I HEREBY CERTIFY that the forgoing Resolution was duly introduced at a regular meeting of the City Council of the City of Rio Dell on October 16, 2012 and furthermore the forgoing Resolution was passed, approved and adopted at a regular meeting of the City Council of the City of Rio Dell, held on the 8th of November 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING PRIOR TO ADOPTION OF ORDINANCE

(The summary shall be published or posted at least 10 calendar days prior to the City Council meeting)

Summary

On **Thursday, November 8, 2012 at 6:30 p.m.** or as soon thereafter as the matter can be heard, the Rio Dell City Council will hold a public hearing in the City Council Chamber at City Hall to consider the matter listed below. The City Council is scheduled to adopt Ordinance listed below. If you have any questions regarding the proposed project, contact Kevin Caldwell, Community Development Director at (707) 764-3532.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP
DESIGNATIONS AND THE EDWARDS SUBURBAN LOW AND PUBLIC FACILITY
DESIGNATIONS, SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND
THE TOWN CENTER REGULATIONS, SECTION 17.20.040 OF THE RIO DELL
MUNICIPAL CODE:**

A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Public Notice

City of Rio Dell City Council

SUMMARY FOR POSTING AFTER ADOPTION OF ORDINANCE

(The summary shall be published or posted within 5 calendar days after the adoption of the ordinance)

Summary

On **Tuesday, November 8, 2012 at 6:30 p.m.**, the Rio Dell City Council held a public hearing in the City Council Chamber at City Hall to consider the matter listed below and adopted Ordinance No. 297-2012 amending the Town Center/Urban Residential zoning designations, the allowed uses and development standards of the Town Center zone, the Edwards Suburban Low/Public Facility zoning designations.

ORDINANCE NO. 297 - 2012

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIO DELL
AMENDING THE TOWN CENTER AND URBAN RESIDENTIAL MAP
DESIGNATIONS AND THE EDWARDS SUBURBAN LOW AND PUBLIC FACILITY
DESIGNATIONS, SECTION 17.15.030 OF THE RIO DELL MUNICIPAL CODE AND
THE TOWN CENTER REGULATIONS, SECTION 17.20.040 OF THE RIO DELL
MUNICIPAL CODE:**

A certified copy of the full text of the Ordinance is posted in the office of the City Clerk. General questions regarding the Ordinance, the planning process, submission of materials and information not specific to this project may be obtained from the City, 675 Wildwood Avenue, Rio Dell, CA. 95562; telephone (707) 764-3532.

*675 Wildwood Avenue
Rio Dell, CA 95562*



TO: Mayor and Members of the City Council

THROUGH: Jim Stretch, City Manager

FROM: Stephanie Beauchaine, Finance Director

DATE: November 8, 2012

SUBJECT: Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure.

RECOMMENDATION

Introduce and conduct the second reading (by title only) of Ordinance No 298-2012 Repealing Ordinance No 255-2008 Establishing a Purchasing Procedure and open the public hearing for public comment.

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

The City adopted the Uniform Public Construction Cost Accounting Act by Resolution No 914-2006. The UPCC provides public agencies the advantage of streamlined awards processes, as well as reductions in paperwork related to advertising and report filing. Benefits include an increased force account limit, an increased bid limit, and an alternative informal bidding procedure.

The UPCC has a provision in the Public Contracts Code No 22032 (b) which allows for projects between the amounts of \$45,000 - \$175,000 be let to contract by informal bidding procedures. Section 22034 further states that an informal bidding procedure as outlined must be adopted.

We have drafted the proposed informal bidding procedure as described in PCC Section 22034 (a)-(f) and updated the City's Purchasing Policy to reflect the procedures. Included is the requirement of the City to establish an eligible contractor bidders list, and

guidelines for the informal bidding process. Adoption of this procedure will allow the City to fully benefit from the UPCC.

We have also updated the definition in Section 9. To read as follows: Lowest responsive responsible bidder: The lowest bidder conforming to the required bid specifications who the City deems able to perform the contract as promised.

The City Attorney and Construction Attorney have reviewed and approved the proposed changes.

Ordinance No. 298-2012

An Ordinance of the City of Rio Dell
Repealing Ordinance Number 255-2008
Establishing a Purchasing Procedure

The City Council of the City of Rio Dell does ordain as follows:

Section 1: Adoption of Purchasing System. Pursuant to sections 54201 to 54205 of the Government code of the State of California the following purchasing system shall be adopted in order to establish: efficient procedures for the purchasing of supplies, equipment, and services; and to define responsibility and internal controls for the purchasing function.

Section 2: Purchasing Officers. The responsibility for the solicitation and purchase of supplies, services and equipment is vested in the City's Department Heads and City Manager who shall be deemed the City's purchasing officers. Each purchasing officer shall have the authority to delegate his/her purchasing responsibilities to an appropriate staff person within the department.

Each purchasing officer shall have the responsibility of and authority to:

- (a) Purchase supplies, services, and equipment as necessary for any department within the City ;
- (b) Negotiate and recommend execution of contracts for the purchase of supplies, services, and equipment;
- (c) Act to procure for the City the needed quality in supplies, services, and equipment at the least expense to the City;
- (d) Endeavor to obtain the most full and open competition as reasonably possible on all purchases;
- (e) To maintain a bidders list, vendor's catalog file, and other resources needed for the efficient operation of the purchasing system;
- (f) To verify the conformance of all supplies, services, and equipment with the specifications given prior to procurement;
- (g) To recommend the transfer or sale of surplus supplies and equipment, pursuant to applicable State of California Government Code;
- (h) To ensure the safekeeping and proper handling of all supplies, and equipment;
- (i) To oversee and be accountable for any employee who has been delegated purchasing responsibilities on behalf of a purchasing officer;
- (j) To recommend to the City Council revisions and amendments governing the purchasing procedures;
- (k) Keep informed of current developments in the field of purchasing, prices, and new products;

- (l) Prescribe and maintain records as necessary to conform to this ordinance and to maintain internal purchasing controls;

Section 3: Purchasing procedure. Except as otherwise provided in this ordinance, all purchases and contracts for supplies, services, and equipment shall be procured by the purchasing officer or his/her delegate.

- (a) Purchasing Limits: purchases over five thousand dollars shall be approved by the City Manager prior to procurement; and purchases over ten thousand dollars shall be approved by formal action of the City Council prior to procurement.
- (b) Encumbrance of funds: Except in cases of emergency pursuant to section 6 (a), or where specific authority has been obtained by the City Manager, no purchase shall be made unless an unencumbered appropriation exists in the fund account against which the purchase is to be charged.

Section 4: Petty Cash. Petty cash shall only be dispersed or reimbursed with prior approval from a purchasing officer. All individuals requiring a petty cash disbursement or reimbursement shall be required to complete the appropriate claim forms. Receipts shall be required to substantiate all purchases. Petty cash disbursements shall not exceed fifty dollars.

Section 5: Bidding Procedure. All bidding procedures shall be conducted pursuant to the Public Contracts Code Sections 20161 and 22030-22045

Section 6: Informal Bidding. Pursuant to subdivision (b) of Section 22032 of the Public Contracts Code shall enact an informal bidding procedure as follows:

- a. The City shall maintain a list of qualified contractors, identified according to categories of work. Minimum Criteria includes:
 - i. Current City of Rio Dell Business License
 - ii. Workers Compensation, Vehicle, and Liability insurance on file with the City as appropriate
 - iii. All appropriate professional licenses must be in good standing and on file with the City
 - iv. Must not be listed on the Debarred List
- b. All contractors on the list for the category of work being bid and all appropriate trade journals shall be mailed a notice inviting informal bids unless the product or service is proprietary.
- c. All mailing of notices to contractors and construction trade journals pursuant to subdivision (b) shall be completed not less than 10 calendar days before bids are due.
- d. The notice inviting informal bids shall describe the project in general terms and how to obtain more detailed information about the project, and state the time and place for submission of bids.
- e. The City Council delegates the authority of awarding informal bids to the City Manager or his designee.

Section 7: Bidding Exceptions. All bidding procedures shall be conducted pursuant to Section 5 except:

- (a) In an emergency as determined by the City Manager to provide an essential City supply, service, or piece of equipment affecting the public health, safety, or welfare that would be detrimentally delayed under the normal bidding procedure.
- (b) If the supplies, services, and/or equipment is only available through one vendor; as determined by the City Manager.
- (c) When the City has a cooperative agreement with another public agency to purchase an item at a discounted bulk rate.
- (d) If the purchasing officer finds that negotiations shall better the City due to the nature of the supplies, services, and/or equipment.

Section 8: Purchasing of Services. Request for proposals shall be required for professional services for which standard specifications cannot be drawn, or when professional policies prohibit competitive bidding. At minimum three proposals shall be reviewed prior to the hiring of professional services. Requests for proposals shall not be required for procurement of services for which the City has already established contracts for.

Section 9: Lowest Responsive Responsible Bidder. The lowest responsive responsible bidder conforming to the required bid specifications who the City deems able to perform the contract as promised.

Section 10: Unlawful purchases. No purchases or contracts shall be made contrary to the provisions of this ordinance. No contract or purchase shall be purposely split or subdivided to avoid the provisions of this ordinance.

Section 11: Effective Date. This ordinance shall take effect and be in full force thirty days following the date of its passage. It shall be posted in three public places in the City of Rio Dell, State of California, pursuant to Government Code Section 36933.

675 Wildwood Avenue
Rio Dell, CA 95562



TO: Mayor and Members of the City Council
THROUGH: Jim Stretch, City Manager
FROM: Stephanie Beauchaine, Finance Director *SB*
DATE: November 1, 2012
SUBJECT: Wahlund Construction Subcontractor Substitution Request

RECOMMENDATION

Adopt Resolution 1181-2012 Approving Wahlund's Request for Subcontractor Substitution on the Wastewater Treatment Plant and Disposal Project

BUDGETARY IMPACT

None

BACKGROUND AND DISCUSSION

On October 17, 2012 the City received a Subcontractor Substitution Request from Wahlund Construction, requesting authority to self perform the installation of the 14-inch water pipeline by horizontal directional drilling per Bid Item No. 3.

Wahlund is requesting substitution pursuant to PCC 4107 as follows:

1. "Solid Rock Construction, listed in the original bid, after having reasonable opportunity to do so, failed to execute a written contract for the scope of work specified in the subcontractor's bid."
2. "The listed subcontractor, Solid Rock Construction, has failed to perform their subcontract. Solid Rock Construction has failed to meet the schedule and submittal requirements for the project, and has failed to start work on this project."

Wahlund has provided documentation for each of their assertions which are detailed in their request which is attached for Council's review.

As advised by the City's special counsel, we noticed Solid Rock Construction of Wahlund's request for substitution via certified mail on October 17, 2012, and allowed them five days to submit written objections for hearing by the City Council. To date, the City has not received any written objections.

At this time the intent of Wahlund Construction is to continue to work with Solid Rock to execute a limited scope contract which would allow assistance with the pipeline and drilling work. It is my understanding that Wahlund Construction would prefer to engage Solid Rock to perform as much of the work in Bid Item 3 as possible, but must be prepared to self perform if the subcontractor continues to be non-responsive. Failure to self perform will detrimentally affect the project timeline.

In addition to the request for substitution, Wahlund has also submitted a construction firm profile and highlighted relevant directional drilling and pipeline work they have completed in the past. Staff have reviewed the submission with the Construction Manager and Design Engineer and unanimously support approval of the request for substitution.

As previously stated, approval does not impact Wahlund's ability to re-negotiate a contract with Solid Rock in the future. It does allow them to proceed and self perform in the event Solid Rock continues to be non-responsive.

Attachments: Wahlund Construction Subcontractor Replacement Request 10/17/2012

City of Rio Dell's Notice to Solid Rock Construction of the Subcontractor Replacement Request 10/17/2012

Wahlund Construction's Company Profile and Directional Drilling Experience

**RESOLUTION NO. 1181-2012
CITY OF RIO DELL
APPROVING WAHLUND CONSTRUCTION'S
REQUEST FOR SUBCONTRACTOR SUBSTITUTION ON THE
WASTEWATER TREATMENT PLANT AND DISPOSAL PROJECT**

WHEREAS, the City executed a contract with Wahlund Construction on April 4, 2012 to complete the Wastewater Treatment Plant and Disposal Project; and

WHEREAS, the City received a request for Subcontractor Substitution from Wahlund Construction on October 17, 2012; and

WHEREAS, Wahlund Construction's substitution request cited pursuant to Public Contracts Code Section 4107 that subcontractor Solid Rock Construction failed to execute a written contract, and failed to perform their subcontract; and

WHEREAS, the City noticed Solid Rock Construction of Wahlund Construction's request for substitution on October 17, 2012 by certified mail; and

WHEREAS, the notice provided to Solid Rock Construction five days to submit written objections to the substitution request for hearing by the City Council; and

WHEREAS, the City has not received any written objections from the subcontractor Solid Rock Construction; and

NOW THEREFORE BE IT RESOLVED, that the City of Rio Dell City Council does hereby authorize Wahlund Construction to substitute subcontractors and self perform as necessary for the pipeline installation and horizontal directional drilling as specified by Bid Item 3.

PASSED AND ADOPTED by the City of Rio Dell on this 8th day of November, 2012.

Ayes: Woodall, Leonard, Marks, Thompson and Wilson
Noes: None
Abstain: None
Absent: None

Julie Woodall, Mayor

ATTEST:

Karen Dunham, City Clerk

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

10/17/2012

Subcontractor Replacement Request

To: City of Rio Dell
675 Wildwood Ave.
Rio Dell, California 95562

Attn: Stephanie Beauchaine

RE: Subcontractor Replacement Request for Solid Rock Construction for the City of Rio Dell WWTP Upgrade and Disposal Project

Wahlund Construction hereby requests to replace listed subcontractor Solid Rock Construction for the City of Rio Dell WWTP Upgrade and Disposal Project. Solid Rock Construction's scope of work for this project included the installation of the 14-inch recycled water pipeline from Station 1+50 to 101+50 by horizontal directional drilling per Bid Item No. 3.

We are requesting that the awarding authority, the City of Rio Dell, consent to the substitution of Wahlund Construction in place of Solid Rock Construction.

Reasons for requesting substitution are as follows (per PCC 4107):

1. Solid Rock Construction, listed in the original bid, after having a reasonable opportunity to do so, failed to execute a written contract for the scope of work specified in the subcontractor's bid.

On May 4, 2012, Wahlund Construction sent a subcontract agreement to Solid Rock Construction via email. We requested that two signed copies be returned. We also requested any questions or comments. A copy of this email is attached. We received an email from Jan Lowry at Solid Rock Construction stating she had forwarded to RJ. No further response was received from Solid Rock Construction.

On August 30, 2012 Wahlund Construction sent a follow up email to Solid Rock Construction with the subcontract attached requesting two signed copies be returned. A copy of this email is attached. No response was received from Solid Rock Construction.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503 Office: 707-268-0150 Fax: 707-268-0137

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

10/17/2012

2. The listed subcontractor, Solid Rock Construction, has failed to perform their subcontract. Solid Rock Construction has failed to meet the schedule and submittal requirements for the project and has failed to start work on this project.

On March 14, 2012 Wahlund Construction requested a schedule & schedule of values from Solid Rock Construction via email. A copy of this email is attached. No response was received.

On April 12, 2012 Wahlund Construction requested information via email to Solid Rock Construction for the HDPE pipe welding equipment to be used on the project and HDPE pipe welding qualifications as required by Specification Section 15067. A copy of this email is attached. No response was received.

On April 24, 2012 Wahlund Construction sent the preliminary project schedule showing recycled water pipeline start date of 6/27/12 to Solid Rock Construction via email. We requested comments or questions. A copy of this email and schedule is attached. No comments or questions were received from Solid Rock Construction.

On April 27, 2012 Wahlund Construction sent the revised preliminary project schedule showing transmission main start date of 5/29/12 to Solid Rock Construction via email. We requested comments or questions. We received an email from Jan Lowry at Solid Rock Construction stating she had forwarded the schedule to RJ. A copy of this email and schedule is attached. No other comments or questions received from Solid Rock Construction.

On April 27, 2012 Wahlund Construction requested the horizontal directional drilling (HDD) submittal as required by Specification Section 02225 from Solid Rock Construction via email. A copy of this email is attached. No response was received.

On May 10, 2012 Wahlund Construction again requested information via email to Solid Rock Construction for the HDPE pipe welding equipment to be used on the project and HDPE pipe welding qualifications as required by Specification Section 15067. A copy of this email is attached. No response was received.

On May 24, 2012 Wahlund Construction requested the horizontal directional drilling (HDD) submittal as required by Specification Section 02225 from Solid Rock Construction via email. A copy of this email is attached. No response was received.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503

Office: 707-268-0150

Fax: 707-268-0137

WAHLUND CONSTRUCTION, INC.

**A General Engineering Contractor
Lic. #678993 A, B, Asbestos, Hazmat**

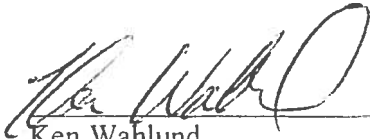
10/17/2012

On July 10, 2012 Wahlund Construction hired SHN Consulting Engineers and Geologists to prepare the HDD submittal for Solid Rock Construction.

On August 24, 2012 Wahlund Construction received a schedule via email from Solid Rock Construction showing start date of 10/1/12. A copy of this email and schedule is attached.

As of October 16, 2012 Solid Rock Construction has failed to execute the subcontract for the Rio Dell WWTP Project and has failed to start work on the project. Therefore, Wahlund Construction is requesting that the awarding authority, the City of Rio Dell, consent to the substitution of Wahlund Construction in place of Solid Rock Construction. Wahlund Construction intends to self perform the installation of the 14-inch recycled water pipeline starting in early November 2012.

We appreciate your assistance in this matter,



Ken Wahlund
President
Wahlund Construction, Inc.

Ken & Kelly Wahlund

830 Hilma Drive, Eureka, CA. 95503

Office: 707-268-0150

Fax: 707-268-0137

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, April 27, 2012 10:37 AM
To: Bret Rinehart
Subject: Re: Rio Dell WWTP Preliminary Project Schedule

thank you Bret, I forwarded it on to RJ

Jan Lowry
Office Manager
Corporate Offices for:
Solid Rock Construction, Inc.
Lassen Landscape Materials, Inc.

530-378-0373 Phone/530-378-0375 Fax

janlowry@sbcglobal.net

Solid Rock Construction, Inc. Website

**Thank you for always using BCC and not disclosing my email!*

From: Bret Rinehart <rinehartengineering@gmail.com>
To: brian@sequoiaconst.com; 'Bob Crittenden' <Bob@wahlcon.com>; 'Ken M. Wahlund' <Ken@wahlcon.com>; rc1938@parkerelectriceka.com; 'Rodney Maples' <rmaples@maplesplumb.com>; 'Lendell Kirk' <lendellkirk@sbcglobal.net>; 'Tom Benzinger' <tbenzinger@OMIndustries.com>; dmetheny@OMIndustries.com; jlane@aquasierra.com; solidrockredding@sbcglobal.net
Cc: 'Rick Page' <Rick@wahlcon.com>
Sent: Friday, April 27, 2012 9:58 AM
Subject: Rio Dell WWTP Preliminary Project Schedule

All,

Please find attached the preliminary schedule for the Rio Dell WWTP Project that was submitted yesterday. This schedule includes revisions based on comments I received. If anyone else has comments or questions please let me know.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

10/16/2012

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, August 24, 2012 3:10 PM
To: Bret Rinehart
Cc: RJ
Subject: RIO DELL WWTP CONSTURCITON SCHEDULE FOR SOLID ROCK CONSTRUCTION
Attachments: SCHEDULE.xlsx

Bret,

RJ asked me to email this to you...
if you have any questions please feel free to call

RJ 530-941-9170

thank you!

Jan Lowry
Office Manager
Corporate Offices for:
Solid Rock Construction, Inc.
Lassen Landscape Materials, Inc.

530-378-0373 Phone/530-378-0375 Fax

janlowry@sbcglobal.net

Solid Rock Construction, Inc. Website

**Thank you for always using BCC and not disclosing my email!*

Bret Rinehart

From: Jan Lowry [janlowry@sbcglobal.net]
Sent: Friday, May 04, 2012 4:17 PM
To: Bret Rinehart
Subject: Re: Rio Dell WWTP Solid Rock Subcontract Agreement
Forwarded to RJ

Jan~Mari Lowry
Tru2entry.com

Sent from my incredible iPhone

On May 4, 2012, at 3:16 PM, "Bret Rinehart" <rinehartengineering@gmail.com> wrote:

RJ,

Please find attached the subcontract agreement for the Rio Dell WWTP project. This is for Bid Item 3 only at this time as we are still working out the details of the river crossing and work within Caltrans right of way. Please review and if acceptable, please sign and initial 2 copies and return them to Ken Wahlund for signature. Please let me know if you have any questions or comments.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

<Rio Dell WWTP Subcontract Soild Rock.pdf>

Bret Rinehart

From: Bret Rinehart [rinehartengineering@gmail.com]
Sent: Wednesday, March 14, 2012 10:07 AM
To: SOLIDROCKREDDING@sbcglobal.net
Cc: 'Rick Page'; brian@sequoiaconst.com
Subject: Rio Dell WWTP Subcontract, Schedule of Values, Schedule, etc.
RJ,

We're working on the subcontract agreements along with the schedule and schedule of values for the Rio Dell WWTP Upgrade Project. I'll get you a subcontract agreement as soon as it's complete. In order to put together the schedule and schedule of values, we'll need a schedule breakdown from each subcontractor listing your items of work, their durations and the amount you want on the schedule of values for each item. We need to submit the schedule of values and schedule 10 days from the date the contract is signed, which will be any day now, so I'm hoping to get each subcontractor's schedule durations and schedule of values no later than Wednesday 3/28/11. Let me know if you have any questions or concerns.

Thanks,

Bret Rinehart, PE
Rinehart Engineering & Construction
rinehartengineering@gmail.com
(707) 834-9359

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532



Richard Smith
Solid Rock Construction
6654 Airport Road
Redding, California 96002

October 17, 2012

Re: Wahlund Substitution Request

Dear Mr. Smith,

The City of Rio Dell is in receipt of a written request from Wahlund Construction requesting consent to substitute the sub-contractor services of Solid Rock Construction on the WWTP Project citing the following reasons pursuant to PCC 4107.5 as follows:

1. The sub-contractor after having reasonable opportunity to do so has failed to execute a written contract for the scope of work specified in the subcontractors bid.
2. The sub-contractor has failed to perform his contract.

Solid Rock Construction has 5 days to submit to the City any written objections to the approval of the substitution. In the event no objections are received the Council may approve the substitution request.

If you have any questions, please contact me at (707)-764-3532 or finance1@riodellcity.com.

Best Regards,

A handwritten signature in cursive script that reads "Stephanie Beauchaine".

Stephanie Beauchaine
Finance Director
City of Rio Dell

Attachments: Wahlund Construction Subcontractor Replacement Request

Cc: Ken Wahlund, Wahlund Construction

Bret Rinehart, PE
Richard Behrens, Construction Manager
Jim Stretch, City Manger

Wahlund Construction Firm Profile

Wahlund Construction is a Eureka, California based general engineering and general building contractor with over 35 years of experience including residential, commercial, industrial and municipal construction. Wahlund Construction has been licensed for asbestos and hazardous substances removal since 1993 and has over 18 years of experience in these fields. In recent years Wahlund has specialized in the construction of large water and wastewater improvement projects. With a crew of highly skilled union laborers and operators, Wahlund Construction is known throughout the region for attention to detail, high quality work, and a reputation for integrity. Wahlund Construction also has full insurance coverage and has an A, B, Asbestos and Hazmat contractor's license. This covers the owner for every site specific situation that may arise.

Wahlund Construction has a proven track record of success on projects in similar size and scope to the current project. The company brings years of experience with construction projects on the north coast of California. We are familiar with the project location, working conditions, weather, and special constraints related to limited construction season for ground disturbance and proximity to sensitive resources. With the experience of the past projects we have established clear lines of communication between the General Contractors and subcontractors. The owner of Wahlund Construction will be directly involved with this project, bringing years of experience along with a desire for quality and client satisfaction.

Current Bonding Capacity is 20 Million Single and 40 Million Aggregate.

Horizontal Directional Drilling Experience

Over the past 4 years Wahlund Construction has installed over 14,000 ft of pipe by horizontal directional drilling. Wahlund Construction owns a Ditch Witch JT922 drill rig and rents larger drill rigs as needed for larger diameter pipe. Noteworthy projects include the 2008 – 2010 Smith River Rancheria Wastewater Treatment Plant included installation of 12,600 linear feet of fusion welded HDPE pressure sewer installed by horizontal directional drilling and Disposal System and the 2009-2010 Loleta Water System Improvements Project which included installation of 1760 linear feet of fusion welded HDPE water main by horizontal directional drilling. Project descriptions for these and other pipeline projects are found below.

Wahlund Construction Team

Ken Wahlund, Project Superintendent

Mr. Wahlund has over 35 years of general engineering construction experience including residential, commercial, industrial and municipal construction. He has done extensive demolition and asbestos/hazardous materials abatement related construction. He has also been involved in the construction of several large scale wastewater treatment plant upgrades. He has been Project Superintendent for all Wahlund Construction projects including overall Project Superintendent/Manager for joint ventures such as the City of Fortuna Waste Water Treatment Facility and the Crescent City Water Pollution Control Facility. His experience in working with local regulators and with local conditions will expedite both the permitting and completion of this project.

Bret Rinehart, PE, Consulting Engineer

Mr. Rinehart is a California Licensed Civil Engineer (License # 70375) with over 10 years of construction and construction management experience. He has a degree in Civil Engineering from the University of Utah. He has specialized in the field of public works construction including water and wastewater treatment and facilities. He has been involved in both the construction and construction management of several water utility and wastewater treatment plant upgrades including the City of Eureka Mad River Parallel Pipeline and the City of Fortuna Waste Water Treatment Facility. He started working with Wahlund Construction 5 years ago as the Assistant Project Superintendent for the Crescent City Water Pollution Control Facility project. He recently completed the Ferndale WWTP Additions Project.

Robert Crittenden, Project Manager/Estimator

Mr. Crittenden has 27 years of heavy civil construction and 10 years of building construction experience. He has a degree in Construction Management from the Fresno State University. He has extensive experience in the field of construction management, supervision, estimating, and has experience in residential, commercial, municipal construction and building demolition. He is an instructor at College of the Redwoods, teaching residential building estimating. He has done extensive underground, earthwork, and public utility related construction

Curtis Seely, Foreman

Mr. Seely has extensive experience in underground, pipeline and earthwork construction. He has been with Wahlund Construction for the past 10 years and has worked on all of Wahlund's large scale construction projects. His most recent assignment was foreman for the construction of the \$2.7 Million Smith River Rancheria Wastewater Treatment Plant and Disposal System.

Wahlund Construction Completed Pipeline & HDD Projects

2011 – 2012

Project Name:

Smith River Rancheria Water Infrastructure-Wastewater Collection System Extension

Project Location:

350 North Indian Road
Smith River, CA 95567

Description of Project:

The work consisted of the installation of 3,910 linear feet of 8 inch gravity sewer, 1,740 linear feet of 6 inch gravity sewer, 635 linear feet of 4 inch gravity sewer, 3,340 linear feet of 3 inch sanitary sewer force-main , 200 linear feet of 8 inch jack and bore casing under HWY 101, 61 sanitary sewer laterals, 20 4-foot diameter sanitary sewer manholes, eight (8) checkouts, three (3) sewer lift stations, electrical and conduit installation to support each lift station, SCADA development, miscellaneous appurtenances, survey and AC paving.

Initial Contract Value (at time of bid award): \$1,288,000.00

Total Value of Construction (including change orders): \$1,493,200.00

Original Scheduled Completion Date: July 30, 2012

Time Extensions Granted (number of days): 0

Actual Date of Completion: July 3, 2010

Owner:

Smith River Rancheria

Owner Contact:

Brad Cass
Telephone: (707) 218-7504

Architect or Engineer Name:

Laco & Associates

Architect or Engineer Contact:

Benjamin W. Dolf, E.I.T.
Telephone: (707) 443 5054

Construction Manager:

Brad Cass
Telephone: (707) 218-7504

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

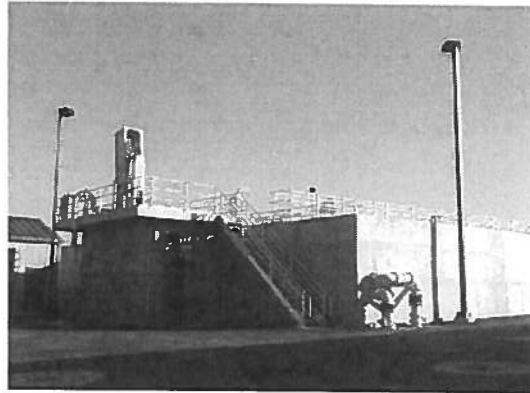
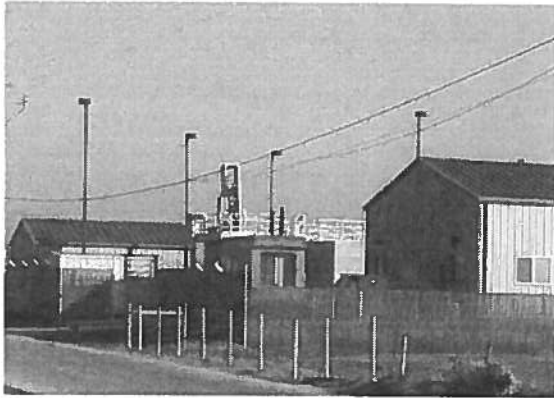
2010 – 2012

Project Name:

Ferndale Wastewater Treatment Plant Additions
Contract No. 032001657

Project Location:

606 Port Kenyon Road
Ferndale, CA 95536



Description of Project:

The Ferndale Wastewater Treatment Plant Additions project involved the construction of a new 0.95 mgd wastewater treatment facility for the City of Ferndale. Project included construction of an influent pump station, headworks with mechanical bar screen, aeration/clarification/digestion

treatment system, disc filters, UV disinfection facilities, belt filter press, and effluent pump station. Project also included extensive underground utilities, site work, a wetlands mitigation area and site pre-loading for soil consolidation. Project started August 2010 and was completed January 2012.

Initial Contract Value (at time of bid award): \$8,265,088.00

Total Value of Construction (including change orders): \$8,459,864.51

Original Scheduled Completion Date: November 1, 2011

Time Extensions Granted (number of days): 41

Actual Date of Completion: January 10, 2012

Owner:

City of Ferndale, CA

Owner Contact:

Jay Parrish

Telephone: (707) 786-4224

Architect or Engineer Name:

Manhard Consulting

Architect or Engineer Contact:

Kent M. Hanford

Telephone: (775) 332-4808

Construction Manager:

Kent M. Hanford

Telephone: (775) 332-4808

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009 - 2010

Project Name:

Humboldt Bay Repowering Project

Project Location:

King Salmon, Eureka, Humboldt County, CA



Long reach excavation, backfill and grading.

Description of Project:

Intricate grading and excavating combined with pipeline, mass shoring and dewatering, underground utility and storm drain vaults and large cast-in-place concrete diversion structures.

Initial Contract Value (at time of bid award): \$4 million

Total Value of Construction (including change orders): \$4.3 million

Original Scheduled Completion Date: May 2010

Time Extensions Granted (number of days): 0

Actual Date of Completion: April 2010

Owner: Pacific Gas & Electric

Owner Contact:

Arthur Borchardt

Telephone: (707) 342-8712

Joseph Curran

Telephone: (415)973-1946

Dena Parrish, Compliance Manager

Telephone: (707) 444-6568

Architect or Engineer Name:

Wartsila North America, Inc.

Architect or Engineer Contact:

William F. Riedel, Site Manager HBRP

Telephone: (281) 460-8576

Construction Manager:

Chris Szolomayer, Haskell Corporation

Telephone: (360) 734-1200

Dan King

Telephone: (360) 303-8716

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009 – 2011

Project Name:

Loleta Water System Improvements Project

Project Location:

Loleta, CA

Description of Project:

This project consisted of construction of a new public water supply well including drilling 200 feet of hole to 16 inches in diameter, installation of 160 feet of 10-inch PVC casing, installation of 40 feet of PVC screen, installation of 150 feet of gravel pack, installation of 50 feet of sanitary seal, installation of gravel feed tube, preliminary well development by air lift swabbing, well development by pumping and surging, pump testing well, television survey of well, and installing new well pump; construction of a new water main, including installation of 1760 linear feet of fusion welded HDPE by horizontal directional drilling, installation of 212 linear feet of 6-inch PVC, installation of one 1-inch air/vacuum release valve assembly, installation of one 2-inch blowoff assembly, installation of one fire hydrant assembly, and connection to existing 8-

inch PVC; construction of a new water treatment facility, including construction of light framed wood structure building, installation of two 70 gpm filter tanks, installation of chlorine contact tank, installation of backwash water storage tank, new sanitary sewer service, new water service, and site work;

Initial Contract Value: \$939,805.00

Total Value of Construction (including change orders): \$906,487.84

Original Scheduled Completion Date: April 20, 2010

Time Extensions Granted (number of days): 277

Actual Date of Completion: 1/21/2011

Owner:

Loleta Community Service District

Owner Contact:

Markus Drumm

Telephone: (707) 733-1717

Architect or Engineer Name:

Greg Hall

Oscar Larson & Associates

Telephone: (707) 445-2043

Construction Manager:

John DeBoice

Oscar Larson & Associates

Telephone: (707) 445-2043

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2009

Project Name:

K Street Emergency Sanitary Sewer Rehabilitation Project

Project Location:

Between K Street between Second and Fourth Streets
Eureka, CA

Project Description:

This emergency work for the City of Eureka consisted of replacing 14” diameter vitrified clay sanitary sewer main through trenchless construction methods (pipe bursting).

Initial Contract Value (at time of bid award): \$412,536.37

Total Value of Construction (including change orders): \$412,536.37

Original Scheduled Completion Date: July 7, 2009

Time Extensions Granted (number of days): 0

Actual Date of Completion: August 11, 2009

Owner:

City of Eureka

Owner Contact:

Bruce Young
Deputy Public Works Director
City of Eureka
531 K Street
707 441-4255

Construction Engineer:

Angi Sorensen, P.E.
Associate Civil Engineer
City of Eureka
531 K Street
Eureka, CA 95501
(707) 268-1970

Note:

There were no Stop Notices or Mechanic’s Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2008 – 2010

Project Name:

Smith River Rancheria Wastewater Treatment Plant and Disposal System.

Project Location:

350 North Indian Road
Smith River, CA 95567



Description of Project:

The Smith River Rancheria Wastewater Treatment Facility is an efficient, effective project developed in partnership between the Tolowa People and the North Coast Regional Water Quality Control Board. Designed to provide high quality treatment, as the Tribe's facilities grow, the project provided a cost-effective and scale-able solution to what had been a public health and environmental problem. The project involved the construction of a new wastewater treatment system and concrete tanks. This project also included a 1,600 square foot treatment building, a large leach field as well as 12,600ft of fusion welded HDPE pressure sewer installed by horizontal directional drilling by Wahlund Construction. The project was a Design Build project completed by both Wahlund and Winzler & Kelly.

Initial Contract Value (at time of bid award): \$2,350,521.80

Total Value of Construction (including change orders): \$2,647,387.80

Original Scheduled Completion Date: February 20, 2010

Time Extensions Granted (number of days): 0

Actual Date of Completion: January 15, 2010

Owner:

Smith River Rancheria

Owner Contact:

Brad Cass

Telephone: (707) 218-7504

Architect or Engineer Name:

Winzler & Kelly

Architect or Engineer Contact:

Neal Carnam

Telephone: (707) 443-8326

Construction Manager:

Brad Cass

Telephone: (707) 218-7504

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2008-2009

Project Name:

Old Arcata Road/Myrtle Avenue Widening Project

Project Location:

Eureka, Humboldt County, CA

Project Description:

Wahlund Construction installed Precast Box Culverts, replacement of culverts for driveway approaches and an underground storm drain system consisting of over 600 linear feet of 18" Plastic Pipe and over 3,000 linear feet of Reinforced Concrete Pipe sizes ranging from 18 inch - 70 Inch.

Initial Contract Value (at time of bid award): \$451,994.00

Total Value of Construction (including change orders): \$666,215.00

Original Scheduled Completion Date: June 2009

Time Extensions Granted (number of days): 0

Actual Date of Completion: May 2009

Owner:

County of Humboldt

Owner Contact:

Tony Seghetti

Office Phone: (707) 445-7377

Construction Manager:

Jeffrey A. Ball

County of Humboldt Public Works

Office Phone: (707) 445-7377

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2007 - 2011

Project Name:

City of Crescent City Water Pollution Control Facilities Improvement Project

Project Location:

Crescent City, Del Norte County, CA



MBR Building and Tank Excavation at Crescent City WPCF.

Description of Project:

In 2007, a joint venture of Wahlund Construction, Sequoia Construction Specialties, and O&M Industries began construction of a complete remodel and upgrade of the existing water pollution control facilities in Crescent City, CA. Project was completed on May 3, 2011 and remained under budget and on schedule. Central to the project is the construction and installation of a 1.2 million gallon per day Siemens Membrane Bioreactor (MBR) package and associated tanks and facilities. Project included construction of new laboratory, operations, dewatering, MBR buildings and rehabilitation of existing digesters, primary and secondary clarifiers. Project also included extensive underground utilities and electrical and complete renewal of all site work, paving and landscaping.

Initial Contract Value (at time of bid award): \$37.2 million.

Total Value of Construction (including change orders): \$37,601,542.00

Original Scheduled Completion Date: Dec. 2010

Time Extensions Granted (number of days): 140

Actual Date of Completion: May 3, 2011

Owner:

City of Crescent City

Owner Contact:

Jim Barnts, Director of Public Works

Telephone: (707) 464-9506

Or: (707) 218-6678

Architect or Engineer Name:

Brown & Caldwell/Kennedy Jenks

Architect or Engineer Contact:

Ron Walz

Telephone: (541) 338-8135

Construction Manager:

Ward Stover (Stover Engineering)

Telephone: (707)-465-6742

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

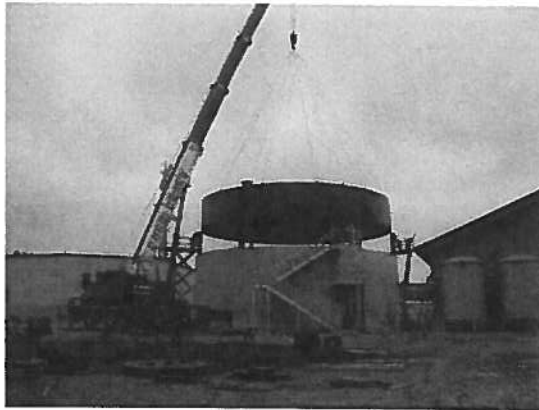
2004 - 2007

Project Name:

City of Fortuna Waste Water Treatment Facility 2004 Expansion

Project Location:

Fortuna, Humboldt County, CA



Interior view of new Digester Building.

Installation of floating cover for anaerobic digester.

Description of Project:

In 2005, a joint venture of Wahlund Construction and Sequoia Construction Specialties began construction of extensive upgrades to the existing waste water treatment facility in Fortuna, CA. Project included construction of dewatering and composting facilities, anaerobic digester, cogeneration engine, secondary clarifier, headworks upgrades and other modifications. A new metal building was constructed to house the composting facilities and new CMU buildings were constructed for the operations and digester buildings. Project also included extensive underground utilities, electrical, site work, and paving. This upgrade increased capacity of the existing treatment facility with emphasis on sludge handling and composting. Project was completed in 2007 with a final construction cost of \$11.2 million.

Initial Contract Value (at time of bid award):

Total Value of Construction (including change orders): \$11.2 million

Original Scheduled Completion Date: 2007

Time Extensions Granted (number of days):

Actual Date of Completion: 2007

Owner: City of Fortuna

Owner Contact: Duane Rigge, City Manager
Telephone: (707) 725-7600

Architect or Engineer Name:
Eco-Logic Engineering

Architect or Engineer Contact:
Eric Bolstad
Telephone: (916) 773-8100

Construction Manager:
John DeBoice (Oscar Larson & Associates)
Telephone: (707) 445-2043

Note:

There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2004

Project Name:

City of Eureka Mad River Parallel Pipeline Project

Project Location:

Eureka, Humboldt County, CA



Installation of 18" water main in county road right-of-way.

Project Description:

As part of a multi-phase parallel pipeline project, Wahlund Construction installed 5,600 feet of 18" ductile iron water main paralleling the existing pipeline supplying water to the City of Eureka. The pipeline followed Myrtle Avenue and Old Arcata Road in Indianola. Construction involved extensive traffic control, tie-ins to the existing pipeline at three locations, replacement of multiple service lines and installation of fire hydrants. Construction started May 2004 and was complete August 2004 with a final construction cost of \$1.129 Million.

Initial Contract Value (at time of bid award): \$1 Million

Total Value of Construction (including change orders): \$1.129 Million

Original Scheduled Completion Date: August 2004

Time Extensions Granted (number of days): 0

Actual Date of Completion: August 2004

Owner:
City of Eureka

Owner Contact:
Kurt Gierlich, P.E., City Engineer
Telephone: (707) 441-4194

Architect or Engineer Name:
Oscar Larson & Associates

Architect or Engineer Contact:
John DeBoice (Oscar Larson & Associates)
Telephone: (707) 445-2043

Construction Manager:
John DeBoice
Telephone: (707) 445-2043

Note:
There were no Stop Notices or Mechanic's Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

2006 – 2007

Project:
Prairie Creek Redwoods State Park Public Use Improvements

Project Location:
Prairie Creek State Park



New septic tank at Prairie Creek Redwoods S.P.



Completed leach field at Prairie Creek.

This project consisted of 2 new restroom facilities, new entrance station, new electrical service through 5,000' of horizontal directional boring, 3 new leach fields and associated sitework. Wahlund Construction was a subcontractor and was responsible for the leach fields and underground piping. All work was done in an environmentally, cultural and archeologically sensitive area. Species of concern included the threatened Marbled Murrelet and Pacific Giant Salamander. Construction halted during the summer months for Marbled Murrelet mating season. Yurok Tribe members observed all excavations during the project to protect cultural and archeological resources. Project was completed September 2007 with a final contract amount of \$1,800,971.

Initial Contract Value (at time of bid award): \$671,000.00

Total Value of Construction (including change orders): \$681,507.40

Original Scheduled Completion Date:

Time Extensions Granted (number of days): 0

Actual Date of Completion:

Owner: State of California

Owner Contact:

Gary Smith, State Park Rep.

Telephone: (916) 445-8745

Note:

There were no Stop Notices or Liens filed, no liquidated damages assessed against Contractor, and there were no claims, lawsuits, and/or arbitration between Contractor and the Owner.

Numerous Other Private, Commercial, Industrial and Municipal Projects

Wahlund Construction has worked on numerous other private, commercial, industrial and municipal projects including water, sewer, roads, earthwork, storm drainage, hazmat, asbestos removal, demolition and more.

CITY OF RIO DELLA CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000741	9/05/2012	[2452] HORIZON BUSINESS PRODUCTS	WRIST COILS, GLUE	10.50
0000742	9/05/2012	[4949] ASAP Lock & Key	LOCKS INSTALLED IN FRONT OFFICE	78.77
0000743	9/05/2012	[5126] ROBERT WHITE	REFUND OF CUSTOMER DEPOSIT	62.64
0000744	9/05/2012	[5158] KURT HIRTZ INSPECTION SERVICES	PAY REQUEST NO 4 PER CONTRACT	18,000.00
0000745	9/05/2012	[5235] ADVANTAGE FINANCIAL SERVICES	PAYMENT ON DOC STAR	227.01
0000746	9/05/2012	[2240] BAY WEST SUPPLY, INC.	PAPER TOWELS, TP	276.88
0000747	9/05/2012	[2261] CALIFORNIA STATE DISB UNIT	CASE#20000001045899-ID 3160741	186.92
0000748	9/05/2012	[2303] COAST CENTRAL CREDIT UNION	PD DUES FOR PPE 08/24/12	120.00
0000749	9/05/2012	[2304] COLLEGE OF THE REDWOODS	NOTARY CLASS REGISTRATION	105.00
0000750	9/05/2012	[2410] NORTH COAST CLEANING SERVICES, INC.	SERVICES FOR AUGUST, 2012	471.00
0000751	9/05/2012	[2481] ICMA	RETIREMENT FOR PPE 08/24/12	4,966.51
0000752	9/05/2012	[3115] SECRETARY OF STATE	NOTARY FEE	40.00
0000753	9/05/2012	[3975] AT&T - 5709	PHONE EXPENSE FOR AUGUST 2012	668.01
0000754	9/05/2012	[4451] HARBOR FREIGHT TOOLS	TOOLS	179.10
0000755	9/05/2012	[5101] NORTH VALLEY LABOR COMPLIANCE SERVICES	LABORCOMPLIANCE SERVICE FOR AUGUST 2012	1,525.00
0000756	9/12/2012	[0286] G.W. FINLEY	REFUND ON DEPOSIT	112.56
0000757	9/12/2012	[0576] 101 AUTO PARTS	TORQ WRENCH, 10 PIECE METRIC, RAIN X, GLOVES GREASE	414.24
0000759	9/12/2012	[2247] ANTHEM BLUE CROSS	ADAPTER, CHUCK	
0000760	9/12/2012	[2291] CITY OF EUREKA	BATTERY FOR JEEP LIBERTY	
0000761	9/12/2012	[2293] CITY OF FORTUNA	1 PR GLOVES	
0000762	9/12/2012	[2385] EUREKA READYMIX	HEALTH INSURANCE FOR OCTOBER 2012	14,109.00
			BROCHURES	19.61
			DISPATCH SERVICE FOR SEPTEMBER	1,542.00
			PU BASE	540.66
			PU BASE	
			PU BASE	
			PU BASE	
			PU BASE	
			PU BASE	
0000763	9/12/2012	[2398] FERNDALE VETERINARY	SERVICES FOR FOUND DOG	235.30
0000764	9/12/2012	[2474] HUMMEL TIRE & WHEEL, INC	FLAT REPAIR	132.14
0000765	9/12/2012	[2501] HAJOCA CORPORATION	CONCRETE H2O TRAFFIC VALVE BOX, SEWER CI LID	679.06
0000766	9/12/2012	[2569] NORTH COAST LABORATORIES, INC.	COLIFORM QUANTI TRAY	50.00
0000767	9/12/2012	[2603] PG&E	UTILITIES FOR AUGUST 2012	13,256.04
0000768	9/12/2012	[2742] SCOTIA TRUE VALUE HARDWARE	CLIPS FOR TRUCK	99.51
			TOOL BIN, BYPASS LOPPER	
			LATEX GLOVES, LHRP SHOVEL	
			CONCRETE MIX	
			AA BATTERIES	
			SURGE STRIP	
			SAWHORSES	
0000769	9/12/2012	[2787] WYCKOFF'S		26.12

CITY OF RIO DELLA CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000770	9/12/2012	[3137] SIX RIVERS COMMUNICATIONS	LABOR AND BATTERY FOR RADIOS	394.20
0000771	9/12/2012	[4525] SHERLOCK RECORDS MGMT	STORAGE COSTS FOR AUGUST 2012	67.60
0000772	9/12/2012	[4570] SHRED TEC	SHREDDING FOR AUGUST 2012	70.00
0000773	9/12/2012	[4908] MITCHELL BRISSO DELANEY & VRIEZE	SERVICES FOR AUGUST 2012	3,840.60
			SERVICES FOR AUGUST 2012	
0000774	9/12/2012	[5052] GHD	SERVICES FOR AUGUST 2012	18,466.98
			ENGINEERING SERVICES FOR AUGUST 2012	
0000775	9/12/2012	[5108] WAHLUND CONSTRUCTION INC.	ENGINEERING SERVICES FOR AUGUST 2012	
0000776	9/12/2012	[5127] DELTA DENTAL	ENGINEERING SERVICES FOR JULY 2012	
0000777	9/12/2012	[5222] R.J. RICCIARDI, INC	PROGRESS PAYMENT #6..WWTP	662,145.35
0000778	9/12/2012	[5237] NICHOLLS TRUCKING, INC	DENTAL INSURANCE FOR OCTOBER 2012	1,909.82
			'ACCOUNTING SERVICES THROUGH 08/31/12	1,657.50
			6 LOADS MILLER FARMS	675.00
			6 LOADS MILLER FARMS	
0000779	9/12/2012	[2795] NALLEY & ASSOCIATES	PROFESSIONAL SERVICES	727.50
0000780	9/17/2012	[3604] STEPHANIE N. BEAUCHAINE	TRAVEL TO CAJIPA TAHOE	579.30
0000781	9/17/2012	[2294] CITY OF RIO DELLA	CASH FOR CHANGE DRAWER# 3	250.00
0000783	9/25/2012	[2205] AFLAC	AFLAC PAYMENT FOR SEPT	609.24
0000784	9/25/2012	[2218] AMERICAN WATER WORKS ASSN	ANNUAL MEMBERSHIP- 11/1/2012-10/31/2013	98.00
0000785	9/25/2012	[2237] BANK OF AMERICA BUSINESS CARD	CDW GOVERNMENT- PORT SWITCH	2,911.34
			ELITETO	
			GO TO MY PC	
			DELL SM BUS	
			QUILL CORP- OFFICE SUPPLIES	186.92
			GARNISHMENT PAYMENT PPE 09/7/12-	
			CASE#1045899	
0000786	9/25/2012	[2261] CALIFORNIA STATE DISB UNIT	SIGNALS AND LIGHTING APRIL-JUNE 2012-JUST REC	476.00
0000787	9/25/2012	[2267] STATE OF CALIFORNIA DEPT OF TRANSPORTATION		
0000788	9/25/2012	[2285] CC MARKET (1)	BLEACH FOR CLEANING	8.97
0000789	9/25/2012	[2303] COAST CENTRAL CREDIT UNION	PD DUES FOR PPE 090712	120.00
0000790	9/25/2012	[2340] DEPARTMENT OF JUSTICE ACCOUNTING OFFICE	BLOOD ALCOHOL ANALYSIS-SEPT 2011-JUST RECEIVE	230.00
			BLOOD ALCOHOL ANALYSIS MARCH 2012-JUST RECEIVE	
			BLOOD ALCOHOL ANALYSIS APRIL 2012-JUST RECEIVE	
0000791	9/25/2012	[2405] FORTUNA ACE HARDWARE	FIX IT ALL PATCH	8.03
0000792	9/25/2012	[2452] HORIZON BUSINESS PRODUCTS	CALENDAR, HIGHLIGHTERS	18.85
0000793	9/25/2012	[2474] HUMMEL TIRE & WHEEL, INC	FLAT REPAIR ON VEHICLE #1	14.50
0000794	9/25/2012	[2481] ICMA	RETIREMENT FOR PPE 09/7/12	4,966.51

CITY OF RIO DELLA CHECK REGISTER

General Checking - US Bank of California

Check	Date	Vendor	Description	Check / Payment
0000795	9/25/2012	[2513] LACO ASSOCIATES CONSULTING ENGINEERS	ENGINEERING SERVICES JULY 2012-JUST RECEIVED	4,390.75
0000796	9/25/2012	[2569] NORTH COAST LABORATORIES, INC.	ENGINEERING SERVICES JUNE AND JULY-JUST RECEI	
0000797	9/25/2012	[2619] PITNEY BOWES, INC. (QTR Pymnt)	FLOOR TILE ANALYSIS CITY HALL	40.00
0000798	9/25/2012	[2694] SHELL OIL CO.	QUARTERLY RENTAL	158.07
			FUEL EXPENSE PD-AUGUST2012	3,554.52
			FUEL EXPENSE FOR PD-SEPTEMBER 2012	
			FUEL EXPENSE PW AUGUST 2012	
			FUEL EXPENSE FOR PW SEPTEMBER 2012	
0000799	9/25/2012	[2748] UNDERGROUND SERVICE ALERT	ANNUAL MEMBERSHIP-JUST RECEIVED INVOICE	150.00
0000800	9/25/2012	[2750] USA BLUEBOOK	JET FOAM DEGREASER	360.81
0000801	9/25/2012	[2772] WENDT CONSTRUCTION, INC	TRUCK, DOZER, EXCAVATOR, PILOT CAR FOR PERK P	1,505.00
0000802	9/25/2012	[2787] WYCKOFF'S	SUPPLIES TO HOOK UP TO WATER AT YARD-WWTP	298.54
0000803	9/25/2012	[3151] SHN CONSULTING ENGINEERS	CHLORINE TABLETS FOR WWTP PROJECT#2	
0000804	9/25/2012	[3604] STEPHANIE N. BEAUCHAINE	ENGINEERING SERVICES THROUGH 08/31/12	1,380.00
0000805	9/25/2012	[4382] DOCUSTATION	REFUND OF DEDUCTION FOR VISION INSURANCE	12.17
0000806	9/25/2012	[4450] TERMINIX	CHIL	
			COPIES EXPENSE FOR AUGUST 2012	208.36
			SERVICES AT 675 WILWOOD	89.00
			SERVICES AT 475 HILLTOP	
0000807	9/25/2012	[4710] RON HENRICKSON	REFUND OF OVERPAYMENT OF DEPENDENT DEDUCTION	9.31
0000808	9/25/2012	[5159] TECHNICHEM, INC	SLUDGEBUGS	1,522.06
0000809	9/25/2012	[5239] L & M DISTRIBUTING	SPORTSGREEN NET FOR TENNIS COURTS	418.21
0000810	9/25/2012	[5241] GE CAPITAL	FIRST PAYMENT ON NEW XEROX MACHINE	549.39
Total Checks/Deposits				773,211.98

