

TFURA Main Ave. Oversight Subcommittee, Meeting Agenda and Notes

Twin Falls Urban Renewal Agency, Main Avenue Redevelopment Project

Meeting: Tuesday, May 31, 2016, 10:00 a.m. to 11:30 a.m.

Location: Interim City Hall (Former Key Bank Building at corner of Main Ave. & Shoshone)
Conference Room #2, First Floor

Attendees

Brad Wills – TFURA Board
Bob Richards – TFURA Board
Travis Rothweiler – City of Twin Falls
Jesse Schuerman – City of Twin Falls
Jackie Fields – City of Twin Falls
Mandi Roberts – Otak
Lorrie Bauer – TFURA Administrative Assistant
Dan Maffuccio – CH2M
Paul Johnson – CH2M

Not Present: Gary Garnand – TFURA Board; Phil Kushlan – Interim TFURA Director

Introductions, Safety Moment, Purpose of the Meeting

Subcommittee Charter (TFURA Board Representative)

Brief reminder to this group of the purpose of the TFURA Oversight Subcommittee.

CH2M, as Owner's Representative, will bring issues affecting cost, scope and schedule for the Main Avenue Project to the attention of the subcommittee with requests for approval where necessary.

We will summarize any approvals authorized by the TFURA Director prior to this meeting, within the dollar limits granted by the TFURA Board to the Director.

Meetings will be held approximately every 2 weeks, on Monday mornings from 10 a.m. until noon (or shorter depending upon issues). On Mondays when there is a full TFURA Board meeting, the subcommittee meeting will be prior to the full Board meeting. Meetings may be held more frequently during the construction phase, or as project issues require.

Summary of Project Delivery Workshop held May 10, 2016; Decisions to Advance to TFURA

(Paul Johnson)

The action items and decisions being advanced to TFURA with CH2M's recommendations as Owner's Representative are outlined below.

Recommendations by the Owner's Representative (CH2M) to TFURA

1. **The Owner's Representative believes that resolutions to all of the basement and voids under Main Ave. and Shoshone (where intersecting Main Ave.) needs to be determined prior to proceeding with bidding the Main Avenue work.** We do not want TFURA to be at risk of paying for extended overhead, lost profitability and other potential contractor claims if the Main Ave. work is held up as basement issues are encountered. Resolution of the basement and voids should involve:
 - a. Further research to confirm that all protruding basements or voids have been identified. GPR work has been done by JUB which has found some voids. Other buildings should be visited to confirm, such as the School District building. See notes herein identifying where known basements and voids exist, recapped from where indicated on OTAK's site plan.
 - b. Legal review involving property descriptions and title research to determine ownership status of the protruding basements and voids.
 - c. Initial discussions with property owners.
 - d. Negotiations with property owners to preferably fill in the voids, or possibly cap the voids if the basements cannot be filled in for legal or practical reasons.
 - e. Design services related to filling or capping the voids.

The above steps need to be accomplished by late summer or early fall of 2016 if the basements and voids work will be let with the Main Ave. work. If it is not accomplished by late summer or early fall of 2016, then the Main Ave. work should not be bid until the basement and void issues are fully resolved. Simply including an allowance in the Main Ave. contract documents for dealing with the basements and voids is not an acceptable solution in the opinion of the Owner's Representative. Some of the basement work fill-in, such as with the Wells Fargo building, will be complicated, involving civil, architectural, structural, mechanical, electrical, fire sprinkler modifications to the basements if the protruding section of the basements are to be filled in. ITD will need to be involved because a portion of the Wells Fargo basement extends under Shoshone St. which is a state highway, as well as another portion under Main Ave. which is a city street. Other basements at other buildings have less robust structure with wood beams. See attached photographs of basements visited after the May 10, 2016 Project Delivery workshop, provided by OTAK.

Meeting Discussion: There was discussion followed by agreement on the points outlined above.

Travis Rothweiler said Rich (Stivers) of Title Fact is currently conducting research on the basement extensions under the public right-of-way. It is a "Book Analysis." Findings will be forwarded to Gary Haderlie of JUB, who will share that information with our project team.

Travis said we've known the encroachments have been in place for a long time, so we need to find a solution that is agreeable to the merchants who have basements. There are numerous right-of-way issues like this in Twin Falls. We need to deal with each in consideration of public health and public safety. Legally it is clear that the City can recover the space, but the legal and title work needs to be completed, and the cost of doing so needs to be resolved with each property owner.

Paul said that the time it will take to complete this work for the 3 main buildings with basements (Wells Fargo, Key Bank, Moose Hill and Coffee Beans – the Crowley Building) will take time. A City lead in the negotiations is requested since it is a City right-of-way. Note that ITD right-of-way may be involved too, but is outside of the Main Ave. right-of-way. Design time will be

needed. Cost estimates can be prepared by Otak comparing capping with walling-off and filling the voids. The CM-GC approach will allow greater flexibility in dealing with the basement issues concurrently with constructing other areas of the Main Ave. project.

Mandi Roberts discussed the key considerations with the basements. See separate notes. It would be more reasonable for some spaces to be capped versus walled-off and filled. Property owner motivations will vary from building to building.

JUB will be asked to conduct preliminary research regarding the thickness of structural slabs and topping slabs over basements, and investigation of what rebar may be in place. This could help with subsequent structural evaluation of the strength of the caps, and of the grades available for the new street design if the top aesthetic layer is stripped off and replaced with new. However, the structural investigation of the integrity of the existing caps is another topic that needs to be resolved, such as if the caps are capable of supporting HS-20 loads and if this is a requirement.

2. **Proceed with a CM-GC project delivery approach for the Main Ave. work and filling in or capping of basements and voids.** If legal review, ownership research, negotiations with property owners, cost sharing terms (between TFURA, City and property owners), and design solutions to filling in or capping basements and voids is fully accomplished by late summer or early fall of 2016, then incorporate the basement/voids work into the Main Ave. scope for CM-GC delivery. Structure an RFQ-RFP process for the fall of 2016 to select a qualified CM-GC to oversee the work. Bid the work as planned at the end of 2016, ready to begin construction in early 2017. The basement and voids work could be a first phase of work for the CM-GC to manage, holding off on bidding the street work until after the basements and voids work is resolved in construction, in order to minimize risk to TFURA.

Meeting Discussion: Brad Wills and Bob Richards gave their concurrence to pursuing a CM-GC approach for the Main Ave. project, versus Design-Bid-Build. Mr. Wills requested a further in-depth discussion on the merits of CM-GC off line from a subcommittee meeting. There was agreement on proceeding with an RFQ/RFP process for selection of a qualified CM-GC. CH2M will work with Jesse Schuerman to draft the RFQ and RFP.

3. **Option 3(a): Defer the Main Ave. work if the basement and voids work takes longer than the next 4 months (September 2016) to resolve.** If legal review, ownership research, negotiations with property owners, cost sharing terms (between TFURA, City and property owners), and design solutions to filling in or capping basements and voids is not fully accomplished by late summer or early fall of 2016, then consider delaying the bidding of the Main Avenue work for as long as necessary until the basements/voids solutions are fully resolved. TFURA should not be placed at risk of contractor claims if the Main Ave. work begins and then is delayed indefinitely. This could also leave the City with partially torn up streets along Main Ave. until the basements and voids issues are fully resolved.

Meeting Discussion: This Option 3(a) is rejected in favor of Option 3(b). City representatives were clear that basement issues should be resolved concurrently with keeping the overall Main Ave. project on schedule for construction start in the late winter or early spring of 2017.

Option 3(b): An alternative would be to proceed with the Main Ave. work in areas unaffected by the larger basements and voids, if resolution to those basements and voids is not fully determined, but this would not be an ideal solution as it would result in a patchwork appearance to the project in the affected areas.

Meeting Discussion: This Option 3(b) is strongly preferred, along with prompt resolution of the basement issues so that the basement capping or infill work can occur in the proper sequence

with the Main Ave. work. The recommended CM-GC approach will help to deliver the basement work if any basement areas need to be constructed out of sequence with the Main Ave. work, more readily compared to a D-B-B contracting approach.

4. **Incorporate Commons and Hansen North, if legally permissible, into the current CM-GC's (Starr's) contract for the City Hall.** Include sidewalk work to back of curb in front of Banner Building, consistent with the streets design. Develop a payment agreement between TFURA and the City of Twin Falls for TFURA's payment of the Commons work. Incorporating the Commons work into the City Hall project will allow the sidewalks, Hansen St. North, and Commons to be completed in conjunction with or soon after the City Hall occupancy scheduled for August 2016. Taking this approach would also allow the Commons and associated exterior work to be completed in conjunction with City Hall in case of any delay in bidding the Main Ave. work if that work is held up by the basements and voids concerns.

Meeting Discussion: There was favorable discussion around this item, but it is deferred until Travis Rothweiler has an opportunity to discuss it directly with Starr to make sure Starr wishes to take on this added scope. Jesse Schuerman will work on an MOU between TFURA and the City regarding design responsibility for Services During Construction (SDC), and for TFURA's payment of the construction cost for the Commons work.

5. **Postpone final decisions on advance-purchasing any materials for the project,** such as bricks and furnishings, until the above more significant basement and voids concerns are resolved.

Meeting Discussion: Concur to postpone decisions concerning any advance-purchase items until a CM-GC is on board.

Key Issues Affecting Cost, Scope and Schedule

Decisions Needed

Construction Management/General Contracting (CM/GC), or Design-Bid-Build (D-B-B)
CH2M recommends CM/GC. See Project Delivery notes from May 10 Workshop for additional discussion.

Summary:

1. Selection of a highly qualified construction partner with CM/GC vs. potential hard bid contractor negotiating for change orders.
2. RFQ/RFP process will allow TFURA to meet CM/GC's staff and listen to their approach to the project. Selection of a qualified construction manager. TFURA can meet the staff during RFP phase.
3. CM/GC can propose their approach to the project.
4. Ability to attract more Twin Falls bidders (for subcontracts)
5. Basement issues may not be fully resolved prior to bidding in late fall 2016. A CM-GC will be able to structure work-arounds to keep the Main Avenue work moving (through phasing of the 5-block area) while final resolutions to basement issues are resolved and incorporated into the work.
6. CM-GC can react to surprises such as underground voids more readily in the interests of TFURA.
7. CM-GC can incorporate a project liaison to listen to issues of concern to the businesses, and react more favorably compared to a low-bid contractor.
8. CH2M is discussing the project with contractors who implement projects both with CM-GC and D-B-B. So far there is concurrence that a CM-GC approach is the right way to go for the Main Ave. Project, and this process has been done successfully for streets and sidewalks work in Boise.

If approved we will need to begin the RFQ/RFP process in June 2016 so that the CM/GC is on board by the time the project is scheduled to bid in the fall or winter of 2016.

Meeting Discussion: See above Item 2 from the Project Delivery Notes. Brad Wills and Bob Richards gave their concurrence to pursuing a CM-GC approach for the Main Ave. project, versus Design-Bid-Build. Mr. Wills requested a further in-depth discussion on the merits of CM-GC off line from a subcommittee meeting. There was agreement on proceeding with an RFQ/RFP process for selection of a qualified CM-GC. CH2M will work with Jesse Schuerman to draft the RFQ and RFP.

Basement Capping or Closures (see separate set of notes from Mandi Roberts/Otak regarding basement inspections)

Meeting Discussion: See above Item 3 from the Project Delivery notes. This Option 3(b) is strongly preferred, along with prompt resolution of the basement issues so that the basement capping or infill work can occur in the proper sequence with the Main Ave. work. The recommended CM-GC approach will help to deliver the basement work if any basement areas need to be constructed out of sequence with the Main Ave. work, more readily compared to a D-B-B contracting approach.

Fire Line Looping and addition of Two Fire Hydrants along Main Ave.

JUB (subconsultant to Otak) has prepared an estimate of \$184,000 to include fire line looping and addition of two fire hydrants along Main Ave. CH2M recommends approval of this work which should be incorporated into the Main Ave. project. There are no existing fire hydrants along Main Ave., and the Main Street renovation project represents the ideal time to add the hydrants. This was discussed with the City Fire Marshal by JUB, and the Fire Marshal stated his concurrence. See attached sketch and estimate from JUB.

Meeting Discussion: This recommendation is approved by Brad Wills and Bob Richards, based on confirmation from Phil Kushlan that sufficient funds are anticipated to pay the added cost of approximately \$184,000. CH2M recommended this fire looping work be incorporated, as it will be more cost effective to construct during the Main Ave. work when the streets are being reconstructed anyway, with the contractor mobilized and necessary equipment and labor in place to do the additional work.

Restroom Upgrade at Commons

A restroom and storage room is planned as part of the Commons project, which is being designed by Hummel Architects as a sub-consultant to Otak. Comments were made by several representatives on the PAC that they would like the project to include additional toilets in the women's restroom, and that a Family Toilet/Changing Room should be incorporated into the project, and that the roof line should be modified to accentuate the stage area in the Commons. A member of the PAC dissented. Otak and Hummel have estimated it will cost an additional \$35,000. Phil Kushlan expressed his support for the additions, if it can be held within the estimated cost. The overall Commons and Hansen St. project is estimated to cost \$1.3 million, so the \$35,000 of recommended improvements at 2.7% of that cost is a relatively small value that is well within the accuracy range of the estimate. If approved, then Hummel Architects will reflect these improvements in the current design.

Please note that CH2M is not managing the Commons project but we support the proposal for the restroom improvements at the nominal cost, which will add value to the Commons area for the City for many years to come. Funding is coming from TFURA, and the Commons, restroom and storage building and other assets developed by TFURA will be turned over to the City of Twin Falls upon completion, so a representative from the City should express their support of the restroom addition as well.

Sidewalk widening had been previously discussed and approved by the TFURA Board, as recommended by Phil Kushlan.

Meeting Discussion: Brad Wills and Bob Richards approved the \$35,000 increase for enhancement of the Commons restrooms, which will be beneficial to the community.

Advisory Topics

The following topics are advisory and don't require formal approval of the Subcommittee. Some were approved by the Director within his authorized limit of approval.

1. Additional land surveying is needed by JUB at the Main Ave. outer limits to take care of some final issues related to storm drain design. JUB proposed \$2626 for this work, which will come out of the remaining Management Reserve of \$10,000 within Otak's design contract. Phil Kushlan approved this work in mid-May.

Meeting Discussion: Concur.

Additional Topics

Meeting Schedule for TFURA Construction Subcommittee

Agenda and Notes Prepared by Paul Johnson, CH2M – Owner's Representative

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