



MINUTES

April 3, 2017

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

Board Members Present: Dan Brizee, Dexter Ball, Neil Christensen, Perri Gardner, Bob Richards, Gary Garnand, Brad Wills

Absent: None

Also Present:

Nathan Murray	URA Executive Director
Jesse Schuerman	URA Engineer
Lorrie Bauer	URA Recording Secretary
Brent Hyatt	City Assistant Finance Officer
Fritz Wonderlich	City Attorney
Mitch Humble	City Deputy City Manager (arrived @ 12:30)
Ruth Pierce	City Council Liaison to URA
Matt Parks (via phone)	Elam & Burke
Paul Johnson	CH2M
Anthony Guho	Guho Corp.

- 1) Confirmation of Quorum / Call Meeting to Order
Chairman Brizee confirmed a quorum then called the meeting to order at 12:01 p.m. He announced that Item 2b was removed from the Agenda.
- 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

Nathan introduced the agenda item and Paul Johnson, of CH2M, added a brief overview. Bids for construction are within the Agency's goal value. The guaranteed maximum price (GMP) of \$6,389,579.99 in addition to the Landscape Removal total previously approved keeps the total under the \$6.5 million budget.

Additional scope afforded within this GMP includes three fire hydrants, cast iron light poles instead of fiberglass, and upgraded storm drain system with additional capacity in the Main Ave. area. Matt Parks, Attorney for the Agency, shared he reviewed the GMP contract and has no legal concerns.

Groundbreaking Ceremony will be held on April 11, 2017.

Construction begins on Block 1 (Shoshone to Gooding) on April 17, 2017

Substantial completion is anticipated to be October 31, 2017 with Final completion in November 2017.

Anthony Guho, Guho Corp., summarized the GMP agreement including the exhibits. Exhibit D listed the subcontractors and suppliers with the majority from the Twin Falls area. Mr. Guho clarified that once construction begins, the specific area of road under construction will be closed to vehicle traffic. A temporary sidewalk, approximately six feet off the building, will allow business access during construction. When it is time to pour the new sidewalks Guho will coordinate with the businesses.

Discussion continued regarding getting information to the public. A series of radio ads have already begun as well as press releases. Site-specific signage will be added to the communication series once construction begins as well as one-on-one business visits.

Neil Christensen motioned to approve the guaranteed maximum price of \$6,446,114.99 from Guho for the completion of the Main Avenue Project. Gary Garnand seconded the motion. Roll call vote showed that all board members present voted in favor of the motion. Chairman Brizee thanked everyone involved in getting the project to this point.

3) Reports / Updates

- a. Discussion of the Cost Control Report for Revenue Allocation Area #4-1 and priority projects for Downtown – Nathan Murray

Nathan believes the Agency needs to have a balance between the amount projected to come in and the requests for development projects. He stated there is capacity for some new projects, but a priority list should be created.

4) General Input / Announcements - Public or Staff

Commons Update: Chairman Brizee shared the 85% plans are currently under review for a GMP contract. The wall design must include sealing the wall to make it watertight. The rough estimate is \$1.3m. The splash park is still under design. It is planned to have the commons completed by the end of October, the same time as City Hall. Paul added to take advantage of the competitive unit prices some materials for the commons could be purchased at the same time as for Main Ave.

5) Upcoming Meeting(s)

- a. Next meeting: Monday, April 10, 2017 @ 12:00 pm

6) Adjourn. The meeting adjourned at 12:31 p.m.

Respectfully submitted,



Lorrie Bauer
Recording Secretary