THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: **February 14, 2011**

To: Urban Renewal Agency of the City of Twin Falls

From: **Melinda Anderson, URA Executive Director**

Request:

Consideration of a request to direct staff to prepare and submit a public bid notice to replace the C3 roof membrane.

Background:

When the Agency purchased the call center building in January 2010, we knew there was a chance we would need to replace the roof membrane in the near future due to its condition. In addition, we have found that the existing membrane has a typical life span of 10-15 years. It is now 17 years old.

Kendra Jenks, our property manager for the facility, has called in roofers several times since last fall to repair leaks. C3 is understandably anxious that the leaks could damage their valuable assets inside.

Kendra will make a presentation at our board meeting to show the condition of the roof and why it makes economic and practical sense to replace it this spring or early summer.

If board directs staff to begin the public bid notice process, we will work with the City's engineering staff to do that. We must go through the public bid notice process as the work will likely come in over at more than $100,000. Last year, informal estimates showed the replacement cost be anywhere from $160,000 - $240,000.

Approval Process:

A majority vote of a quorum of the Agency board in open meeting.

Budget Impact:

None at this time.

Regulatory Impact:

None at this time.

Conclusion:

Staff recommends the board approve this request.