CITY OF RENO
REDEVELOPMENT
RENO CITY COUNCIL CHAMBER
ONE EAST FIRST STREET
RENO, NV 89501
Wednesday, March 7, 2007
2:00 P.M.

A.0 *ROLL CALL

A.1 APPROVAL OF THE AGENDA - March 7, 2007.

A.2 APPROVAL OF MINUTES - October 11, 2006, October 25, 2006, November 1, 2006, January 31, 2007.

A.3 *PUBLIC COMMENT - Limited to No More than three (3) Minutes. The public may comment by submitting a Request to Speak form to the City Clerk.

B.0 STANDARD DEPARTMENT ITEMS

B.1 Staff Report: Presentation of Priority Redevelopment Projects and potential direction to staff.

B.2 Staff Report: Discussion and Potential Direction to Staff Regarding the Updated Cost Estimate for the 10 N. Virginia Street Plaza Canopy.

B.3 Staff Report: Discussion and potential direction to staff regarding the Eco-Channel Concept for the Downtown River Reach.

C.0 ADJOURNEMENT.

STAFF REPORT

Agenda Item: B1

To: Chairman and Agency Board Members **Date:** 3-7-2007

Thru: Charles McNeely, Executive Director

Subject:
Staff Report: Presentation of Priority Redevelopment Projects and potential direction to staff.

From: John MacIntyre, Project Management Consultant

Summary: Council recently held its annual retreat for purposes of establishing goals for the upcoming fiscal year. Council established the following three projects as the top three priorities among redevelopment projects:

1. Completion of the Community Assistance Center, Phase 2;
2. Completion of the 10 North Virginia Plaza Project; and,
3. Construction of one of the downtown parking structures identified in the Fehr and Peers Parking Study.

Other high priority projects that were identified by Council are: the Entertainment Core Retail; Beautification/Virginia Street Lighting/Gateways/Public Art; the Post Office; and the extension of the white water park. Staff recommends that Council direct staff to prepare an action plan to be presented to Council within sixty days to implement these seven redevelopment priorities. The action plan would include the schedule, financing, and any issues that need to be resolved for successful project completion.

Previous Council Action: Annually, Council has a session in which Council priorities are identified and direction is provided to staff for follow up. The most recent priority-setting session was held on January 29, 2007.

Background: In 1992, Freedman ,Tung, and Bottomly developed a document called "The Blueprint." It was a revitalization strategy for downtown that has provided guidance for downtown improvements. Among the many projects completed since that time, both public and private, are: Theater Complex; Theater Corner Retail; The Parking Gallery; Reno Events Center; River Walk; Whitewater Park; Residences at River Walk; Ice Rink; Improvement of Virginia Street between the Truckee River and 2nd Street, the ReTRAC Project; Riverside Artists' Lofts; Phase 1 of the Community Assistance Center; and the Mills B. Lane Justice Center. Current projects in the pipeline include: the Montage, Belvedere Towers, the Palladio, Phase 2 of the Events Center (Ballroom), the improvement of North Virginia Street between 2nd and 4th Streets; Phase 2 of the Community Assistance Center; and the RTC Intermodal Transit Station.

Discussion: Staff has prepared a presentation for Council related to the following 7 priority redevelopment projects which were established at the Council's priority-setting session on January 29, 2007: (Note: Numbers 1-3 were Council's top three priorities)

1. Phase 2 of the Community Assistance Center
2. 10 North Virginia Street (including Canopy and Retail)
3. Downtown Parking Structure
4. Entertainment Core Retail
5. Beautification/Virginia Street Lighting/Gateways/Public Art
6. Post Office: Acquisition/river access plaza
7. White Water Park Extension (River Eco-Channel)

Financial Implications: There are a number of potential funding sources available. However, at this time they are insufficient to address all of the projects identified. In total, approximately $34.8 million has been identified. Of this amount, approximately $14.961 million is on hand at this time. However, approximately $8.7 million of this amount has a restriction on its use to publicly owned projects which benefit the National Bowling Stadium. Approximately $16.6 million of the total identified resources results from various debt issuances which could take from 2 to 9 months to complete; approximately $3 million from the sale of land; and $250,000 would come from a grant for streetscape. There are also a number of other potential sources where the amount is unknown at this time. Examples of these include the developer contributions to support project and the use of the City's Tax Allocation Cap from the Industrial Development Revenue Bond program administered by the State to assist developer projects. Additional time and clarification of the various projects will be required before a funding estimate can be made for these and other sources.

Recommendation: Staff recommends that Council:

1) Confirm the priority projects as outlined in the staff presentation;
2) Direct staff to finalize a specific action plan for each of the Council priority projects, including financial requirements and options, schedules, and a discussion of project-specific issues;
3) Refer the projects to the Redevelopment Agency Citizen Advisory Committee for input; and
4) Authorize the development and circulation of an accelerated Request for Qualifications in order to select a new developer for the retail portion of the 10 North Virginia Street Project.

Proposed Motion: I move to approve the staff recommendations**.**

STAFF REPORT

Agenda Item: **B.2**

To: Mayor and City Council Date: 3-7-2007

Thru: Charles McNeely, City Manager

Subject:
Staff Report: Discussion and Potential Direction to Staff Regarding the Updated Cost Estimate for the 10 N. Virginia Street Plaza Canopy.

From: Skip Leedy, Senior Civil Engineer

Summary: This report provides an updated cost estimate for the proposed canopy at the 10 N. Virginia Street Plaza. An alternative canopy design with cost estimate will be presented by the project architect along with a rendering of the design. Staff recommends that Council accept this report and provide direction to staff.

Previous Council Action: June 25, 2003 – Council selected four design team finalists. July 16, 2003 – Council reviewed and adopted criteria for the design competition and final presentations, and conducted interviews with the design team finalists. September 9, 2003 – Council conducted mid-competition meeting with the three design team finalists. November 7, 2003 – Council heard public presentations from three design teams on concepts for the project. December 17, 2003 – Council approved contract with SVWB for design services. March 10, 2004 – Council directed staff to evaluate and recommend a configuration, phasing and financing plan for the retail component. March 24, 2004 – Council initiated an increase to SVWB's contract in the amount of $125,000 to design the entire support/retail facility. April 7, 2004 – Council reviewed the preliminary budget and plan for the project, and directed SVWB to conduct a public meeting to gather input on the project. April 21, 2004 – Council approved the 1st amendment to the agreement with SVWB for $125,000. May 26, 2004 – Council reviewed input received at the public meeting and provided further direction on the retail component. December 8, 2004 – Council directed staff and the consultant regarding components for the final design. January 26, 2005 – Council directed staff and the consultant regarding the shape of the ice rink and associated canopy. February 9, 2005 – Council directed staff to proceed with plan preparation for the earthwork and the ice rink and plaza. April 13, 2005 – Council approved the final construction budget of $3,312,366.00 for the project and authorized staff to award the contract for construction if the lowest responsive bid were at or less than the approved final construction budget. April 13, 2005 – Council approved the 2nd amendment to the agreement with SVWB for $208,725.00. June 22, 2005 – Council approved change order # 1 for a not to exceed amount of $135,913.20. August 24. 2005 – Council approved the Disposition and Development Agreement between Real Estate Affiliates, Inc., and the Redevelopment Agency of the City of Reno. September 28, 2005 – Council approved change order #2 for a not to exceed amount of $240,000.00. June 28, 2006: Council approved $60,000 in funding for alternative design evaluations and preparation of updated cost estimates. October 25, 2006: Council directed staff to re-evaluate the canopy design for cost savings.

Background: Phase I of the 10 N.Virginia Street Plaza was completed in November 2005. The footings for a proposed canopy as well as the conduits for the lighting and sound systems to support the use of the plaza for performances were installed during construction of the Plaza.

Discussion: SVWB has re-evaluated the canopy design for cost savings. Please see the attached renderings. This canopy structure will provide shade at varying percentages throughout the year. Please see attached sketches for more information.

SVWB Architects has recently completed the updated cost estimate for the canopy (attached). This cost estimate of $3,061,848 for Option 1 is based on the design development of the most recent alternative and includes all estimated costs associated with the construction of the project including a 5% contingency. The latest alternative utilizes a high tensile strength fiberglass material for the roof. This material has been developed by a company known as USA Shade and FabriTec Structures Inc. Other companies supply similar high strength fabric materials. This material is lightweight and has some translucency. The reduction in weight allowed for cost savings in the steel tower and cabling structure. The metal roof canopy structure with similar electrical and mechanical features had an overall estimate of $3,833,693 (October 25, 2006, Council Meeting). Another added feature to the design of the canopy is that the roof has been hinged in the center to correct the uncontrolled drainage along the southern exposure of the last alternative.

This alternative contains minimum electrical and mechanical systems and would not support theatrical performances at this time. However, if Council decides to fund the necessary systems to support theatrical performances either now or in a phased approach, the cost would increase by $760,373 for a total cost of $3,822,221 (Option 3). As another alternative (Option 2), the power supply for theatrical performances could be provided for an additional estimated cost of $107,100. This alternative would only provide the necessary power for performances. The remaining equipment would need to be either rented or provided by the performers. The alternatives are listed below.

Option 1 - $3,061,848
Base Bid Cost – high tensile strength fiberglass material, base electrical with no theatrical performance sound or lighting.

Option 2 - $3,168,948
Base Bid Cost – high tensile strength fiberglass material, base electrical with additional electrical to supply power for sound and lighting for theatrical performances.

Option 3 - $3,822,221
Base Bid and Performance Cost – high tensile strength fiberglass material, with electrical and basic sound and lighting equipment for theatrical performances.

If Council chooses to proceed with the project, it would take another 5 months to develop construction drawings, and another 4 weeks for the bidding process. The award of the contract would be anticipated to be in October of 2007. Once the contractor is on board, there is an anticipated 4 -5 month lead time for the fabrication of the steel frame. Therefore, on site

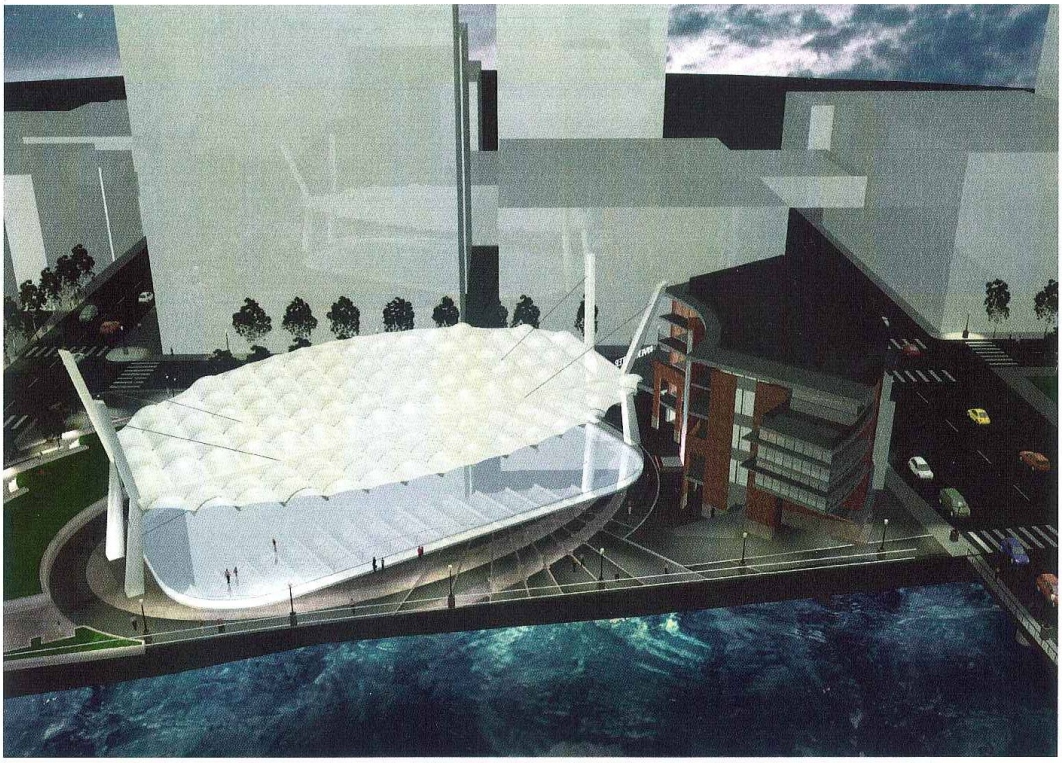
construction would be expected to begin in mid March of 2008. If construction begins on schedule, then construction of the canopy is projected to be completed by June of 2008. This time line will allow for a standard November through February ice skating season time frame.

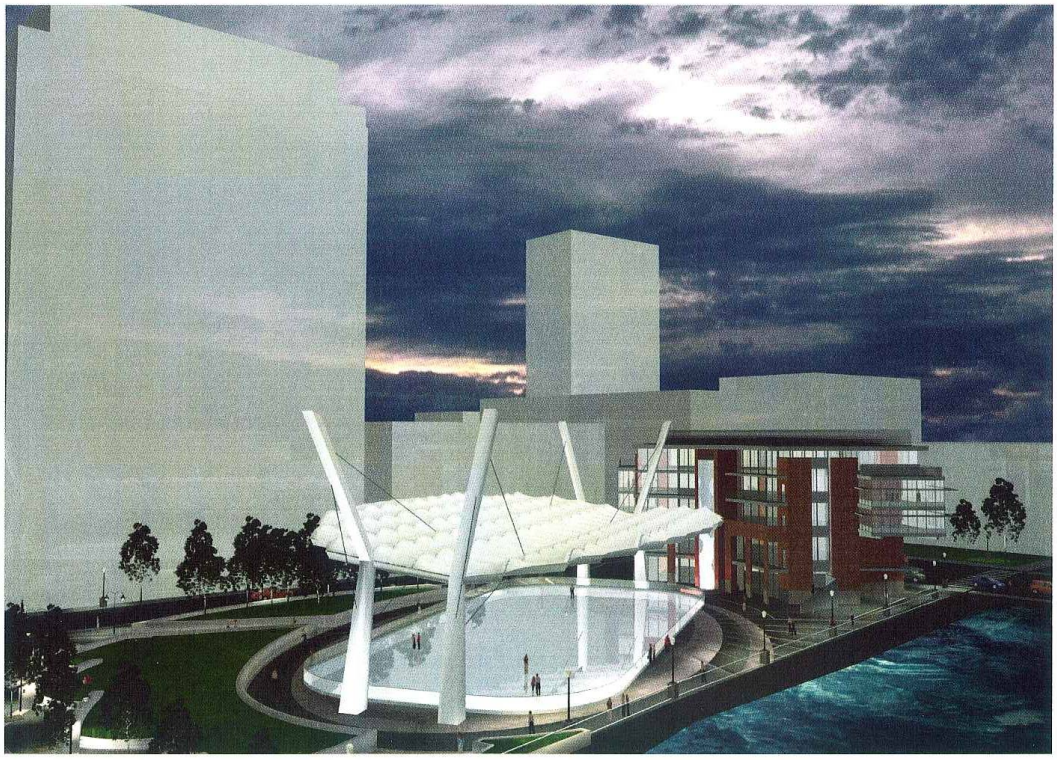
Financial Implications: There is approximately $6,300,000 available from the taxable lease revenue bonds issued for the ReTrac project that could be used to fund the canopy. If Council determines that these funds should be used for this project, it will reduce funds available for other projects Council has indicated should be done.

Recommendation: Staff recommends that the Council accept this updated cost estimate and give staff direction regarding a proposed canopy.

Proposed Motion: If Council desires to move forward with the canopy at this time, then an appropriate motion would be:

I move to direct staff to proceed to bid with Option No. _____.



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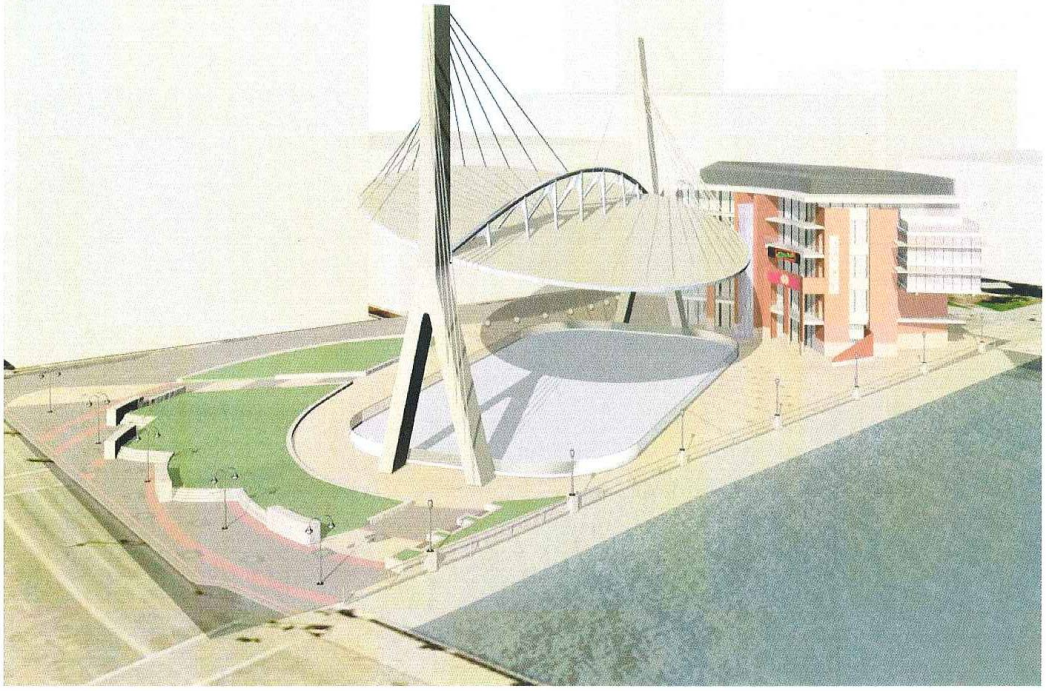

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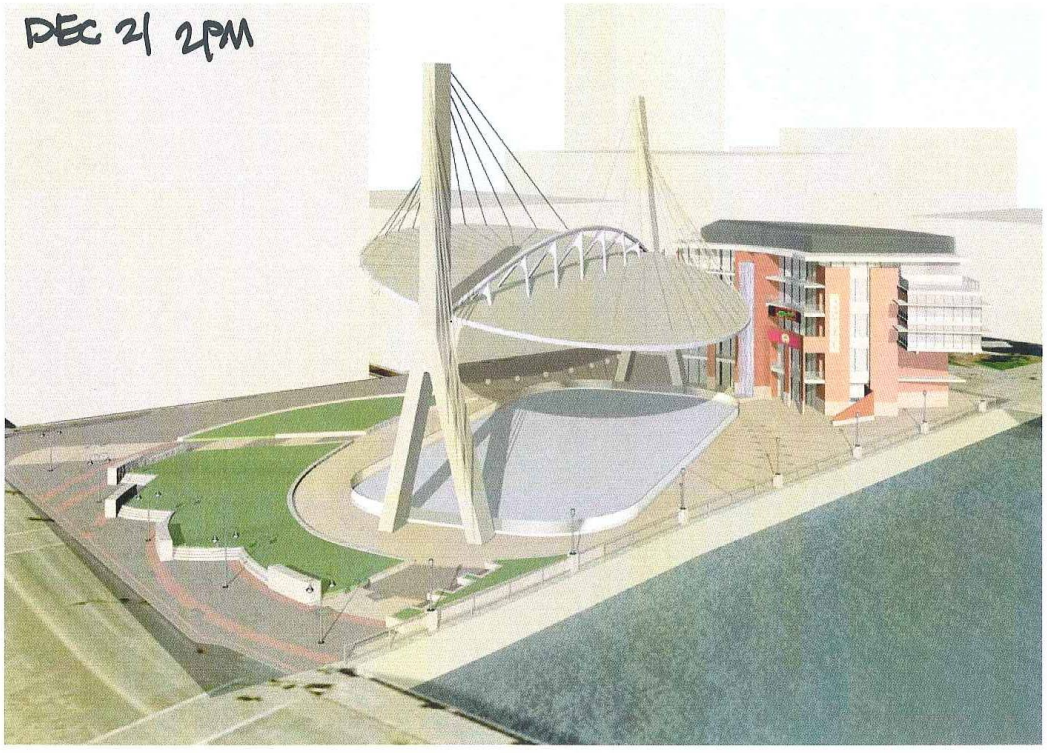

Westlake Reed Leskosky | svwb

Total Covered Area
19154

10 NVS
SVWB
4003.05
2/2/2007

OPTION 1

10 NVS Canopy Cost Estimate Summary

This estimate is based on Fabric Canopy (scheme Z) and General Lighting w/ conduit for future Perfomance no House Music System

CONSTRUCTION	Building Components			lighting only
	1 General Conditions			See Below
	2 Sitework (and Demolition)			
	3 Excavations and Foundations			
	4 Structural Systems			$ 2,000,000
	5 Exterior Wall, Doors and Glass			
	6 Thermal and Moisture Protection Systems			$ 50,000
	7 Rough Carpentry and Misc. Metals			
	8 Interior Walls, Doors and Glass			
	9 Interior Floor, Wall and Ceiling Finishes			
	10 Fixed Equipment and Specialties			$ -
	11 Elevators and Vertical Conveying			
	12 Mechanical Systems			$ 19,824
	13 Plumbing			
	14 Fire Protection			
	15 H.V.A.C.			
	16 Electrical Systems			$ 281,643
		Subtotal Bldg Components		$ 2,351,467
	General Conditions	% of Div. 2-16	6%	$ 141,088
	Phasing, Contractor Parking			$ -
	General trades Contractor OH & P	On Pkgd Work; % of Div. 2-11	8%	$ 188,117
	Escalation for a Fall 2007 Construction Start	1.03	3%	$ 80,420
	Contingency			
	Design, Estimating, Bidding and Market		0%	See Below

Total Probable Construction Costs $ 2,761,092

CONTENTS	Remaining Allowance from Theatrical Equipment and Installation			
	Theatrical Power Only			
	Architectural Acoustics			$ -
	FF&E; Furnishings, Fixtures, Loose Equipment, Artwork, Etc.			$ -
	Telephone, Computer Systems and Cabling			$ -
	Concessions Equipment Including Point of Sale Equipment			$ -
		Subtotal Contents		$ -
	Contents Contingency	% of Contents Subtotal	5%	$ -

Total Contents Costs $ -

Total Contents and Construction Costs $ 2,761,092

NON CONSTRUCTION	Design Fees (SD,DD,CD,CA Phases)		0%	$ -
	Reimbursables	% of Design Fee	0.0%	$ -
	Specialty Consultants		total	$ -
	Legal Fees			$ -
	Accounting			$ -
	Fundraising / Development including renderings / models		0.00%	$ -
	Owner Representation			$ -
	Builders Risk Insurance	1$ per $1,000 of Construction Cost	0.00%	$ -
	Owner Contingency		0.00%	$ -
	Utilities (Construction Phase)			$ -
	Hazardous Material Abatement			$ -
	Materials Testing and Inspection			$ -
	Survey			$ -
	Construction Change Order Contingency		3%	$ 82,833
	Performance and Payment Bond			$ -
	Contingency:Design, Estimating, Bidding,Market and Construction Administration			$ 217,923

Total Non Construction Costs $ 300,756

Total Project Cost $ 3,061,848

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Total Covered Area
19154

10 NVS
SVWB
4003.05
2/2/2007

OPTION 2

10 NVS Canopy Cost Estimate Summary

This estimate is based on Fabric Canopy (scheme Z) and General Lighting w/ conduit for future Perfomance no House Music System

CONSTRUCTION	Building Components			lighting only
	1 General Conditions			See Below
	2 Sitework (and Demolition)			
	3 Excavations and Foundations			
	4 Structural Systems			$ 2,000,000
	5 Exterior Wall, Doors and Glass			
	6 Thermal and Moisture Protection Systems			$ 50,000
	7 Rough Carpentry and Misc. Metals			
	8 Interior Walls, Doors and Glass			
	9 Interior Floor, Wall and Ceiling Finishes			
	10 Fixed Equipment and Specialties			$ -
	11 Elevators and Vertical Conveying			
	12 Mechanical Systems			$ 19,824
	13 Plumbing			
	14 Fire Protection			
	15 H.V.A.C.			
	16 Electrical Systems			$ 281,643
		Subtotal Bldg Components		$ 2,351,467
	General Conditions	% of Div. 2-16	6%	$ 141,088
	Phasing, Contractor Parking			$ -
	General trades Contractor OH & P	On Pkgd Work; % of Div. 2-11	8%	$ 188,117
	Escalation for a Fall 2007 Construction Start	1.03	3%	$ 80,420
	Contingency			
	Design, Estimating, Bidding and Market		0%	See Below
			Total Probable Construction Costs	**$ 2,761,092**

CONTENTS	Remaining Allowance from Theatrical Equipment and Installation			
	Theatrical Power Only			$ 100,000
	Architectural Acoustics			$ -
	FF&E; Furnishings, Fixtures, Loose Equipment, Artwork, Etc.			$ -
	Telephone, Computer Systems and Cabling			$ -
	Concessions Equipment Including Point of Sale Equipment			$ -
		Subtotal Contents		$ 100,000
	Contents Contingency	% of Contents Subtotal	5%	$ 5,000
			Total Contents Costs	**$ 105,000**
			Total Contents and Construction Costs	**$ 2,866,092**

NON CONSTRUCTION	Design Fees (SD,DD,CD,CA Phases)		0%	$ -
	Reimbursables	% of Design Fee	0.0%	$ -
	Specialty Consultants		total	$ -
	Legal Fees			$ -
	Accounting			$ -
	Fundraising / Development including renderings / models		0.00%	$ -
	Owner Representation			$ -
	Builders Risk Insurance	1$ per $1,000 of Construction Cost	0.00%	$ -
	Owner Contingency		0.00%	$ -
	Utilities (Construction Phase)			$ -
	Hazardous Material Abatement			$ -
	Materials Testing and Inspection			$ -
	Survey			$ -
	Construction Change Order Contingency		3%	$ 82,833
	Performance and Payment Bond			$ -
	Contingency:Design, Estimating, Bidding,Market and Construction Administration			$ 220,023
			Total Non Construction Costs	**$ 302,856**
			Total Project Cost	**$ 3,168,948**

Westlake Reed Leskosky | svwb

Total Covered Area
19154

10 NVS
SVWB
4003.05
2/2/2007

OPTION 3

10 NVS Canopy Cost Estimate Summary

This estimate is based on Fabric Canopy (scheme Z) and General Lighting w/ conduit for future Perfomance no House Mu

CONSTRUCTION	Building Components				show power
	1 General Conditions				See Below
	2 Sitework (and Demolition)			$	-
	3 Excavations and Foundations			$	-
	4 Structural Systems			$	2,000,000
	5 Exterior Wall, Doors and Glass			$	-
	6 Thermal and Moisture Protection Systems			$	50,000
	7 Rough Carpentry and Misc. Metals			$	-
	8 Interior Walls, Doors and Glass			$	-
	9 Interior Floor, Wall and Ceiling Finishes			$	-
	10 Fixed Equipment and Specialties			$	-
	11 Elevators and Vertical Conveying			$	-
	12 Mechanical Systems			$	19,824
	13 Plumbing			$	-
	14 Fire Protection			$	-
	15 H.V.A.C.			$	-
	16 Electrical Systems			$	863,626
		Subtotal Bldg Components		$	2,933,450
	General Conditions	% of Div. 2-16	6%	$	176,007
	Phasing, Contractor Parking			$	-
	General trades Contractor OH & P	On Pkgd Work; % of Div. 2-11	8%	$	234,676
	Escalation for a Fall 2007 Construction Start	1.03	3%	$	100,324
	Contingency				
	Design, Estimating, Bidding and Market		0%		See Below
			Total Probable Construction Costs	**$**	**3,444,457**

CONTENTS	Remaining Allowance from Theatrical Equipment and Installation			$	40,000
	Theatrical Power Only			$	-
	Architectural Acoustics			$	-
	FF&E: Furnishings, Fixtures, Loose Equipment, Artwork, Etc.			$	-
	Telephone, Computer Systems and Cabling			$	-
	Concessions Equipment Including Point of Sale Equipment			$	-
		Subtotal Contents		$	40,000
	Contents Contingency	% of Contents Subtotal	5%	$	2,000
			Total Contents Costs	**$**	**42,000**
			Total Contents and Construction Costs	**$**	**3,486,457**

NON CONSTRUCTION	Design Fees (SD,DD,CD,CA Phases)		0%	$	-
	Reimbursables	% of Design Fee	0.0%	$	-
	Specialty Consultants		total	$	-
	Legal Fees			$	-
	Accounting			$	-
	Fundraising / Development including renderings / models		0.00%	$	-
	Owner Representation			$	-
	Builders Risk Insurance	1$ per $1,000 of Construction Cost	0.00%	$	-
	Owner Contingency		0.00%	$	-
	Utilities (Construction Phase)			$	-
	Hazardous Material Abatement			$	-
	Materials Testing and Inspection			$	-
	Survey			$	-
	Construction Change Order Contingency		3%	$	103,334
	Performance and Payment Bond			$	-
	Contingency:Design, Estimating, Bidding,Market and Construction Administration			$	232,430
			Total Non Construction Costs	**$**	**335,764**
			Total Project Cost	**$**	**3,822,221**

STAFF REPORT

Agenda Item: **B.3**

To: Mayor and City Council Date: 3-7-2007

Thru: Charles McNeely, City Manager

Subject:

Staff Report: Discussion and potential direction to staff regarding the Eco-Channel Concept for the Downtown River Reach.

From: Mahmood Azad, P.E., Senior Civil Engineer

Summary: The Carson Truckee Water Conservation District (CTWCD) has authority and responsibility to maintain the flood flow capacity of the Truckee River through the downtown reach. Traditional techniques for maintaining this capacity consisted of excavating this channel after flood flow events. This practice has caused concern amongst agencies responsible for maintaining the aquatic habitat and ecosystem functions through the downtown river reach. City staff started partnering with CTWCD staff to develop an alternate process for providing adequate flood capacity while also incorporating a low flow channel that also addresses protecting the aquatic habitat of the downtown river reach. Thus, the concept of a low-flow channel (eco-channel) that could increase and maintain flow capacity was developed. The eco-channel will lend itself to recreation as a racecourse for kayakers and tubers. It will also serve as a connector between the upper and lower whitewater park, once developed, and as an access point to persons wanting to enjoy some quality time on the River. The proposed conceptual eco-channel is a meandering low-flow channel that can still pass high flood flows but would improve the aesthetics of the river; increase recreation opportunities; increase aquatic habitat; and potentially improve water quality. Staff has obtained funding through the Truckee River Fund and the Carson Truckee Water Conservation District to construct such a channel within a portion of Downtown and requests Council direction to proceed.

Background: In the past, the CTWCD has used wholesale excavation of the downtown reach of the river to maintain flow capacity. This resulted in significant loss of aquatic habitat in a reach that was already impaired. Agencies like the Nevada Division of Environmental Protection (NDEP), the Nevada Division of Wildlife (NDOW), the US Fish and Wildlife Service (USFWS) and other organizations expressed concern over this practice. CTWCD staff and City staff determined that the excavation of a low-flow channel only half the width of the current channel could preserve the aquatic habitat and still provide flow capacity. A conceptual design and location of the channel is shown in Figure 1.

Discussion: The concept of the eco-channel was presented to the CTWCD Board and the TMWA-Truckee River Fund Advisory Group (TRF) for funding. Both these entities have agreed to fund the design, development, facilitation and construction of this project. City and CTWCD staff are currently developing a Technical Advisory Committee (TAC) that will participate hands-on in the development of the design of the eco-channel. Members of the TAC

will consist of agencies and organizations interested in furthering the water quality and recreational aspects of the Truckee River. Because of the size of the TAC, a professional facilitator will be used to further the collaborative process.

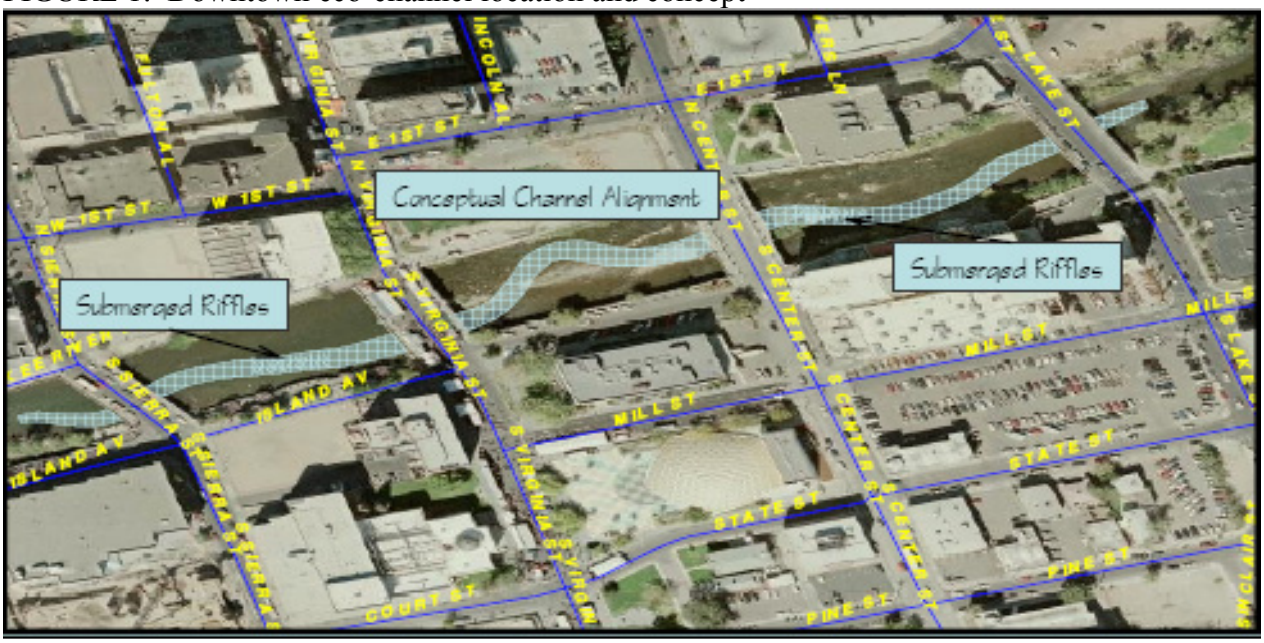
The baseline objectives for the project have been developed and are as follows:

- Increase and maintain flood stage capacity
- Increase water-contact recreational opportunities
- Improve visual aesthetics
- Improve aquatic habitat
- Increase assimilative capacity (nutrient processing)
- Improve water quality
- Improve fish passage
- Improve fish habitat for recreational fisheries

One of the specific functions of the eco-channel is to reduce in-stream water temperatures. At low-flow, water will only flow in the eco-channel and the rest of the channel will be relatively dry.

A significant constraint to this project is the maintenance of the channel after a flood event due to deposition of rock cobbles. It is expected that at least some of the eco-channel will become filled in with gravel and cobbles which would have to be removed to maintain the eco-channel. CTWCD and City staff are working to develop a funding source for long-term maintenance.

FIGURE 1: Downtown eco-channel location and concept



The eco-channel will most likely be about 62 feet wide (half the width of the existing channel) and may be two feet to five feet deep. The channel will begin at the last whitewater park fall and end about 120 feet downstream of the Lake St. Bridge. Kayakers, rafters and tubers will be able to speed down the eco-channel to a future below-Lake St. Bridge whitewater section. Staff and

consultants considered an extension of an environmentally friendly whitewater park in the downtown section, but the lack of gradient and constriction of the channel makes it infeasible. An environmentally friendly whitewater park below the Lake St. Bridge appears feasible, but needs additional study. It should be noted that the eco-channel will lend itself to recreation as a racecourse for kayakers; a circuit for tubers who can put in at the existing whitewater park, take-out below the Automobile Museum and walk back to do it again; to waders and loafers looking for some quiet time "in the River"; as a connector between the upper and lower whitewater park, once developed; and to fisherman wanting to enjoy some quality water.

Financial Implications: Total project budget is $935,000 of which $30,000 is for project management as an in-kind service (not cash). For developing design, permitting and bidding, $120,000 are being reserved, and the remaining $785,000 is for site construction. The planning level budget is provided below.

➢ Geomorphic survey	$15,000
➢ Modeling (capacity, velocity & etc)	$25,000
➢ TAC	$10,000
➢ Plans, specs, bid package	$50,000
➢ Permitting	$10,000
➢ Facilitation & coordination	$10,000
➢ Construction (estimated)	$785,000
➢ Project Management	$30,000
➢ **TOTAL**	**$935,000**

To date, we have received communications that the Carson Truckee Water Conservation District will fund $505,000, the Truckee River Fund (from TMWA) will provide $370,000 and the City will provide $30,000 through in-kind services. The project is lacking $30,000 which may be through donations from others or the sewer enterprise fund.

Recommendation: Staff recommends that Council direct staff to proceed with the implementation of the Eco-Channel Project for the Downtown River Reach and bring forward required agreements at a subsequent meeting.

Proposed Motion: I move to approve the staff recommendation.