

CITY OF McCALL
URBAN REDEVELOPMENT AGENCY
Minutes
December 14, 2010 – 8:00 am
Legion Hall
216 E. Park Street

1. CALL TO ORDER AND ROLL CALL

Members Bailey, Watkins, Winkeller, Youde and Chairman Fereday were present.

2. APPROVAL OF MINUTES

- May 18, 2010
- August 25, 2010
- November 16, 2010

Member Bailey moved to approve the May 18th, August 25th, and November 16th minutes. Member Watkins seconded the motion. The motion carried.

3. INVOICES

- City of McCall Irrigation Bill

Dennis Coyle explained that the charge was for the testing of the newly installed water meter for irrigation. Nathan Stewart clarified that at a minimum the base rate would be charged monthly now the meter is active.

Michelle Groenevelt noted that MURA may want to formally transfer the parking lot to the City of McCall. Agency Members discussed ownership options and past projects. Member Bailey made suggestions regarding the ownership of the Agency owned parcels lying outside the Agency's boundary. Chairman Fereday noted that the transfer of ownership is important.

Member Winkeller moved to approve the invoice. Member Youde seconded the motion. The motion carried.

- Snow Poles

Mr. Stewart noted that the Public Works Department did not budget for the poles, but Rick Scherette, Street Superintendent, purchased the poles without prior approval so as to be able to protect the newly installed improvements. He is requesting reimbursement from MURA for the purchase.

Member Bailey suggested that bamboo poles be examined in the future.

Member Youde moved to approve the reimbursement request. Member Winkeller seconded the motion. The motion carried.

- Star News Advertisement

Member Winkeller moved to approve the invoice for the advertisement for the 2010 Improvement Project celebration. Member Youde seconded the motion. The motion carried.

- Pay Request for Granite Construction

Ms. Groenevelt indicated that the documentation was not yet available as Nathan Cleaver was bringing the pay request with him to the meeting.

- Keller Associates Invoice (Professional Services Sept. 1-October 31, 2010)

Chairman Fereday noted that these two items would be revisited when Mr. Cleaver arrived.

4. SUNDIAL PLAN UPDATE- Parks Director

Mr. Coyle noted that Mr. Stewart had been working with OTAK and that the plans were pretty much ready for securing contractors. Mr. Stewart noted minor changes that were slated to be made.

Chairman Fereday asked a question about the protrusion of pipe through the retaining wall and whether the engineering for the project was adequate. Mr. Stewart indicated that it was adequate.

Mr. Stewart discussed the choice of a contractor and control over granite quality.

Chairman Fereday voiced concern about erosion and wanted to ensure the design will address this issue. Staff confirmed that the design addresses his concerns.

Mr. Stewart noted that he would use the informal bid process to select contractors. He further noted possible timelines for upcoming meetings and the differences between the base and alternative bids. It may be likely that the Notice to Award can be scheduled on the January 18, 2011 MURA meeting.

Member Youde moved to approve the project specifications and project manual. Member Watkins seconded the motion. The motion carried.

5. IMPROVEMENT PROJECT CONSTRUCTION UPDATE-Keller & Associates

Nathan Cleaver presented the Granite Construction pay request. Mr. Cleaver noted that the pay request was based on a mutually established estimate for all remaining work. Mr. Cleaver recommended approving the request.

Mr. Cleaver clarified that the retainer was included in the proposed request. Mr. Stewart discussed the various elements of the project warranty. Mr. Cleaver noted that the warranty was separate from the retainage. Chairman Fereday noted that the retainage could be kept until the completion of the project. The Agency discussed various retainage options. The Agency discussed retaining 2%, not the proposed 1%.

Member Bailey moved to approve the pay request with the change to 2% retainage (\$117,291.70). Member Youde seconded the motion. In response to a question from Chairman Fereday, Mr. Stewart noted that the Agency should choose a retainage number

and work with that, but that regardless of the number the remaining money would be sufficient to bring the contractor back to fix problems. The motion carried.

Mr. Cleaver presented a proposal request to add a drop inlet to the vegetated swale on the south side of Pine Street. Mr. Stewart noted that City employees would not be able to perform this work.

Member Bailey moved to recommend that Chairman Fereday sign Proposal Request #17 (that will be modified into a change order) for the drop inlet. Member Winkeller seconded the motion. The motion carried.

Mr. Cleaver presented the invoice for Keller & Associates. Member Bailey moved to approve the invoice. Member Winkeller seconded the motion. The motion carried.

6. REPORT ON CELEBRATION OF 2010 IMPROVEMENT PROJECT- Agency

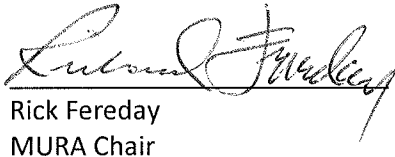
The Agency briefly discussed the celebration for the project, and noted that another celebration in the spring would be a good idea.

7. NEXT MEETING- January 18, 2010

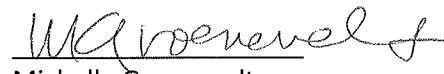
Mr. Coyle discussed various miscellaneous Parks and Recreation issues with various Agency members.

8. ADJOURNMENT

The meeting was adjourned at approximately 9:25 a.m.


Rick Fereday
MURA Chair

Attest:


Michelle Groenevelt
Community Development Director



GRANITE
 Excavation Inc,
 Cascade, ID
 We're Diggin' This Business

23 Warm Lake Hwy, Cascade, Id 83611 (208) 382-4188

PR #17

To: Keller Associates
 From: Granite Excavation, Inc.
 Date: 12/10/10
 Project: McCall 2010 Street Improvement Project (Catch Basin Pine Street
 Planter)
 Bid: PR 17
 Prepared by: Preston Ellingford
 Approved by: Josh Davis

Attn: Nathan

Please find listed below a copy of our pricing for the items you requested for
 additional work. Please read exclusions.

**Bid
 Schedule
 PR # 17**

**Description
 Additional Work**

Bid Item No.	Approx Quantity	Unit	Item Description	Unit Price	Total Amount
Install New Catch Basin in the Pine ST. Planter					
1	1	LS	Mobilization	\$ 250.00	\$ 250.00
2	1	EA	Install 24" ADS Pipe, Grated Ring and Lid, Core 8" Hole, Cut 24" Pipe to Fit CMP Pipe, and Grout Pipe (Labor & Equipment)	\$ 915.00	\$ 915.00
3	2	CY	Haul and Place Chips in place of Concrete Apron (Material)	\$ 107.17	\$ 214.34
4	20	LF	24" ADS Pipe (Material)	\$ 23.59	\$ 471.80
5	1	EA	Ring and Grated Lid (Material)	\$ 275.00	\$ 275.00
6	3	Bag	Grout (Material)	\$ 26.00	\$ 78.00
7	1	EA	Pour Concrete Apron (Labor & Equipment)	\$ 750.00	\$ 750.00
8	2	CY	Concrete (Material)	\$ 125.00	\$ 250.00
9	1	EA	Adjust Sprinkler Line and Repair Landscaping	\$ 100.00	\$ 100.00
				Cost Total	\$ 3,304.14
	1	LS	Contractor Mark Up 15%		\$ 495.62
				Total	\$ 3,799.76

Exclusions and/or clauses

1. The General Contractor is responsible to organize the job in a manner such that once excavation has begun; all working area will be free of debris or any other material that will limit production. Also, once work has begun, excavating contractor will have control over the area that he is working in, so there are no restrictions that will be limiting the crew's production.
2. All estimates do INCLUDE material and supplies.
3. The excavating contractor is only responsible for the work that we have completed. We will take no responsibility for work completed by previous contractors.
4. Quote does not include excavation of rock which may be encountered during construction. If such material is encountered cost for removal will be agreed upon prior to proceeding with project. Rock excavation determined per ISPWC.
5. Granite Excavation, Inc. is not responsible for any item not specifically called out on proposal.

Thank you for giving us the opportunity to bid your project! We look forward to working with you in the future.

<p>Accepted:</p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted</p> <p>Buyer _____</p> <p>Signature _____</p> <p>Date of Acceptance _____</p>	<p>Confirmed:</p> <p>Granite Excavation, Inc.</p> <p>Authorized Signature: <u>Preston Ellingford</u></p> <p>Estimator: <u>Preston Ellingford</u></p>
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Contractor's Application for Payment No. 3

To (Owner): McCall Redevelopment Agency	From (Contractor): Granite Excavation	Application Date: Dec 14-2010	
Project: Sitework & Landscaping Parking Lot and Entire Pine St.	Contract: McCall Redevelopment Agency 2010 Improvement Project	Via (Engineer): Keller Associates, Inc.	
Owner's Contract No.:	Contractor's Project No.: 10-030	Engineer's Project No.: 209070-001	

Application For Payment Change Order Summary

Approved Change Orders	Additions	Deductions
Number CO #001	\$2,656.92	
CO #002	\$36,133.00	
CO # 003	\$4,200.64	
CO # 004	\$4,116.66	
CO # 005	\$14,802.44	
TOTALS	\$61,909.66	
NET CHANGE BY CHANGE ORDERS	\$61,909.66	

1. ORIGINAL CONTRACT PRICE..... \$ 5589,849.00
2. Net change by Change Orders..... \$ 61,909.66
3. Current Contract Price (Line 1 + 2)..... \$ 651,758.66
4. TOTAL COMPLETED AND STORED TO DATE
(Column F on Progress Estimate)..... \$ 640,967.56
5. RETAINAGE:
 - a. 1% \$640,967.56 Work Completed..... \$ 6,409.68
 - b. Stored Material..... \$ 6,409.68
 - c. Total Retainage (Line 5a + Line 5b)..... \$ 634,557.88
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)..... \$ 510,856.50
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$ 123,701.38
8. AMOUNT DUE THIS APPLICATION..... \$ 123,701.38
9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G on Progress Estimate + Line 5 above)..... \$ 17,200.78

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Date: 12-14-10

Payment of: \$ 123,701.38
(Line 8 or other - attach explanation of the other amount)

is recommended by: 12/14/2010
(Engineer) (Date)

Payment of: \$ 123,701.38
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)