THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: January 10, 2011

To: Urban Renewal Agency of the City of Twin Falls

From: Melinda Anderson, URA Executive Director

Request:

Consideration of a request to authorize the Chairman to sign a Phase I waterline design agreement with JUB Engineering to begin design on a waterline to serve SE Twin Falls – $48,640.

Background:

At the December 13, 2010 board meeting, the board directed staff and the special projects subcommittee to begin negotiations with JUB to design a waterline to serve a section of SE Twin Falls. This section of the city is deficient in water flow for larger building fire flow safety. This restriction constrains the size of new buildings to 30,000 sf or smaller which severely limits the ability for local or new businesses to expand their businesses and create new jobs.

At last month's board meeting, Troy Vitek, Assistant City Engineer, estimated the construction at ~$970,000. Due to the fact that fire flow at the fire hydrants would need to be 4000 gpm, that construction cost is now estimated to be about $1.4 million due to the need to install 2 water pumps at Hankins & Kimberly, put in 20" lines down Kimberly and 3300, and install a new 12" line in the Jayco subdivision. Having 4000 gpm at the hydrants would allow new building construction of 138,000+ sf.

As a rule of thumb, design and engineering costs are generally 10-12% of construction costs.

Staff (including City Engineering personnel) and the subcommittee requested a scope of services from JUB that included full design, permit assistance, survey/rock investigation, public meetings, and bidding and award services. Troy Vitek recommended that the Agency proceed in two phases, so JUB provided two separate phased agreements.

Phase I, for $48,640 would provide a design concept, surveying & rock investigation, and public agency permit review to determine 1) if there may be 'fatal flaws' or a technical reason a new waterline may not be feasible and/or 2) it it's determined the construction cost might be significantly above our budget. If approved today, JUB estimates it would complete Phase I by 2/28/11.

If Phase I shows that the construction costs are likely to be in the $1.4 million ballpark, JUB has proposed a Phase II that would include final waterline design, public meetings, permit approval (though not the cost of permits themselves), and bidding and award services. Phase II agreement is estimated at $115,182 bringing the entire cost of the design process to $163,822. That Phase II agreement would be brought forth at a later board meeting.

An additional engineering cost would be construction administration and observation services during construction bringing the total of engineering and construction to an estimated $1.6 million.

JUB will present their proposal to the board at Monday's meeting. Troy Vitek, Assistant City Engineer, will also be at our meeting on Monday to answer any technical questions or to provide further information.

Approval Process:

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

Budget Impact:

At this time the cost to our budget would be $48,640. We have available funds. We also have the funds to fully complete the project at $1.6 million.

Regulatory Impact:

None at this time.

Conclusion:

Staff and the special projects subcommittee recommend the board approve this request.

Attachments:

1. JUB Phase I scope and agreement