



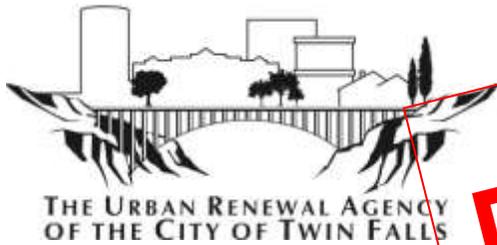
AGENDA
Regular Meeting of the City of Twin Falls
Urban Renewal Agency Board
305 3rd Avenue East, Twin Falls, Idaho
City Council Chambers
Monday, October 10, 2016 at 12:00 pm.

URBAN RENEWAL AGENCY BOARD MEMBERS:

Dan Brizee Chairman	Dexter Ball Vice-Chairman	Neil Christensen Secretary	Perri Gardner	Bob Richards	Gary Garnand	Brad Wills
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1. Call meeting to order.
 2. Consent Agenda:
 - a. Review and approval of minutes from the September 12, 2016 regular meeting.
 - b. Review and approval of the October 2016 financial report.
 3. Consideration of a request to approve Resolution 2016-5 to appoint Nathan Murray as the Executive Director for the Urban Renewal Agency of the City of Twin Falls (see Resolution 2016-5) – Nathan Murray
 4. Executive Director's Report (see report) – Nathan Murray
 5. Alleyway Utilities Progress Update – Ivan McCracken, JUB
 6. Consideration of a request to allocate \$7,600 to make lighting improvements to the new 2nd Avenue Parking Lot for downtown parking purposes (see staff report) – Jesse Schuerman
 7. Main Avenue Progress Update (see progress report) – Paul Johnson, CH2M
 8. Presentation regarding the basement support/infill estimates for the Crowley building (Moose Hill and Twin Beans) on Main Avenue – Guho Construction
 9. Consideration of a request to approve Preconstruction Tasks 7 through 11 for the Main Ave. Project by Guho Construction in the amount of \$131,111.08 (see staff report) - Nathan Murray and Paul Johnson
 10. Public input and/or items from the Urban Renewal Agency Board or staff.
 11. Adjournment to Executive Session
 - a. 74-206(1)(a) to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.
 - b. 74-206(1)(c) to acquire an interest in real property not owned by a public agency.
 12. Adjourn. Next regular meeting: **Monday, November 14, 2016 @ 12:00 pm**

****Any person(s) needing special accommodations to participate in the above noticed meeting should contact Lorrie Bauer at (208) 735-7313 at least two days before the meeting. Si desea esta información en español, llame Leila Sanchez al (208)735-7287.***



DRAFT

MEETING MINUTES

September 12, 2016

The Urban Renewal Agency held its regular monthly meeting at 12:00 p.m. this date in the Twin Falls City Council Chambers located at 305 3rd Avenue East, Twin Falls.

Present:

Dan Brizee	URA Chairman
Dexter Ball	URA Vice Chairman
Perri Gardner	URA Member
Bob Richards	URA Member
Gary Garnand	URA Member
Brad Wills	URA Member

Absent:

Neil Christensen

Also present:

Phil Kushlan	Interim Urban Renewal Executive Director
Nathan Murray	City Economic Development Director
Jesse Schuerman	Urban Renewal Engineer
Lorrie Bauer	City Administrative Assistant
Brent Hyatt	City Assistant Finance Officer
Travis Rothweiler	City Manager
Mitch Humble	City Deputy City Manager
Renee Carraway Johnson	City Zoning & Development Manager
Don Hall	City Council Liaison to URA
Paul Johnson	CH2M
Ivan McCracken	JUB Engineers
Curtis Eaton	Art Committee
Paul Smith	Artist
Steve Irwin	First Federal Bank
Hailey Barnes	GemStone Climbing
Chris Talkington	

Agenda Item 1 - Call meeting to order.

Chairman Brizee called the meeting to order at 12:03 p.m.

Agenda Item 2 - Consent Agenda: a) Review and approval of minutes from the August 8th regular meeting, August 17th special meeting and August 30th special meeting, and b) Review and approval of the September 2016 financial report.

It was noted that check #3335 was missing and Brent Hyatt explained the reason it was voided and offered to supply the information. Gary Garnand moved to accept the consent agenda and Dexter Ball seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 3 - Consideration of a request to amend the FY 2015-2016 budget – Brent Hyatt.

Brent explained the request to formally amend the budget was due to additional expenses incurred due to 1) closing the Clif Bar Bond; and 2) the increase of professional fees. At the time the budget was approved, these costs were not anticipated; however, they have been authorized by the Board throughout the past year. This action would bring the budget into compliance. Bob Richards moved to approve the amended budget and Perri Gardner seconded the motion. Chairman Brizee opened the Public Hearing. No response was received from the public. The Public Hearing was closed. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 4 - Presentation of an art piece by the Downtown Arts Subcommittee – Curtis Eaton.

Mr. Eaton handed the board members a brochure regarding the art piece being presented. Last month, during Leon Smith's update of the subcommittee's activities, he mentioned a bronze sculpture that was being recommended as public art. The figure is of Surveyor John Hayes titled "Look to the Future" that was created by Dave Lemur. Curtis shared the story behind the art piece and stated it was both historic and symbolic to Twin Falls. Historic in that the picture that was used to create the sculpture was taken as Surveyor Hayes began the survey in approximately 1904, and symbolic because of the vision the surveyor had while looking through his transit; envisioning what later became downtown Twin Falls. Mr. Eaton encouraged the board to consider the sculpture as part of the future downtown art. He shared that the size of the future statue is yet to be determined pending a permanent location and funding. A tentative location is on the corner of Columbia Bank instead of the current rocks.

Agenda Item 5- Consideration of a request to authorize title transfer of 135 5th Avenue South to GemStone Climbing Center contingent upon approval of documentation required by Agreement contingencies – Phil Kushlan.

Phil recapped the purchase and sale agreement of agency owned property on 5th Avenue, containing three contingencies that needed to be met prior to releasing the title to the property. GemStone has satisfied those contingencies and approval of the Board is needed to transfer the title to the private entity.

Jesse Schuerman added that GemStone has requested approval to use 1/3 of the adjacent parking lot (URA owned) next to the project area for construction staging. He shared that a parking study was done and it does not indicate current use will be negatively affected. Construction is scheduled to take six months and is expected to begin immediately. In regards to possible damage to the lot, GemStone will repair any damage made to the parking lot, as well as adjacent areas and it was agreed that GemStone's occupancy permit will not be issued until any and all damages have been repaired.

Jesse then reminded the Board that the URA's obligations associated with this redevelopment project is approximately \$48,000 for sidewalk and alleyway improvements that will be completed once GemStone's building is complete.

Perri Gardner moved to transfer the property, and allow for the staging in the 1/3 of the adjoining parking lot, and make allowance for improvements. Gary Garnand seconded the motion. Roll call vote showed that all board members who voted were in favor of the motion. Dexter Ball abstained from voting on this issue. Brad Wills, for full disclosure, announced he does business with Hailey but does not feel it affects his ability to vote; he voted yes.

Agenda Item 6 - Consideration of a request to allocate \$28,000 to make improvements to the Goold Parking Lot for downtown parking purposes - Jesse Schuerman.

Jesse explained the process and costs associated in preparing the recently acquired property for use as a short-term parking lot. He shared the City Council will need to approve the change of use for the lot as well as defer permanent improvements to the lot until the future utility project happens.

Brad Wills moved to approve the request to allocate \$28,000 to make improvement in the Goold parking lot for downtown parking purposes. Bob Richards seconded the motion. Roll call vote showed motion carried 5:1; Perri Gardner voted against the motion.

Agenda Item 7 - Main Avenue Project Update by Owner Representative – Paul Johnson, CH2M.

Using projections, Mr. Johnson presented the monthly update that was supplied with the packet:

- CM/GC selection process;
- 90% design has been submitted by Otak. Review and comments currently being done with a design review session scheduled for September 19th;
- Otak completed a study of the protruding basements under Main Avenue from Key Bank, Well Fargo Bank, Moose Hill and Twin Beans. The recommendation is that the protruding basements from Key Bank and Wells Fargo Bank be left in place with new surfaces and waterproofing due to the fact they seem heavily reinforced and the design will keep vehicles from parking on top of these areas. The Moose Hill and Twin Beans property has a 14-15' span of structural concrete extending under the Main Avenue sidewalk that is likely heavily reinforced, but it does not have steel beams and columns supporting it like the Wells Fargo basement has. Two options are currently under review. He added risk and liability issues need to be legally addressed and recorded.
- Project timeframe: Design completion mid-November 2016; CMGC to bid packages in early 2017; Construction anticipated to be complete by the Fall of 2017.
- The commons area construction is in the City's jurisdiction and monthly updates will be provided.

Agenda Item 8 - Consideration of a request to negotiate a Construction Manager/General Contractor (CM/GC) Agreement for the Main Avenue Project with a qualified firm as selected by the Board - Paul Johnson, CH2M.

Paul explained the process and results of the CM/GC review team. The two short listed firms, McAlvain and Guho, are essentially equal in that both are fully qualified and capable of delivering the project. He shared the majority of reviewers recommended Guho Construction, but the final decision rests with the Board. The agreement will begin with preconstruction services which leads into a guaranteed maximum price contract for the construction phase. Bob Richards moved to accept Guho Construction as the CM/GC. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 9 - Alleyway Utilities Progress Update – Ivan McCracken, JUB.

Ivan McCracken presented the update. He began by outlining a problem issue stating when they put the project out for bid, they only received one bid which was 4-5 times greater than the engineers estimate. That bid was rejected and potential bidders were interviewed. The general areas of concern were remediated and the revised contract documents will soon be ready for re-bid. This project is for the alleyway from Shoshone to Idaho Street.

Agenda Item 10 - Consideration of a request to approve an agreement between the Urban Renewal Agency of Twin Falls, Idaho and Kushlan | Associates for on-call consulting services - Nathan Murray.

Phil Kushlan has served as the Interim Executive Director for the Agency since January and his contract ends on September 30th. Mr. Kushlan has been involved in a variety of projects that will continue to be active past the contract end date. Nathan asked the Board to enter into an agreement with Phil Kushlan

to continue his professional services on an on-call basis. Bob Richards motioned to approve the agreement with Phil Kushlan and Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 11 - Consideration of a request to approve an agreement between the Urban Renewal Agency of Twin Falls, Idaho and Elam and Burke for legal services – Phil Kushlan.

Phil introduced the agenda item explaining the legal services provided to the Agency by the City Attorney for a lump sum fee. He explained that the Agency is an independent corporation and situations where the Agency and the City are parties to an agreement, the City officials' fiduciary obligation is to the City and that the Agency, in effect, is operating without independent legal counsel. Phil recommended Ryan Armbruster, of Elam and Burke located in Boise, to provide legal services to the Agency.

Phil explained Mr. Armbruster is regarded as the most experienced legal authority on urban renewal issues in Idaho and has provided legal counsel to the Jerome Urban Renewal Agency as well as other Idaho urban renewal agencies. He added that due to the growing complexity of the urban renewal laws he believed that having someone with urban renewal expertise would be in the best interest of this agency and that funds were added to the budget to accommodate this new expense.

After discussion, Gary Garnand moved to accept Phil's recommendation and Perri Gardner seconded the motion. Roll call vote showed that all board members present voted in favor of the motion.

Agenda Item 12 - Public input and/or items from the Urban Renewal Agency Board or staff.

Chris Talkington, speaking as a private resident, complimented Intermountain Gas for removing the cones on 2nd Ave. by September 8th and shared that he anticipates other utility problems in the future. In regards to the foliage on Main Avenue, he strongly urged the Agency to coordinate the removal of the deciduous trees when the leaves are off so there would be no sign of new growth as the chain saws are cutting them down.

Commissioner Gary Garnand communicated that well worthy kudos have been given to Phil for his guidance and help as interim executive director and he wanted to include Travis Rothweiler because without his guidance and recommendation of Phil to the Agency, the Agency would have struggled. Appreciation was given to Travis.

Chairman Brizee thanked all City staff for their help.

Agenda Item 13 - Adjourn.

The meeting adjourned at 1:36 pm.

Next regular meeting: Monday, October 10, 2016 @ 12:00 pm.

Respectfully submitted,

Lorrie Bauer
Administrative Assistant

Urban Renewal Agency of the City of Twin Falls, ID
Profit & Loss
September 2016

	<u>Sep 16</u>
Ordinary Income/Expense	
Income	
Line of Credit Adv. - Clif Bar	761,355.35
Investment Income	2,411.55
Property Taxes	9,206.08
Rental Income	37,498.15
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Total Income	810,471.13
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Gross Profit	810,471.13
Expense	
RAA 4-1	
Main Ave.	153,886.73
Downtown Development	23,900.63
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Total RAA 4-1	177,787.36
RAA 4-4 (Clif Bar)	768,855.35
Legal Expense	1,913.08
Office Expense	34.98
Professional Fees	17,820.29
Real Estate Exp. - Call Center	8,131.33
Real Estate Exp. - Other	200.15
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Total Expense	974,742.54
	<hr/>
Net Ordinary Income	-164,271.41
	<hr/>
Net Income	-164,271.41

Twin Falls Urban Renewal October Check List - 2016

<u>Check #</u>	<u>Date</u>	<u>Paid Amount</u>	<u>Name</u>	<u>Account</u>	<u>Fund</u>	<u>Memo</u>
3354	09/12/2016	526,824.68	Stock Construction Services, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC#166 - Const. Mgnt. / #2850-14
3355	09/12/2016	240,830.67	Contractors Northwest, Inc.	RAA 4-4 (Clif Bar)	Rev Alloc 4-4	AC#165 Wastewater Facility Const. / #15
3356	10/06/2016	19,823.56	CH2M	Main Ave.	Rev Alloc 4-1	Owner's Representataive Services / #381079869
3357	10/06/2016	476.22	City of Twin Falls	Real Estate Exp. - Call Center	Rental Fund	Landscape Water - September
3358	10/06/2016	760.00	Commercial Property Maintenance	Real Estate Exp. - Call Center	Rental Fund	Landscape Maintenance - September / #2971
3359	10/06/2016	10.27	Idaho Power	Real Estate Exp. - Other	Rev Alloc 4-1	Power - 122 4th Av S (Park)
3359	10/06/2016	256.31	Idaho Power	Real Estate Exp. - Call Center	Rental Fund	Power - 851 Pole Line Road
3360	10/06/2016	352.00	J & L Sweeping Service, Inc.	Real Estate Exp. - Call Center	Rental Fund	Property Maintenance - September / #26583
3361	10/06/2016	450.00	K & G Property Management	Real Estate Exp. - Call Center	Rental Fund	Property Management - September / #3623
3362	10/06/2016	1,419.25	Magic Valley Electric	Real Estate Exp. - Call Center	Rental Fund	Repair Parking Lot Lights / 6791
3363	10/06/2016	200.00	Sawtooth Spraying Service	Real Estate Exp. - Other	Rev Alloc 4-1	Downtown Properties Weed Kill / #41890
3363	10/06/2016	50.00	Sawtooth Spraying Service	Real Estate Exp. - Call Center	Rental Fund	Fillmore Parking Lot Weed Kill / #41891
3364	10/06/2016	589.00	Smith Roofing & Siding, LLC	Real Estate Exp. - Call Center	Rental Fund	Roof Repair / #09272016
3365	10/06/2016	270.90	Times News	Legal Expense	General	2015-16 Budget Amendment PH Notice / #31553
3365	10/06/2016	55.56	Times News	Legal Expense	Rev Alloc 4-1	2nd Ave Parking Lot PH Notice / #32171
3366	10/06/2016	142.25	Twin Falls Sandwich Company	Meeting Expense	General	Lunch - 9/12 Meeting

Urban Renewal Agency of the City of Twin Falls, ID
P&L Over (Under) Budget - YTD
October 2015 through September 2016

	Oct '15 - Sep 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Wash. Fed. LOC	0.00	2,500,000.00	-2,500,000.00	0.0%
Line of Credit Adv. - Clif Bar	7,256,167.30	15,000,000.00	-7,743,832.70	48.4%
Zions Bank Bond Proceeds	13,670,000.00	13,670,000.00	0.00	100.0%
Investment Income	20,809.19	8,780.00	12,029.19	237.0%
Property Taxes	8,728,199.91	7,556,290.00	1,171,909.91	115.5%
Rental Income	442,258.17	433,726.00	8,532.17	102.0%
Total Income	30,117,434.57	39,168,796.00	-9,051,361.43	76.9%
Gross Profit	30,117,434.57	39,168,796.00	-9,051,361.43	76.9%
Expense				
RAA 4-1				
Goold Parking Lot	502,910.17			
Main Ave.	1,094,231.59			
Rogerson Building	466,502.05			
Downtown Development	23,900.63			
RAA 4-1 - Other	0.00	6,964,993.00	-6,964,993.00	0.0%
Total RAA 4-1	2,087,544.44	6,964,993.00	-4,877,448.56	30.0%
RAA 4-3 (Chobani)				
Debt Pay. (Chobani) Interest	1,372,569.76	1,372,570.00	-0.24	100.0%
Debt Pay. (Chobani) Principal	4,269,985.31	1,180,000.00	3,089,985.31	361.9%
RAA 4-3 (Chobani) - Other	4,211,503.00	9,076,000.00	-4,864,497.00	46.4%
Total RAA 4-3 (Chobani)	9,854,058.07	11,628,570.00	-1,774,511.93	84.7%
RAA 4-4 (Clif Bar)	7,263,377.04	15,056,477.00	-7,793,099.96	48.2%
Bond Trustee Fees	3,000.00	3,000.00	0.00	100.0%
Bonding Costs	39,500.00	39,500.00	0.00	100.0%
Community Relations & Website	150.00	1,700.00	-1,550.00	8.8%
Debt Payments - Interest	1,255,393.67	1,299,463.00	-44,069.33	96.6%
Debt Payments - Principal	12,967,758.59	12,967,759.00	-0.41	100.0%
Dues and Subscriptions	1,150.00	2,650.00	-1,500.00	43.4%
Insurance Expense	2,877.00	5,800.00	-2,923.00	49.6%
Legal Expense	4,934.50	1,000.00	3,934.50	493.5%
Management Fee	114,500.00	229,000.00	-114,500.00	50.0%
Meeting Expense	1,937.93	4,000.00	-2,062.07	48.4%
Miscellaneous	10,023.17	10,500.00	-476.83	95.5%
Office Expense	431.98	500.00	-68.02	86.4%
Prof. Dev.\Training	0.00	2,800.00	-2,800.00	0.0%
Professional Fees	88,109.97	85,000.00	3,109.97	103.7%
Property Tax Expense	36,631.40	37,000.00	-368.60	99.0%
Real Estate Exp. - Call Center	41,427.15	133,400.00	-91,972.85	31.1%
Real Estate Exp. - Other	5,620.24	7,200.00	-1,579.76	78.1%
Real Estate Lease	72,000.00	72,000.00	0.00	100.0%
Total Expense	33,850,425.15	48,552,312.00	-14,701,886.85	69.7%
Net Ordinary Income	-3,732,990.58	-9,383,516.00	5,650,525.42	39.8%
Other Income/Expense				
Other Income				
Cash Carryover	0.00	10,123,000.00	-10,123,000.00	0.0%
Transfers In	13,143,341.67	13,449,269.00	-305,927.33	97.7%
Transfers Out	-13,143,341.67	12,837,415.00	-25,980,756.67	-102.4%
Total Other Income	0.00	36,409,684.00	-36,409,684.00	0.0%
Net Other Income	0.00	36,409,684.00	-36,409,684.00	0.0%
Net Income	-3,732,990.58	27,026,168.00	-30,759,158.58	-13.8%

RESOLUTION NO. 2016-5

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF TWIN FALLS, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF TWIN FALLS, IDAHO APPOINTING NATHAN MURRAY AS THE EXECUTIVE DIRECTOR EFFECTIVE AS OF OCTOBER 1, 2016; PROVIDING A LIMITED DELEGATION OF AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Twin Falls Urban Renewal Agency, an independent public body corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law") and the Local Economic Development Act, Chapter 20, Title 50, Idaho Code, as amended (the "Act"), a duly created and functioning urban renewal agency for Twin Falls, Idaho, hereinafter referred to as the "Agency."

WHEREAS, by Resolution No. 909, dated July 19, 1965, the Board of Commissioners of the City of Twin Falls, Idaho (the "City") created an urban renewal agency pursuant to the Law;

WHEREAS, the City Council, as authorized by the Law and Act, previously approved urban renewal plans and revenue allocation areas;

WHEREAS, under the Law and the Act, the Agency is authorized to hire employees, including, but not limited to, an executive director;

WHEREAS, the Agency Board deems it appropriate and in the best interest of the Agency to appoint Nathan Murray to serve as the executive director ("Executive Director") effective October 1, 2016;

WHEREAS, the Agency Board deems it in the Agency's best interest to authorize and delegate to the Agency's Executive Director the approval of expenditures in an amount not to exceed \$25,000, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE TWIN FALLS URBAN RENEWAL AGENCY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agency appoints Nathan Murray to serve as Agency Executive Director effective October 1, 2016.

Section 3: That the Executive Director is hereby authorized to approve expenditures in an amount not to exceed \$25,000, as long as those expenditures are consistent with the Law, the Act, and the terms of the applicable urban renewal plans, and projects related thereto, and providing the Executive Director retains the discretion to present future expenditures in an amount not exceeding \$25,000 to the Board for its concurrence, under circumstances deemed necessary by the Executive Director.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Twin Falls, Idaho, on October 10, 2016. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on this 10th day of October 2016.

APPROVED:

By _____
Daniel B Brizee, Chairman

ATTEST:

By _____
Neil Christensen, Secretary

Executive Director's Report
October 10, 2016

Goold Property (now 2nd Ave. Parking Lot)

On October 3rd, the City Council approved a Special-Use Permit to allow the former Goold Property to be used as a parking lot. They also granted a deferral of the permanent improvement requirement until after the city finishes the adjacent alleyways project which could impact the parking lot improvements.

One of the conditions of the City Council approval was to explore the installation of lighting on the lot for safety reasons. Staff has identified that there is already electrical service to the property and engineering is working on preliminary designs and exploring the costs/feasibility of doing that part of the improvements now.

Main Avenue Project - Preconstruction Services

As we've selected Guho as the project CM/GC we've allowed them to begin work on some tasks as time is of the essence. We continue to work toward final project costs and contracts, but this past month the URA and its representatives have approved six tasks for Guho.

Tasks 1-3 in the amount of \$4,636.53 were approved by Interim Director Phil Kushlan. This work was for development of phasing and construction scheduling plans as well as attendance at project construction meetings and hearings. Tasks 4-6 in the amount of \$7,528.56 were approved by the Oversight Subcommittee. These tasks were for development of basement options and review of related plans. Tasks 1-6 are attached to this report. Proposed Tasks 7-11 will be reviewed and voted on by the board at this meeting.

Downtown Housing

As stated in prior sessions, the interest in downtown housing in Twin Falls remains high. Those who had previously expressed interest remain involved. We've learned recently of a project that is in pre-planning stages along 3rd Ave S and we've been approached about the purchase of URA owned land for that development. We will continue to work diligently with property owners and developers to ensure the maximum potential for success in this effort.

C-3 Building/Manaus Parking

We received the appraisal for the C3 Building and it was assessed to be \$2,260,000. Our lease on the building expires July, 2020. The lease on the parking expires Dec, 2017.

Consultant Tasks

Prior to leaving, Phil Kushlan was asked by the City Manager to put forth a number of tasks that he might want to complete on behalf of the agency over the next year or two. We received seven task orders. We will be reviewing these in the coming weeks, and will bring forth the individual tasks before the board as needed for approval.

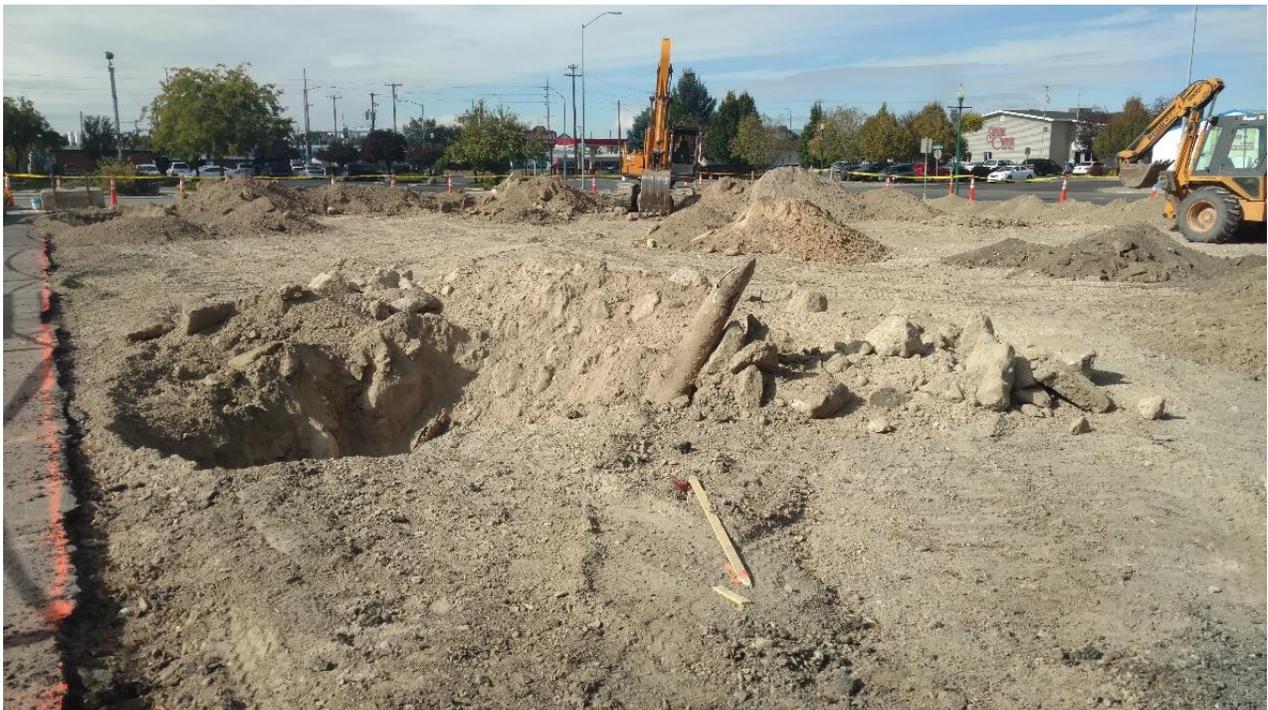
GemStone Development

The project plan received the necessary city approvals and a permit was granted. As the owner began site work, and was excavating for footings and foundation, it was discovered that there was quite a bit of debris and unconsolidated fill that needs to be taken care of before building construction can move forward.

As the site had been vacant for more than 30 years, the URA has no way of knowing, but it is believed the site could have been used as a construction dumping area. Varying in depths of 2'-5' across the entire site the builder has encountered a concrete foundation, concrete chunks/blocks, asphalt chunks/blocks, old metal piping, and misc. garbage. Test holes across the property show different colored soils and different types of soils.

The owner estimates that approximately 3500 cy of material will need to be removed and 3500 cy of clean fill be replaced. The price for over excavation, hauling and returning fill is approximately \$101k. They are asking for help from the URA to locate an area to dispose of the material and also provide them with new fill materials.

Staff has not found a solution as of the writing of this report, but there needs to be some discussion as to the URA's obligation as we sold the property to the owner and have helped facilitate the project. Below are some photos of the materials that were found on the morning of October 5th.







September 21, 2016

Twin Falls Main Street Improvements

Proposed scope and pricing of CM /GC Preconstruction Services performed to
October 10, 2016

Preconstruction TASK 1

Develop construction hi level phasing approach and preliminary schedule for
project for presentation to Property Owner's meeting October 10, 2016

Sr. Project Manager Nick Guho	1 Hours @	\$100.00	100.00
Project Manager Anthony Guho	16 Hours @	95.00	1,520.00
Public Relation	8 Hours @	54.98	<u>879.68</u> 2,499.68

Preconstruction TASK 2

Attend GO-TO conference call meeting week of October 3 to present and discuss
preliminary construction phasing approach and schedule for presentation to
Property Owner's meeting October 10, 2016. Meeting can be held at Guho Corp
conference room.

Sr. Project Manager Nick Guho	1.5 Hours @	\$100.00	150.00
Project Manager Anthony Guho	1.5 Hours @	95.00	142.50
Public Relation	1.5 Hours @	54.98	<u>82.47</u>
		Total	\$374.97



Preconstruction TASK 3

Attend meeting, October 10, for presentation to Main Street Property Owner's on preliminary construction phasing approach.

Sr. Project Manager Nick Guho	6 Hours @	\$100.00	600.00
Project Manager Anthony Guho	6 Hours @	95.00	570.00
Public Relation	6 Hours @	54.98	329.88
Travel Miles	300 @ .54		162.00
Presentation Materials			<u>100.00</u>
		Total	\$1,761.88

Grand Total **\$4,636.53**



September 21, 2016

Twin Falls Main Street Improvements

Proposed scope and pricing of CM /GC Preconstruction Services performed to October 10, 2016

Preconstruction Task 4

Attend kickoff project meeting October 19, 2016
Visit with Richard Crowley, property owner of 144 Main Building
Twin Beans Coffee & Moose Hill to discuss and explore basement options

Sr. Project Manager

Nick Guho	8.5 Hours @	\$100.00	850.00
Travel Miles	300 @ .54		162.00

Project Manager

Anthony Guho	7 Hours @	95.00	665.00
Travel Miles	300 @ .54		<u>162.00</u>

Total			\$1,839.00
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Preconstruction Task 5

Develop preliminary cost estimate comparison budgets for basement located under sidewalk at 144 Main St. in front of Twin Beans Coffee & Moose Hill.

Estimate 1 will be to leave existing basement as is and provide structural steel supports to existing concrete basement lid under proposed streetscape improvements and provide waterproofing on exterior of concrete lid.

Estimate 2 will be fill in existing portion of basement. This will include demo of existing electrical light and plugs, construction of new concrete footing and retaining wall at property line, waterproofing membrane for new retaining wall, demo of existing basement wall 3' below finish grade, breaking two 1' hole in existing basement floor for drainage, infilling remaining basement structure under new proposed streetscapes with ¾" Crushed Rock

Under both options it will be presumed that we will be able to work with the owner of the building / Tenant will vacate the proposed basement space completely for construction and be granted access to property owner's side of construction



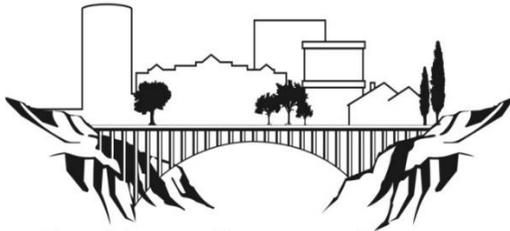
Sr. Project Manager Nick Guho	1 Hours @	\$100.00	100.00
Project Manager Anthony Guho	4 Hours @	95.00	665.00
Estimator	4 Hours @	61.14	<u>244.56</u>
		Total	\$1,009.56

Preconstruction Task 6

Review 90% Construction Drawing

Sr. Project Manager Nick Guho	24 Hours @	\$100.00	2,400.00
Project Manager Anthony Guho	24 Hours @	95.00	<u>2,280.00</u>
		Total	4,680.00

Grand Total \$7,528.56



Date: October 10, 2014

To: Urban Renewal Agency of the City of Twin Falls

From: Jesse Schuerman, URA Staff Engineer

Request:

Consideration of a request to allocate \$7,600 to make lighting improvements to the new 2nd Avenue Parking Lot for downtown parking purposes.

Background:

After building demolition was completed and the base materials were placed, the URA acquired the lot at 229-241 2nd Ave. North to improve parking and assist Main Avenue construction operations for the downtown community.

A public hearing was held for the property and Staff brought the special use and deferment of permanent improvements to the City Council for consideration on October 3rd. City Council made a condition on the deferment that we provide lighting accommodations to the lot for safety reasons and to meet city lighting code 10-11-4.

Therefore, Staff has worked with the City Electrician to obtain necessary costs for the lighting improvements. The public power facilities do not need to be upgraded, but the cost of having a qualified contractor trench and put in conduit and pole bases is estimated at \$3,600.00. The City Electrician has specified the fixtures and location of the light to have the lot lighting meet City Code. The new LED fixture and poles are estimated at \$4,000.

The lighting design would not be impacted by anticipated alleyway improvements, nor need to be removed/redesigned at a later date.

Once approved, the City Electrician has committed the time to start this as soon as possible in hopes that we can complete the work before the weather turns.

Approval Process:

Approval by a majority of the Board.

Budget Impact:

\$7,600

Conclusion:

Staff would direct the City Electrician and associated contractor to proceed with the above work once the Board approves this direction.

Attachments: None

Twin Falls Urban Renewal Agency Main Avenue Redevelopment Project



Cracked and Heaving Sidewalks Adjacent to Main Ave.,
Representative Photos, Sept. 12, 2016



Additional Sidewalk Repairs Possible in Project Area if
Main Ave. is Constructed Under Budget



Prepared for:



Monthly Report for Board Meeting October 10, 2016

Prepared by – Owner's Representative:



Monthly Project Progress Update

Prepared for URA Board Meeting on October 10, 2016

Main Avenue Redevelopment Project

Progress this Period, September 12 – October 5, 2016

CM/GC Selection, and Status of Contract

1. Construction Management/General Contracting (CM/GC) services for the Main Avenue Redevelopment Project.
 - Selection of Guho as CM/GC for the Main Avenue project was approved by the URA Board on September 12, 2016.
 - Pre-construction phase services began by Guho for Tasks 1-6 which we felt needed to begin in September in order to prepare a block scheduling diagram for discussion at the Oct. 10th PAC meeting, and for additional tasks as outlined below.
 - Executive Director approved Tasks 1, 2, 3 on September 23, 2016 totaling \$4,636.53 which were under the \$5,000 approval threshold for the Executive Director. These tasks pertained to:
 - 1) Develop a block scheduling diagram; \$2,499.68
 - 2) Preparatory meeting to discuss block scheduling diagram with project team; \$374.97
 - 3) Attend PAC on Oct. 10 and discuss preliminary construction phasing approach with project team; \$1,761.88Subtotal of Tasks 1-3: \$4,636.53
 - URA Subcommittee approved Guho's preconstruction Tasks 4, 5, 6 totaling \$7,528.56 which were under the \$15,000 approval threshold. This meeting was held on Friday, September 30, 2016. These tasks pertained to:
 - 4) Reimbursement for Guho's attendance at Sept. 19 meeting with project team for 90% design review comments; 2 Guho staff; \$1,839.00
 - 5) Preliminary estimates of basement strengthening or closure, for Crowley property (Moose Hill and Twin Beans tenants); \$1,009.56
 - 6) Detailed review of 90% construction drawings; \$4,680.00Subtotal of Tasks 4-6: \$7,528.56
 - URA Board is now being asked (at Oct. 10, 2016 meeting) to approve tasks 7-11 for \$131,111.08. These tasks pertain to:
 - 7) Meeting attendance by Guho staff (President, Project Manager, Public Relations, Assistant PM) during preconstruction phase, from Oct. 11, 2016 through March 31, 2017. If GMP is established sooner, this total will be less. \$37,740.72
 - 8) Develop Guaranteed Maximum Price (GMP) Estimate based on current 90% construction drawings; \$29,994.16
 - 9) Develop detailed construction schedule and coordinate with business owners; \$19,797.00
 - 10) Work with Otak and project team on Value Engineering proposals to suggest alternative projects that meet functional requirements at a lower cost; \$5,800.00

11) Bidding services to define subcontract scopes and develop the overall GMP;
\$37,779.20

Subtotal of Tasks 7-11: \$131,111.08

- The total of all preconstruction tasks 1-11 is \$143,276.17. We do not anticipate additional cost for preconstruction services tasks by Guho. The URA will be billed for Guho's actual hours only within this limit.
- Construction phase services will follow based on the Guaranteed Maximum Price (GMP) that will be developed. The contract terms have been forwarded to the URA's legal counsel for review. The contract terms will also be reviewed by CH2M as Owner's Representative. The overall CM/GC fee has been negotiated and discussed with URA Executive Director(s) (Phil Kushlan and Nathan Murray), with the URA Board Chair (Dan Brizee) and Subcommittee representative (Brad Wills), with the City Manager, and with the URA Staff Engineer (Jesse Schuerman) and all have indicated concurrence that the fee is appropriate based on CH2M's recommendation. It is consistent with other CM/GC fees for streetscapes projects. The contract terms should be ready for URA Board consideration, with approval recommended at next URA Board meeting in November 2016.

Review of 90% Design Submittal

2. CH2M reviewed Otak's 90% design submittal of the Main Avenue project, including Hansen St. South. Our comments were prepared by three Civil Engineers from CH2M familiar with roadway design. Our comments were provided to Otak on August 16 2016. Follow-up comments to the electrical/utility design were submitted in mid-September, as that design was submitted later.
3. Design review comments from the URA, City and CH2M were discussed with Otak on Sept. 19 2016.

Basement Issues

4. Previous recommendations from Otak based on cost and technical considerations were as follows:
 - 1) Wall off and fill the basement at the Crowley property as it is not reinforced as heavily as the other basements at the banks appear to be.
 - 2) Construct a new aesthetic sidewalk surface layer along Main Ave. for the Wells Fargo and Key Bank sidewalks, leaving the structural basement caps in place underneath, and providing bollards to inhibit heavy vehicles from accidentally or intentionally driving on the sidewalks with basements underneath. Provide necessary waterproofing of these areas between the structural and aesthetic caps, and along the exposed basement walls as construction work is underway.
5. Discussion of results from Guho's preconstruction services Task 5 concerning Crowley basement strengthening or infill cost opinions.
6. CH2M recommends that the URA and City explore licensing agreements with the property owners establishing the liability of continued basement encroachment under Main Ave. Cost sharing issues also need to be negotiated with property owners for items such as waterproofing, and infill at Mr. Crowley's property. The legal questions will need to involve further legal input, and discussions between the City, URA and property owners. This work can be done in parallel with the technical design completion and it should not affect construction work provided that the agreements can be in place by early 2017.

Possible Sidewalk Repair Project

7. CH2M and the URA Executive Director reviewed the deteriorating sidewalks located just outside the Main Avenue project limits, along the side streets (Fairfield, Gooding, Idaho, Hansen,

Jerome) from Main Avenue extending to the Second Streets to the north and south of Main Ave. Our idea is that if there is unspent contingency in the Main Avenue Project, then toward the end of the project we can implement curb, gutter and sidewalk replacement along the priority areas. Currently these sidewalks are at a minimum an eye-sore, and at a maximum a safety hazard, for pedestrians wishing to use them to access what will be a new Main Avenue. Guho has been advised and will be prepared to help the URA/City with this supplemental project if approved later by the URA and City.

Cost Control Report and Cash Flow

8. CH2M completed the format for the URA's Cost Control Report for Area 4-1 projects, including the anticipated cash flow from 2016 through 2013. This was reviewed by the URA Executive Director (Phil Kushlan) and Assistant City Finance Director (Brent Hyatt). The report will be updated monthly.

General

9. CH2M met with or updated Phil Kushlan – Director, generally weekly to discuss progress and specific issues on the Main Avenue project, including updating the overall URA Area 4-1 budget.
10. CH2M outlined the master project schedule dates for CM/GC selection, design completion, and construction. These dates were reviewed by URA, City and Otak. The selected CM/GC will incorporate these key dates into a formal project schedule. The planned construction commencing in early 2017 with completion by late fall of 2017 continues to hold.

Progress in Prior Periods

CM/GC Selection Process

11. Construction Management/General Contracting (CM/GC) services for the Main Avenue Redevelopment Project.
 - RFQ was posted to City's website on June 30, 2016
 - Pre-Proposal Conference was held on July 21, 2016, with 6 firms attending
 - Proposals from 5 firms were received on July 28, 2016, including:
 - ESI
 - Beniton
 - Guho
 - McAlvain
 - Wright Brothers
 - The URA review team short-listed Guho and McAlvain due to their greater extent of specific experience with streetscape projects compared to the firms who were not short-listed. Notifications went out to the firms on August 15th.
 - Interviews with short-listed firms were held on August 30th.
 - Selection of a CM/GC for the project occurred at the URA Board meeting on September 12, 2016, with selection of Guho. Pre-construction phase services have now been negotiated with Guho which will take place from September 2016 into March 2017. Construction phase services to follow beginning in early 2017 based on the Guaranteed Maximum Price (GMP) that will be developed.
12. Criteria for selection of a CM/GC was on the basis of qualifications. Criteria:
 - Company Profile
 - Construction Management/General Contracting Approach
 - Previous Similar Experience of the Company

- Experience of Individuals Proposed for the Project
- Cost and Schedule Control
- Sample Project Documentation
- Project References

13. Interview Committee on August 30, 2016 included representatives from Twin Falls URA (Dan Brizee – Board Chair, Phil Kushlan – Interim Executive Director, and Jesse Schuerman – URA Staff Engineer), City (Travis Rothweiler – City Manager), CH2M – Owner’s Rep (Paul Johnson and Dan Maffuccio), with final decision made by the URA. Refer to the accompanying staff recommendation concerning selection of Guho as the CM/GC for the project.

Basement Issues

14. Otak conducted a structural review and field testing to evaluate the condition of the existing basement caps at three locations:
- a) Wells Fargo Bank (SE Corner of Shoshone and Main)
 - b) Key Bank (NE Corner of Shoshone and Main)
 - c) Crowley Property under Moose Hill and Twin Beans Coffee tenant spaces (South side of Main Ave. just west of Hansen St.)
- See above section for basement recommendations from Otak.

Project Governance

15. Resolution previously approved regarding Project governance. Specific dollar limits of approval were established at the May 9, 2016 Board Meeting. Director can authorize up to \$5,000 per item, with a cumulative maximum of \$15,000 per month. The newly established TFURA construction subcommittee can authorize from \$5000 up to \$15,000 per item, with a cumulative maximum of \$100,000 per month. Larger items would need to go to the full TFURA Board for consideration. CH2M will summarize scope, cost and schedule issues for the Subcommittee and Board at each meeting. (Note: This is a recap of the TFURA’s Board decisions from the May 9, 2016 meeting. Please refer to the official notes from that Board meeting.)

Project Delivery Workshop

16. Held Project Delivery Workshop on May 10, 2016. See separate set of notes: Summary: Concurrence to pursue CM/GC for Main Ave. and basement work. Discussed project delivery options and possible ways to streamline construction and minimize disturbance to merchants.

TFURA Subcommittee Meetings

17. Held meeting with TFURA Construction Subcommittee on May 31, 2016. See separate set of notes. Summary: Discussed path forward for basement capping or closure issues. Agreed to pursue RFQ for CM-GC selection for Main Ave. work. Approved several items for surveying completion regarding storm drainage; fire looping; minor expansion to Commons restroom; Title research concerning ownership of basement extensions; incorporation of Commons and Hansen St. North into the current CM-GC scope of work for City Hall; MOU to be drafted defining TFURA funding for Commons and Hansen North, and design team’s services during construction.

Forecast Services, October - November 2016

18. See items above for ongoing progress in selection of a CM/GC for the project.
19. Review 100% design to be submitted by Otak in October 2016. Meet to review and discuss with Otak all comments to the 100% design from URA, City, CH2M.

20. CH2M will incorporate the findings from the prior meetings and Project Delivery Workshop from May 10, and the June approval to move forward with CM/GC for project delivery, into a summary within the Project Execution Plan.
21. CM/GC “Front End” contract and general conditions format review is ongoing and being coordinated with the legal representative of TFURA
22. Coordination with TFURA, City, property owners with input from Otak regarding basement capping or closure (ongoing)
23. Completion of Master Project Schedule by Otak with input from CH2M
24. Monthly updates to the Cost Control Report and Cash Flow model

Task 1C – Reporting and Services During Design Completion

This task will be ongoing by CH2M through the fall of 2016 and will generally include the following:

- Facilitate Meetings (including preparing agenda and minutes)
- Identify and track Issues that potentially impact project costs and schedule
- Facilitate Coordination among Stakeholders
- Facilitate Approvals by Owner(s) (URA and City)
- Update Budget Summary Cost Status Report and Master Schedule
- Project Progress Report

Safety

- No safety issues to report.
- CH2M has completed our internal Health and Safety Plan for the project.

Budget

Main Avenue Project

- The Main Avenue Project estimate is currently from \$6 to \$6.5 million for redevelopment of the 5 downtown blocks of Main Avenue, including Hansen St. South. (This estimate does not include redevelopment of Hansen St. North nor the Commons area.) This Main Avenue estimate is just within TFURA’s preliminary budget for this work. There is an appropriate contingency for reasonable scope adjustments through design completion included within the value shown. A separate contingency for changes during construction is proposed, as well as allowances for indirect project costs. The more definitive cost control report has been developed by CH2M with input from the URA Executive Director and Assistant City Finance Director. It can be shared discussed in more detail with Board members upon request, but due to the potential sensitivity of some of the budget information such a report is typically not included in detail within CH2M’s monthly reports.
- The Cost Control Report being developed with the TFURA Director designates a recommended percentage of contingency through final design and for possible changes during construction.
- Items discussed with the Director in prior periods, with concurrence from the TFURA Construction Subcommittee, are recapped on previous reports.

Permitting and Design

- Otak has submitted the 90% design package and provided the project team with plans and specifications which were reviewed in mid-August 2016, with electrical/utility plans that followed in early September 2016. The Cost Estimate at 90% design was also developed by Otak for the project team's review, and it currently shows the project as being at the upper end of the URA's budget for the project.
- Otak has participated in recent site investigations of basement extensions under the Main Ave. sidewalk. Otak's structural engineer will begin evaluations for closure or capping, with cost and scope evaluations by Otak. TFURA and the City can then decide on a preferred option, possible cost sharing requests with owners for closure or capping, and begin discussions with affected property owners of the larger basements, specifically Wells Fargo, Key Bank, Crowley (for Moose Hill and Coffee Beans establishments).

Schedule and Milestones

The Master Project Schedule for the Main Avenue project has been developed by CH2M, and is consistent with the overall project timeline as directed by the URA with input from the City, as follows:

Completed Activities:

- RFQ Advertisements for CM/GC Services: June 30, and July 7, 2016
- RFQ Available (City of Twin Falls Website): June 30, 2016
- Pre-Proposal Meeting and Site Tour: July 21, 2016, 1:30 p.m.
- Final Date for Receipt of Questions from Proposers: July 22, 2016
- RFQ Responses from CM/GC's Due: July 28, 2016, 3:00 p.m.
- 90% Design Submittal by Otak: July 29, 2016
- URA Evaluation, Short-Listing of CM/GC's: July 28 – August 12, 2016
- Short-List and Interview Notification: August 15, 2016
- Firms' Criteria Responses and Interview Prep: August 15 – August 28, 2016
- Interviews with Short-Listed CM/GC Firms: August 29 – August 30, 2016
- URA Evaluation and Final Ranking of CM/GC's: August 30 – August 31, 2016
- City Review Comments to 90% Design: August 26, 2016
- Notification of Selection of CM/GC: September 12, 2016

Ongoing Activities:

- Contract Negotiations with Selected CM/GC Firm: September 13 – October 3, 2016
- Approval of CM/GC's Pre-Con Services: September 23, 2016 – October 10, 2016
- Review of Guho Contract (Legal and Scope): October 4-31, 2016
- 100% Design Completion by Otak: October 10, 2016
- 100% Design Review by CH2M, URA, City: October 10 – November 11, 2016
- All 5 blocks design finalized by Otak: December 2, 2016
- CM/GC Contract Signed for Precon (GMP later): November 14, 2016
- Bidding Services by Guho: December 2016 – January 2017
- CM/GC GMP Amendment Signed: February 2017
- Construction Start: Late winter (Feb. or March) 2017

- Construction Substantially Complete: October 31, 2017
- Final Construction Completion: November 22, 2017 (for any final touch-up items not affecting use of the project)

The major phases of work are currently or have been planned and implemented as follows.

Design Phase

90% Design Completion by Otak: August - September 2016.

90% Design Review of all Comments from URA, CH2M, City: September 19, 2016

Otak Coordination with ITD for work on Seconds and Shoshone: Ongoing in September 2016 with review and approval anticipated from ITD in October 2016

100% Design Submittal: October 10, 2016

Review Period for URA, City, CH2M, CM/GC: October 10 – November 18, 2016

Comments Back from Reviewers: November 11, 2016

Main Avenue—All Five Blocks Finalized for Bidding: December 2, 2016

Bid and Award Phase

The Bid and Award phase is planned for late fall/winter of 2016. This will allow the construction contract to be signed so that construction work can begin in winter to early spring of 2017.

Construction Phase

Recent discussions with TFURA suggest that sufficient funding will be available to complete the project (5 blocks of Main Avenue Reconstruction) in one phase, versus multiple phases. The construction phase is therefore planned from late winter of 2017 into the fall of 2017 – approximately 9 to 10 months.

Construction Contracting

- This phase is pending.

Construction Progress

Main Avenue Redevelopment: Scheduled for 2017 as discussed above.

Rogerson Building: Demolition including debris removal was completed by Starr in June 2016. Backfill of the site with compacted earth fill was completed in August 2016.

Hansen Street South: This demolition work has been completed by Starr. The fountain was demolished in April 2016. The former pedestrian area has been converted into a compacted gravel lane providing construction access to the City Hall project (across Main Ave.). Asphalt pedestrian paths have been added on both sides of Hansen Street South, and are separated by chain link fencing for protection of the public from construction vehicles. It is planned that Hansen St. South's reconstruction will be part of the Main Ave. work and it will provide access to the Main Ave. work during construction.

Hansen Street North: This area is currently barricaded by Starr, and was recently used as an access and staging area for demolition of the Rogerson building (site of the new Commons plaza). This lane will be used for access for renovation of the Banner Building for the new City Hall.

CH2M discussed the limits of the Commons Plaza and City Hall renovation in the May 10th Project Delivery workshop to determine what elements of the streetscapes work should remain as part of the City Hall work and which should be part of the Main Avenue work, with regard to project oversight by a CM/GC or Owner's Representative. It is agreed by the City and TFURA that the Commons plaza, Hansen St. North, and sidewalks in front of City Hall will be incorporated by contract amendment into Starr's CM-GC contract. This work will be funded by TFURA. The City prepared an Inter-Agency Agreement that was signed by the City and TFURA in June 2016. The agreement outlines the terms of this plan.

Owner Furnished Materials and Equipment

The topic of potential advance purchasing of brick for the project is being discussed, versus leaving the brick as part of the forthcoming contractor's work to procure. Now that we have pursued a CM-GC for the Main Ave. work, we will seek the CM-GC's advice on advance purchase of the brick once the CM-GC is on board by this fall of 2016.

There will likely be a need for special sidewalk cleaning equipment and snow removal equipment that may need to be purchased by TFURA in cooperation with the City, so that bricks won't be damaged during future cleaning and snow removal operations.

Employment and Economic Benefits

The economic benefits to Twin Falls' and Idaho's economies will be estimated and reported once the construction phase of the Main Avenue Redevelopment project is underway. This will be in terms of direct benefits, of the number of immediate jobs created or supported on the construction project. Secondary benefits will include an estimate of the number of jobs supported that are unrelated to the direct construction. We will also include an estimated percentage of the dollar volume of work going to local contractors with the associated dollars remaining in Twin Falls and the state of Idaho.



Date: October 10, 2016

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray, Director and
Paul Johnson, Owners Representative

Request:

Consideration of a request to approve Preconstruction Tasks 7 through 11 for the Main Avenue Project by Guho Construction in the amount of \$131,111.08.

Background:

Operating as the CM/GC for the Main Avenue project, Guho Construction is engaged in a variety of preconstruction activities such as reviewing plans, preparing estimates, construction scheduling and meeting with stake holders. The URA Board is being asked to approve tasks 7-11 for a total cost of \$131,111.08 for Guho to continue their work. These tasks are described as follows:

Task 7) Meeting attendance by Guho staff (President, Project Manager, Public Relations, Assistant PM) during preconstruction phase, from Oct. 11, 2016 through March 31, 2017. If GMP is established sooner, this total will be less. *Cost \$ 37,740.72*

Task 8) Develop Guaranteed Maximum Price (GMP) Estimate based on current 90% construction drawings. *Cost \$ 29,994.16*

Task 9) Develop a detailed construction schedule and coordinate with business owners. *Cost \$ 19,797.00*

Task 10) Work with Otak and project team on Value Engineering proposals to suggest alternative projects that meet functional requirements at a lower cost. *Cost \$ 5,800.00*

Task 11) Develop GMP and detailed scopes of work based on current 100% construction drawings. *Cost \$ 37,779.20*

Approval Process:

Majority vote of the Board

Budget Impact:

\$131,111.08

Conclusion:

Approval of this item would fund Guho's activities until we have 100% construction drawings and final estimates.

Attachments:

Guho Pre-Construction Task Orders 7 through 11



September 28, 2016

Twin Falls Main Street Improvements

Proposed scope and pricing of CM /GC Preconstruction Services performed October 11, 2016 to March 31, 2017

Preconstruction Task 7 Meetings

Attend meetings for Preconstruction Period October, November, December, 2016 January, February, March 2017 and make site visits

Based on two site visits / meeting per month Plus 2 Go-To Meeting per Month for Project manager

Based on one site visits / meeting per month For SPM Plus 2 Go-To Meeting per Month For Senior Project Manager

Sr. Project Manager			
Nick Guho 12@ 2 + 6@9	78 Hours @	\$100.00	7,800.00
Travel Miles	1800 @ .54		972.00
Project Manager			
Anthony Guho 12@ 2 + 12@9	132 Hours @	95.00	12,540.00
Travel Miles	3600 @ .54		1,944.00
Public Relation	132 Hours @	54.98	7,257.36
Assistant PM	132 Hours @	54.98	<u>7,257.36</u>
			37,740.72



Preconstruction Task 8

Develop GMP (guaranteed maximum price) Budget for project based on current 90% Construction Drawing with detailed schedule of values.

Sr. Project Manager Nick Guho	40 Hours @	\$100.00	4,000.00
Project Manager Anthony Guho	120 Hours @	95.00	11,400.00
Estimator	120 Hours @	61.14	7,336.80
Assistant PM	132 Hours @	54.98	<u>7,257.36</u>
		Total	\$29,994.16

Preconstruction Task 9

Develop detailed construction schedule for overall project and coordinate schedule as much as possible with business owners on their individual input.

Sr. Project Manager Nick Guho	40 Hours @	\$100.00	4,000.00
Project Manager Anthony Guho	120 Hours @	95.00	11,400.00
Public Relation	60 Hours @	54.98	3,298.80
Assistant PM	20 Hours @	54.98	<u>1,099.60</u>
		Total	\$19,797.00



Preconstruction Task 10

Work with OTAK directly on Value added engineering by reviewing products and assemblies in current drawings and providing costing for alternates as well as how they may help enhance overall project schedule.

Sr. Project Manager Nick Guho	20 Hours @	\$100.00	2,000.00
Project Manager Anthony Guho	40 Hours @	95.00	3,800.00
		Total	\$5,800.00

Preconstruction Task 11

Develop final GMP (guaranteed maximum price) and detailed scopes of work and bid packages based on 100% approved permitted Construction Drawing. Each bid packages will incorporate defined a schedule of values which will be used for monthly billing as well as agreed upon alternates and unit costs. These alternates and unit costs can be used to easily project costing for monies taken out of contingency if available for project enhancements such as additional sidewalk replacement.

Sr. Project Manager Nick Guho	40 Hours @	\$100.00	4,000.00
Project Manager Anthony Guho	160 Hours @	95.00	15,200.00
Estimator	160 Hours @	61.14	9,782.40
Assistant PM	160 Hours @	54.98	<u>8,796.80</u>
		Total	\$37,779.20
		Grand Total	\$131,111.08