



SPECIAL MEETING AGENDA

City Council Chambers
305 3rd Avenue East, Twin Falls, Idaho

Monday, April 3, 2017 at 12:00 p.m.

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) Confirmation of Quorum / Call Meeting to Order
- 2) Items of Consideration
 - a. Consideration of a request to approve the Guaranteed Maximum Price of \$6,446,114.99 from Guho Corp for the completion of the Main Avenue Project – Nathan Murray
 - b. Consideration of a request to approve an addendum to the contract with Guho Corp to allow \$56,538 for testing and inspection of the Main Avenue Project – Nathan Murray/Paul Johnson
- 3) Reports / Updates
 - a. Discussion of the Cost Control Report for Revenue Allocation Area #4-1 and priority projects for Downtown – Nathan Murray
- 4) General Input / Announcements - Public or Staff
- 5) Upcoming Meeting(s)
 - a. Next regular meeting: Monday, April 10, 2017 @ 12:00 pm
- 6) Adjourn

<i>*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.</i>
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Date: April 3, 2017

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray

Request:

Consideration of a request to approve the Guaranteed Maximum Price of \$6,446,114.99 from Guho Corp for the completion of the Main Avenue Project.

Background:

In September 2016, the TFURA entered into an agreement with Guho Corp to perform CM/GC services for the Main Avenue Project. As the CM/GC, Guho has bid the individual construction services for the project and has presented a Guaranteed Maximum Price (GMP) of \$6,446,114.99 for completion of the work.

Attached is a summary breakdown of the individual construction costs (attachment 1) and the construction schedule (attachment 2). Additional details will be provided in staff's formal presentation to the Board. (For review of the complete exhibits, a link will be provided at your request.)

Approval Process:

Approval by a majority of the Board approve the proposed price.

Budget Impact:

The total estimated cost of the GMP for the construction phase of the project is:

\$5,564,381.00	total construction cost
\$ 278,219.05	contingency
\$ 46,411.00	bond
\$ 500,565.94	CM/CG fee
\$ 56,538.00	tree services (approved 2/03/17)

Total: \$6,446,114.99

Conclusion:

Staff recommends approval of the GMP.

Attachments:

- 1- Estimate Report
- 2- Construction Schedule



Exhibit C- Guaranteed Maximum Price

Total Cost	\$ 5,564,381.00
Contingency 5%	278,219.05
Bond	46,411.00
Total	\$ 5,889,011.05
CM/GC Fee 8.5%	500,565.94
Subtotal	\$ 6,389,579.99
GMP #1 (Approved 02/03/17)	56,538.00
Total Guaranteed Maximum Price #2	\$ 6,446,114.99

Item	Description	Takeoff Qty		Unit Cost	Total	
						Amount
01-2100						
----	Unsuitable Soils	1,000.00	cy	23.95 /cy		23,950
----	Electrical Reconnect at Shoshone	1.00	allo	2,500.00 /allo		2,500
----	Light Pole Temp Hookup	1.00	allo	7,500.00 /allo		7,500
----	Plan Set Printing Allowance	1.00	allo	5,000.00 /allo		5,000
	01-2100					38,950
01-3223 Survey/Layout/As Builts						
10	Survey	1.00	lsum	54,670.00 /lsum		54,670
10	Total Station (Layout/As Builts)	8.00	mth	4,500.00 /mth		36,000
	01-3223 Survey/Layout/As Builts					90,670
01-5323 Tempoary Ramps						
----	Doorway Ramps	95.00	ea	114.75 /ea		10,901
	01-5323 Tempoary Ramps					10,901
01-5526 Traffic Control						
10	Traffic Control	1.00	ls	87,645.20 /ls		87,645
	01-5526 Traffic Control					87,645
01-5600 Tempoary Fences						
----	Construction/ Business Access Signage	1.00	allo	5,000.00 /allo		5,000
----	Orange Fence	6,000.00	lf	1.50 /lf		9,000
----	Rope Light	3,000.00	lf	0.96 /lf		2,872
----	Temp Power to Rope Lights	20.00	ea	250.00 /ea		5,000
	01-5600 Tempoary Fences					21,872
01-5713 SWPPP						
----	SWPPP Allowance	1.00	allo	10,000.00 /allo		10,000
	01-5713 SWPPP					10,000
02-4200 Demolition						
----	Hardscape Demo	1.00	ls	170,290.00 /ls		170,290
	02-4200 Demolition					170,290
10-1400 Street Signage						
10	Signage Package	1.00	lsum	6,648.90 /lsum		6,649
10	Signage Install	1.00	lsum	22,040.00 /lsum		22,040
	10-1400 Street Signage					28,689
12-9300 Site Furnishings						
----	6'-0" Perrine Concept Bench with Back	10.00	ea	1,512.62 /ea		15,126
----	4'-0" Perrine Concept Bench with Back	20.00	ea	1,127.27 /ea		22,545
----	Perrine Concept Chair	10.00	ea	853.42 /ea		8,534
----	Bench Foundation w/ Anchors	40.00	ea	200.00 /ea		8,000
n	10 Bike Rack, Cast In,	24.00	ea	266.58 /ea		6,398
n	10 Bike Rack, Cast In w/ Custom Logo	24.00	ea	340.58 /ea		8,174
----	Trash Receptacles	30.00	ea	1,300.00 /ea		39,000
	12-9300 Site Furnishings					107,778
26-0000 Electrical						
10	Electrical Demo	1.00	lsum	13,855.00 /lsum		13,855
10	Electrical Services	1.00	lsum	115,860.00 /lsum		115,860
10	Electrical- Trenching and Conduits	1.00	lsum	377,803.00 /lsum		377,803
10	Electrical- Light Pole Base Drilled Shaft	76.00	ea	721.00 /ea		54,796
10	Electrical- Light Poles base Form and Pour	19.00	ea	1,221.00 /ea		23,199
10	Electrical Light Pole Install	1.00	lsum	31,200.00 /lsum		31,200
10	Electrical- Tree Well Receptacles	1.00	lsum	15,717.00 /lsum		15,717

Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
26-0000	Electrical				
10	Electrical- Irrigation Controller	1.00	lsum	3,680.00 /lsum	3,680
10	Electrical Box Wrap	5.00	ea	523.80 /ea	2,619
	26-0000 Electrical				638,729
26-5600	Light Pole Supply				
----	Light Pole Package-12 ft Pole	58.00	ea	2,220.70 /ea	128,801
----	Light Pole Package- 16-ft Pole	36.00	ea	2,938.32 /ea	105,780
----	Light Pole Package- 24" Banner Arm	275.00	ea	129.85 /ea	35,709
----	Light Pole Package- Aux Channel Exit	87.00	ea	33.87 /ea	2,946
----	Light Pole Package- Trac Nut	100.00	ea	8.48 /ea	848
----	Storage 20-ft Connex	2.00	ea	1,785.00 /ea	3,570
	26-5600 Light Pole Supply				277,653
32-1100	Excavation and Base Course				
----	Sidewalk Base Section w/ Excavation	1.00	ls	182,110.00 /ls	182,110
	32-1100 Excavation and Base Course				182,110
32-1123	Aggregate Base Course				
----	Road Section w/ Excavation	1.00	ls	487,315.00 /ls	487,315
	32-1123 Aggregate Base Course				487,315
32-1216	Asphalt Paving				
----	Asphalt Misc Patch	4,000.00	sf	4.00 /sf	16,000
----	Asphalt Paving	1.00	ls	185,485.00 /ls	185,485
	32-1216 Asphalt Paving				201,485
32-1313	Concrete Paving				
----	Concrete Paving	1.00	ls	187,380.00 /ls	187,380
----	Concrete Crosswalk	1.00	ls	19,756.00 /ls	19,756
	32-1313 Concrete Paving				207,136
32-1316	Concrete Sidewalks				
----	Concrete Sidewalk 4"	1.00	ls	306,350.00 /ls	306,350
	32-1316 Concrete Sidewalks				306,350
32-1413	Unit Pavers				
----	Belgard Custom 4x8 Square Edge Paver	44,000.00	sf	2.82 /sf	124,000
----	Paver Install	1.00	ls	284,400.00 /ls	284,400
----	Paver Mockup	3.00	ea	700.00 /ea	2,100
----	Paver Engraving	300.00	ea	25.00 /ea	7,500
----	Engraved Paver Pickup Delivery	1.00	ea	500.00 /ea	500
	32-1413 Unit Pavers				418,500
32-1600	Curbs and Gutters				
----	Concrete Curbs- Sub	1.00	ls	328,042.00 /ls	328,042
	32-1600 Curbs and Gutters				328,042
32-1713	Bollards				
----	Bollard Bolt Down	41.00	ea	870.44 /ea	35,688
----	Bollard Anchor Bolts	164.00	ea	5.00 /ea	820
----	Bollard Concrete Base	41.00	ea	850.00 /ea	34,850
	32-1713 Bollards				71,358
32-1723	Pavement Markings				
----	Pavement Markings	1.00	ls	21,664.55 /ls	21,665
	32-1723 Pavement Markings				21,665
32-1726	Ped Ramps				
10	Ped Ramp Concrete- Sub	1.00	ls	48,900.00 /ls	48,900
----	2 x 5 Truncated Dome	5.00	ea	170.80 /ea	854
----	2 x 10 Truncated Dome	56.00	ea	335.10 /ea	18,766

Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
32-1726	Ped Ramps					
----	2 x 4 Truncated Dome	8.00	ea	137.94 /ea		1,104
	32-1726 Ped Ramps					69,623
32-9000	Landscaping and Irrigation					
----	Irrigation - Sub	1.00	ls	205,540.00 /ls		205,540
----	Landscape- Sub	1.00	ls	204,531.00 /ls		204,531
	32-9000 Landscaping and Irrigation					410,071
32-9400	Hanging Baskets					
----	Hanging Flower Basket	94.00	ea	75.00 /ea		7,050
	32-9400 Hanging Baskets					7,050
32-9443	Tree Grates and Frames					
----	4x6 Tree Grate (Chinook)	86.00	ea	999.77 /ea		85,980
----	4x6 Tree Grate Frame (RxBRxRxBR)	85.00	ea	280.00 /ea		23,800
----	Tree Guard	25.00	ea	783.52 /ea		19,588
----	SS Concrete Anchors	800.00	ea	1.38 /ea		1,104
	32-9443 Tree Grates and Frames					130,472
33-1100	Water Utilities					
----	Water Utilities	1.00	ls	86,275.00 /ls		86,275
	33-1100 Water Utilities					86,275
33-4100	Storm Drain Utilities					
----	Demo Storm Drain Pipe	1.00	ls	48,065.00 /ls		48,065
----	Drop Inlets- Sub	1.00	ls	103,400.00 /ls		103,400
----	Storm Drain Utilities	1.00	ls	327,365.00 /ls		327,365
	33-4100 Storm Drain Utilities					478,830
90-1000	Basement Lid Waterproofing					
----	Waterproofing Allowance	4,057.00	sqft	6.00 /sqft		24,342
----	Perf Pipe at Bank	208.00	lf	14.25 /lf		2,964
	90-1000 Basement Lid Waterproofing					27,306
90-2000	Crowley Basment Infill					
----	Crowley Basement Infill	1.00	ls	112,933.00 /ls		112,933
	90-2000 Crowley Basment Infill					112,933
90-3000	Coal Chute Infill Allowance					
----	Coal Chute Infill	1.00	allo	30,000.00 /allo		30,000
	90-3000 Coal Chute Infill Allowance					30,000
90-4000	Relocate Clock					
----	Removal of Clock	1.00	ea	750.00 /ea		750
----	Set Clock	1.00	ea	750.00 /ea		750
----	Foundation	1.00	ea	2,000.00 /ea		2,000
----	Temp Foundation	1.00	ea	1,000.00 /ea		1,000
----	Electrical Service to Clock	1.00	allo	2,500.00 /allo		2,500
	90-4000 Relocate Clock					7,000
99-1000	General Conditions					
25	General Laborer	900.00	HR	27.18 /HR		24,462
30	Project Engineer/ Asst. Superintendent	1,800.00	HR	54.981 /HR		98,965
30	Project Engineer/ Asst. Superintendent (Hotel)	180.00	nigh	125.00 /nigh		22,500
30	Project Engineer/ Asst. Superintendent (Travel)	10,800.00	mile	0.54 /mile		5,832
55	Superintendent	1,800.00	HR	88.00 /HR		158,400
55	Superintendent (Hotel)	180.00	nigh	125.00 /nigh		22,500
55	Superintendent (Travel)	10,800.00	mile	0.54 /mile		5,832
65	Project Management	900.00	HR	95.00 /HR		85,500
65	Project Management (Hotel)	18.00	nigh	125.00 /nigh		2,250
65	Project Management (Travel)	10,800.00	mile	0.54 /mile		5,832
70	Construction Manager	90.00	HR	100.00 /HR		9,000

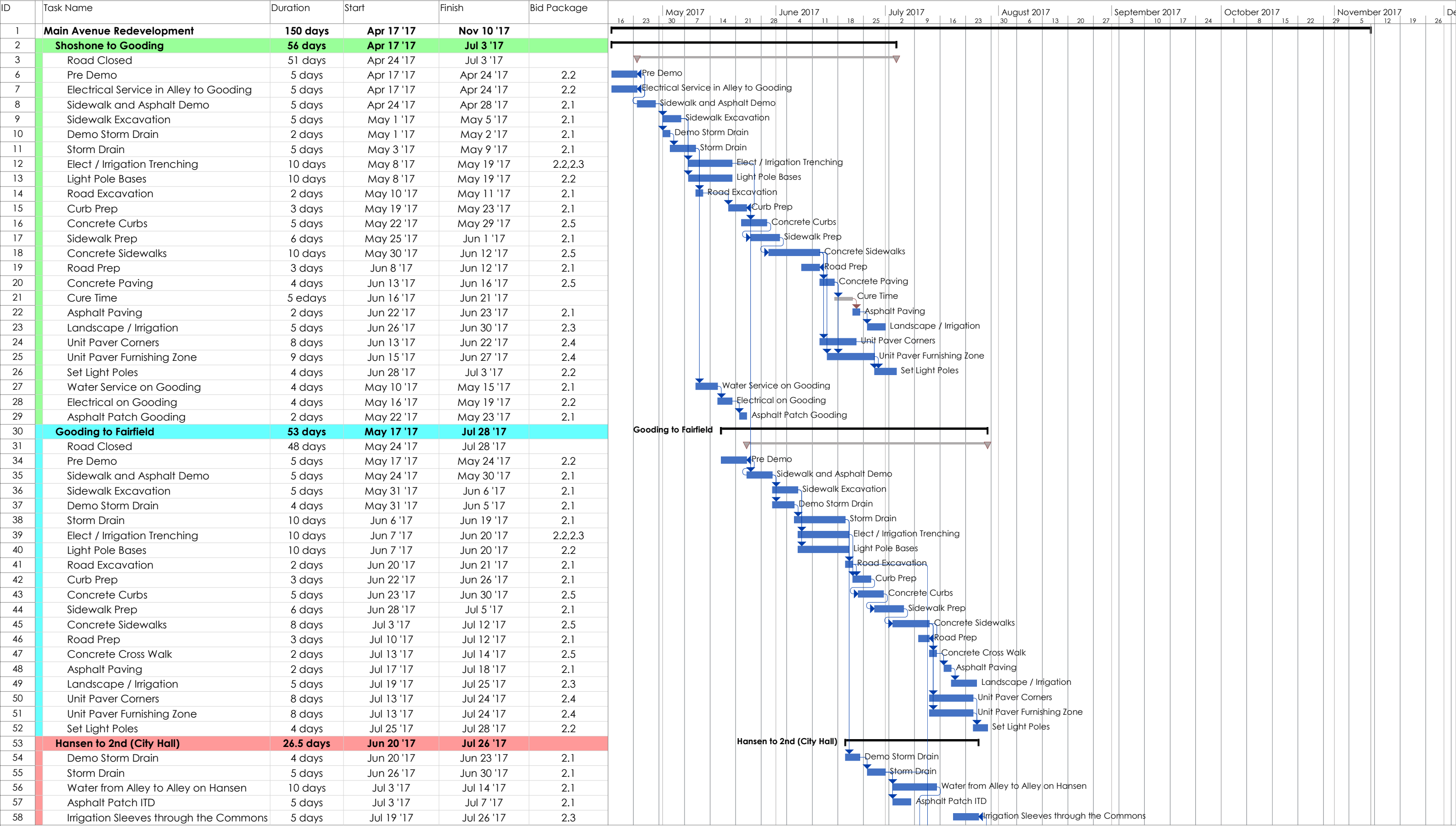
				Total	
Item	Description	Takeoff Qty		Unit Cost	Amount
99-1000	General Conditions				
70	Construction Manager (Travel)	2,700.00	mile	0.54 /mile	1,458
----	5,000# Forklift	8.00	mths	2,500.00 /mths	20,000
----	Procore Website	9.00	mths	600.00 /mths	5,400
----	Job Trailer	8.00	mth	722.00 /mth	5,776
----	Field Office Furniture/Technology	8.00	mth	250.00 /mth	2,000
----	Delivery/Removal	2.00	ea	451.00 /ea	902
----	Temp Power	8.00	mth	100.00 /mth	800
----	Temp Elect Service	2.00	ea	230.00 /ea	460
----	Electrical Hook Up	1.00	ls	2,500.00 /ls	2,500
10	Portable Toilet	20.00	mth	90.68 /mth	1,814
----	Staging Area Rental	9.00	mths	1,000.00 /mths	9,000
----	Misc Fencing and Repair	1.00	ls	2,500.00 /ls	2,500
----	Dumpster	8.00	mths	500.00 /mths	4,000
	99-1000 General Conditions				497,683
					5,564,381



MAIN AVENUE REDEVELOPMENT PROJECT
CONSTRUCTION SCHEDULE
MARCH 17, 2017

EXHIBIT F

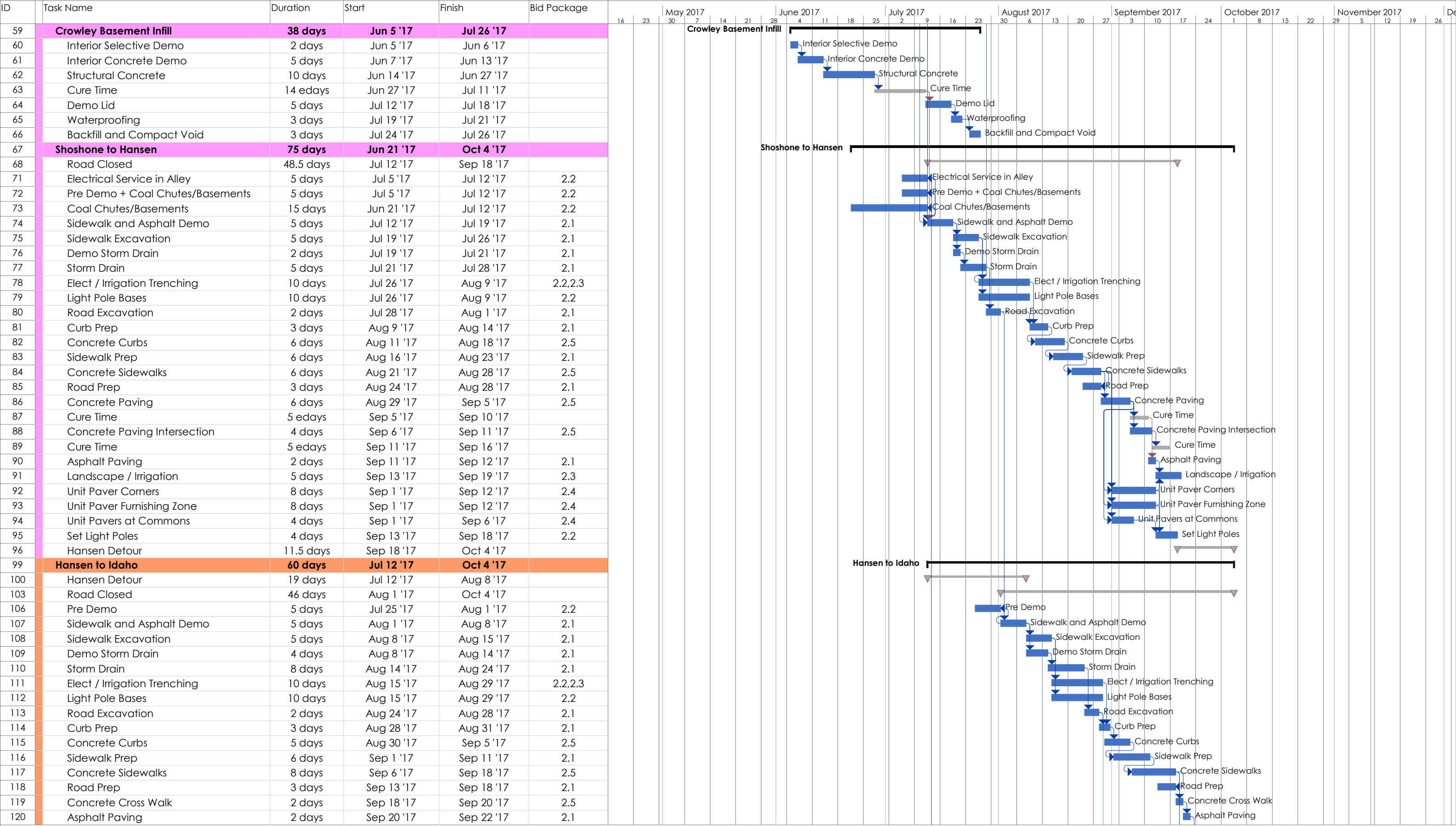
391 W. STATE ST., SUITE G
EAGLE, IDAHO 83616
(208)939-8850
IDAHO PUBLIC WORKS LICENSE #12569-U-1-2-3
IDAHO STATE CONTRACTOR LICENSE #RC-6113
IDAHO CONSTRUCTION MANAGEMENT LICENSE # 011938
www.guhocorp.com





MAIN AVENUE REDEVELOPMENT PROJECT
CONSTRUCTION SCHEDULE
MARCH 17, 2017

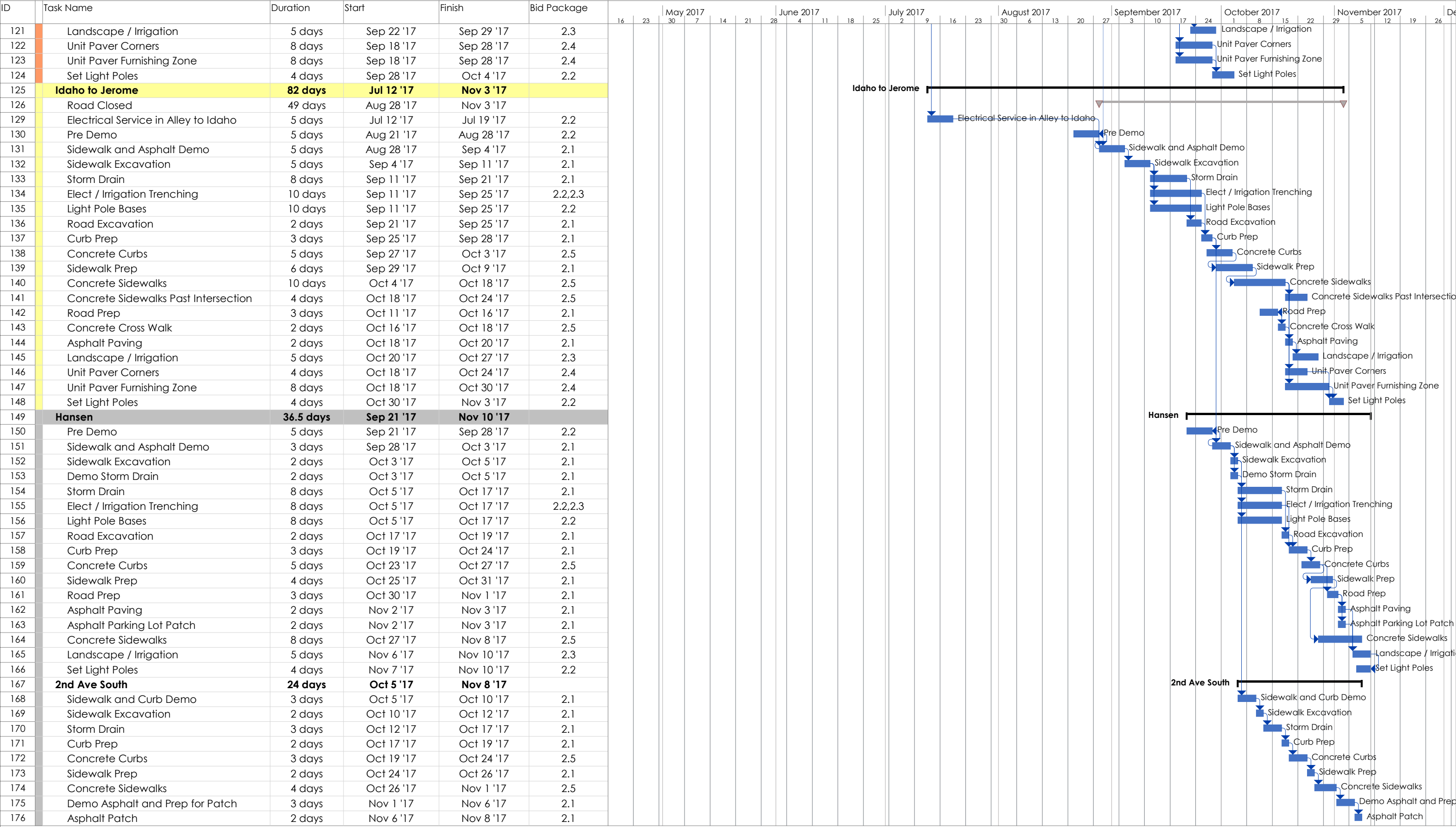
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MAIN AVENUE REDEVELOPMENT PROJECT
CONSTRUCTION SCHEDULE
MARCH 17, 2017

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Date: April 3, 2017

To: Urban Renewal Agency of the City of Twin Falls

From: Nathan Murray

Request:

Consideration of a request to approve an addendum to the contract with Guho Corp to allow \$56,538 for testing and inspection of the Main Avenue Project – Nathan Murray/Paul Johnson

Background:

Part of the CM/GC responsibility to the permitting agencies for new construction is the testing and inspection of new and upgraded utilities, new power and electrical equipment, and other similar devices and materials. In order to perform these services, Guho is asking for an amendment to their existing contract to perform these services as needed.

Attached is a summary breakdown of the maximum inspection costs (Attachment 1). Additional detail will be provided in staff's formal presentation to the Board.

Approval Process:

Approval by a majority of the Board approves the proposed price.

Budget Impact:

The total estimated cost for testing and inspection of the Main Avenue Project is \$56,538.00, with the cost breakdown below:

- a. \$46,273.00 hard cost
- b. \$ 3,933.00 CM/GC fee
- c. \$ 678.00 bond
- d. \$ 5,654.00 contingency

Conclusion:

Staff recommends approval of the GMP.

Attachments:

- 1- Estimated totals

Estimate Totals

Description	Rate	Amount	Totals
Total Cost		46,273	46,273
CM/GC Fee	8.50 %	3,933	
Bond		678	
Total Estimate			50,884
Contingency	10.00 %	5,654	
Total Budget			56,538