THE URBAN RENEWAL AGENCY
OF THE CITY OF TWIN FALLS

Date: **July 21, 2011**

To: Urban Renewal Agency of the City of Twin Falls

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

Request:

Consideration of a request to award the bid to reroof the C3 Call Center to Smith Roofing & Siding, LLC in the amount of $163,000 for the base bid and $42,900 for Alternate Bid 1 (repair skylights) for a total of $212,700.

Background:

On Tuesday, July 19, 2011 bids were opened to reroof the C3 Call Center. Four bids were received and opened. Pete Anderson of Myers-Anderson Architects tabulated the bids and has determined that Smith Roofing from Rigby, ID is the low, responsive bid at $212,700. The range was the low bid just reported up to $277,661.

The work to reroof the C3 Call Center will consist of:

- Removing and replacing the existing single ply membrane with new TPO single ply membrane
- Improving the roof drainage around the large roof-top HVAC equipment
- Over glazing the existing sky light with poly carbon product to prevent leaking (Alternate #1)

Myers-Anderson had added an Alternate #2 to add 1 ½" of rigid insulation to the bid specs but the bid amounts were higher than a standard 10-year payback would justify. Myers-Anderson does not recommend awarding Alternate #2 to the reroof contract.

The new roofing material will carry a 20-year manufacturer's warranty. The roofing company will provide a 3-year warranty for workmanship.

As you recall the Agency approved the reroof design to protect its property asset, and the personnel and the assets of its tenant, C3. The roof is approximately 18 years old and has outlived its useful, economic life.

Approval Process:

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

Budget Impact:

Funds are available.

Conclusion:

Staff and Pete Anderson recommend the board approve and award the contract to the apparent low responsive bidder Smith Roofing & Siding, LLC.

Attachments:

1. Myers-Anderson Letter of Recommendation of Award
2. Bid Tabulation
3. Notice of Award

Project Name: Reroof of the Building at 851 Poleline Road
Twin Falls, Idaho

Bid Tabulation Sheet Project No. 11259
Date: July 19, 2011

Bidder	Briggs Roofing	Gem State Roofing	Modern Roofing	Roman Roofing	Scott Miley Roofing	Smith Roofing	Upson Co.	
Bid Bond	No Bid	No Bid		No Bid				
Public Works Contractor's License								
Contract Time								
Addendum 1 and 2								
Base Bid			$ 168,681.00		$ 218,961.00	$ 163,000.00	$ 215,800.00	
Alternate 1: Repair Skylights			$ 59,288.00		$ 58,700.00	$ 49,700.00	$ 59,000.00	
Alternate 2: Added Insulation			$ 40,073.00		$ 48,000.00	$ 42,900.00	$ 71,000.00	
Base Bid + Alternate 1	$ -	$ -	$ 227,969.00	$ -	$ 277,661.00	$ 212,700.00	$ 274,800.00	$ -
Base Bid + Alternate 1 and 2	$ -	$ -	$ 268,042.00	$ -	$ 325,661.00	$ 255,600.00	$ 345,800.00	$ -
HVAC Subcontractor								
Plumbing Subcontractor								
Electrical Subcontractor								

Myers ■ Anderson
- **Architecture**
- Interior Design
- *Landscape Architecture*

July 19, 2011

Gary Garnand, Chairman
Twin Falls Urban Renewal Agency
City of Twin Falls
P.O. Box 1907
321 2nd Ave, East
Twin Falls, ID 83301

Dear Mr. Garnand,

Myers Anderson Architects, upon review of the bids for Reroof of the Building at 851 Poleline Road, recommend the TFURA award the Base Bid along with Alternate 1 to Smith Roofing & Siding, LLC. They are the low, responsive bidder.

If you have any questions or concerns, please contact our office.

Sincerely,

Pete G. Anderson, AIA
Myers Anderson Architects, PLLC

cf

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849 Front Street, Suite 202
P.O. Box 2340 (82931-2340)
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101 N. Main Street
Pocatello, Idaho 83204
P 208-232-3741
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E-mail: maa@myers-anderson.com Website: www.myers-anderson.com

July 21, 2011

Smith Roofing & Siding LLC
253 N, 4000 E
Rigby, Idaho 83442

Re: Re-roofing Building at 851 Poleline Road, Twin Falls ID 83301

Dear Gentlemen,

The Board of Director for Twin Falls Urban Renewal Agency has approved the award for the base bid including Alternate #1 for the Re-roofing the building at 851 Poleline Road to Smith Roofing & Siding.

Attached are two copies of the Standard form of Agreement between Owner and Contractor. Please sign both copies of the Contracts and return both copies of contract along with original copies of the Certificate of Insurance, Performance, Labor, and Material Bonds to Melinda Anderson, City of Twins Falls at PO Box 1907, Twin Falls, ID 83303-1907

Sincerely,

Gary Garnand, Chairman

Twin Falls Urban Renewal Agency
PO Box 1907
Twin Falls, ID 83303-1907