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CAPITAL CITY DEVELOPMENT CORP

COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

Regular Meeting
January 8, 2018

AGENDA

I. Call to Order

Vice Chair Zuckerman

II. Agenda Changes

Vice Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – December 2017

B. Minutes & Reports

1. Approval of December 11, 2017 Meeting Minutes
2. Approval of December 20, 2017 Special Meeting Minutes

C. Other

1. Approve Resolution #1520 – Approve Type One Participation Agreement with Tenth & Main Boise, LLC *[Designation 12/11/17, NTE $150,000]*
2. Approve Resolution #1521 – Approve Type One Participation Agreement with Business Interiors of Idaho, Inc. *[Designation 12/11/17], NTE $120,000]*

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

A. CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore. (10 minutes)……Vice Chair Zuckerman

B. CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park (5 minutes)……Mary Watson/Doug Woodruff

C. CONSIDER: Resolution #1523 – SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval (5 minutes)……Shellan Rodriguez

CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore

Vice Chair Zuckerman

CONSIDER: Election of Executive Committee Officers, approval of Executive Committee Charge, and designation of Secretary Pro Tempore

Proposed Officers:
Chair – Commissioner Zuckerman
Vice Chair – Commissioner Woodings
Secretary/Treasurer - TBD

Suggested Motion

I move to elect the Executive Committee officers as presented, defer appointment of the At-Large member of Executive Committee, approve the Executive Committee Charge, and designate Ross Borden, CCDC Finance Director, as the Secretary Pro Tempore.

Suggested Motion

I move to defer elect the Executive Committee officers as presented, defer appointment of the At-Large member of Executive Committee, approve the Executive Committee Charge, and designate Ross Borden, CCDC Finance Director, as the Secretary Pro Tempore.

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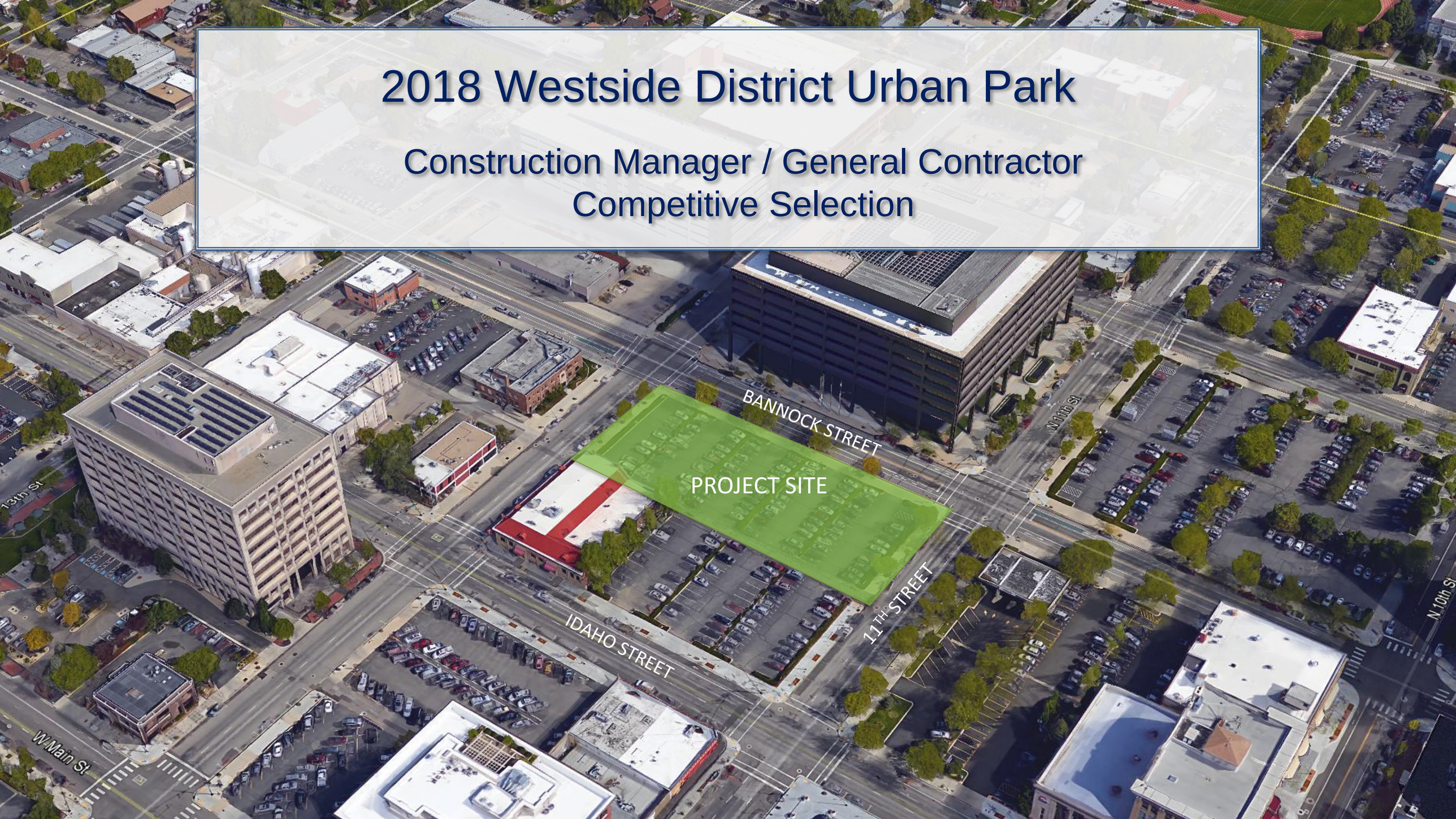
CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park

Doug Woodruff, Senior Project Manager – Capital Improvements
Mary Watson, General Counsel & Contracts Manager

2018 Westside District Urban Park

Construction Manager / General Contractor
Competitive Selection



$1 million City + $2 million CCDC
$3 million total budget

$400,000 for design/planning
$2,600,000 for construction

Refine program with cost estimation

Pre-construction budgeting,
strategic bidding, precise buyout

Better overall process and results

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Qualification-Based Selection Process
Idaho Code § 67-2320

Must be licensed as Construction Manager AND General Contractor

CM/GC Selection Process Schedule	
RFQ Issued	November 22, 2017
Public Notice	November 23 and 30
Pre-Proposal Meeting	November 30
Submissions Due	December 8, 2017 by 3 p.m.
Evaluations	December 11-15
CCDC Board Decision	January 8, 2018

SOQ Evaluation Scoring Results

Company	Score (800 max.)
Guho Corporation	708
McAlvain Construction Inc.	688
Petra Inc.	622
Wright Bros. The Building Company	734

Source: Wheretraveler

TODAY

BOARD APPROVAL:

Selection of Wright Bros. to provide CM/GC Services and authorize Exec. Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER

BOARD APPROVAL:

Guaranteed Maximum Price (Contract Amendment for Construction)

Source: Mapio

Suggested Motion:

I move to adopt Resolution No. 1522 approving the selection of Wright Brothers, The Building Company as the CM/GC for the 2018 Westside District Urban Park and authorize the Executive Director to negotiate and execute a CM/GC agreement with Wright Brothers.

Source: Wikipedia

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C. CONSIDER: Resolution #1523 – SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval (5 minutes)……..Shellan Rodriguez

CONSIDER: Resolution #1523 – SBF Urban Renewal Planning Scope I & II

Shellan Rodriguez, Real Estate Development Manager

Suggested Motion

I move to adopt Resolution No. 1523, authorizing the approval of the execution of the professional services agreement with SB Friedman Development Advisors to complete an economic feasibility study for the proposed Shoreline Urban Renewal Plan not to exceed $120,000.

AGENDA

V. Information/Discussion Items

A. Front and Myrtle Alternatives Analysis (5 minutes)……Matt Edmond

B. Operations Report (5 minutes)……..John Brunelle

VI. Adjourn

This meeting is being conducted in a location accessible to those with physical disabilities. Participants may request reasonable accommodations, including but not limited to a language interpreter, from CCDC to facilitate their participation in the meeting. For assistance with accommodation, contact CCDC at 121 N 9th St, Suite 501 or (208) 384-4264 (TTY Relay 1-800-377-3529).

Front & Myrtle Alternatives Analysis

Matt Edmond, Project Manager – Capital Improvements
Daren Fluke, City of Boise Comprehensive Planning Manager

Overview

- Project Background
- Vision Statement
- Existing Conditions
- Short Term Improvements
- Alternatives Analysis & Recommendations
- Next Steps (Discussion & Request)

Project Background

ACHD Committed to Service

BOISE CITY OF TREES

CCDC CAPITAL CITY DEVELOPMENT CORP

COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

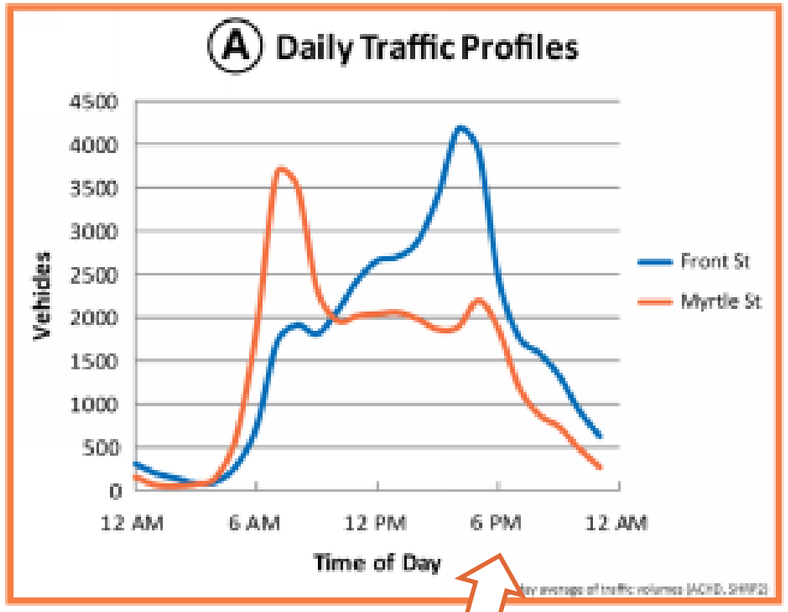
IDAHO TRANSPORTATION DEPARTMENT

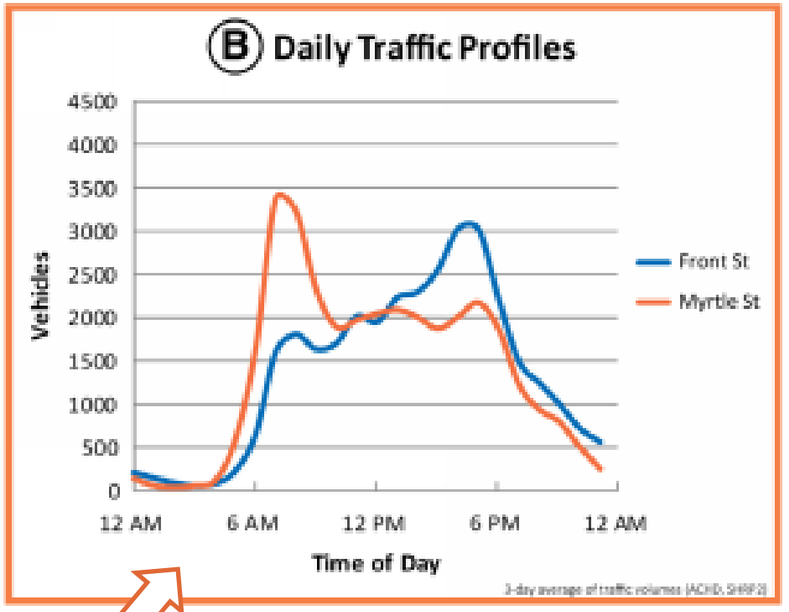
Project Background: Vision Statement

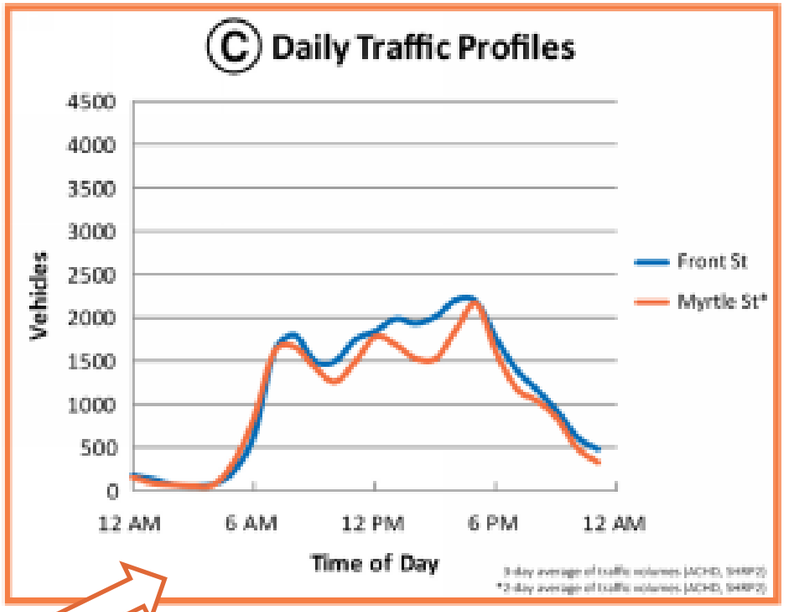
The Front and Myrtle corridor should:

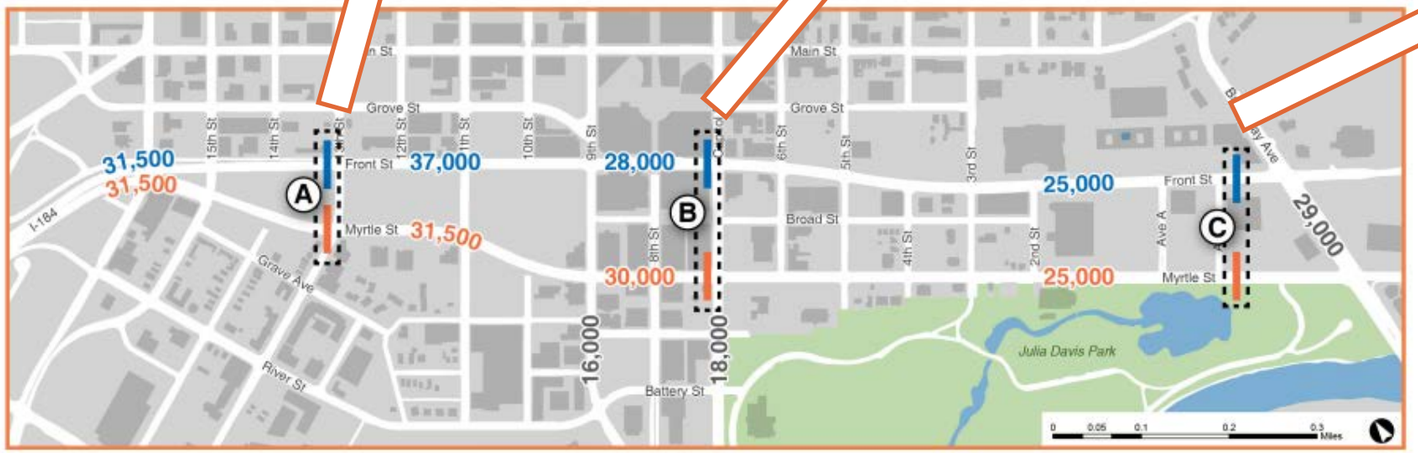
1) Function as a safe and efficient multi-modal transportation facility moving people (employees, customers, visitors and residents) and goods to and through Downtown Boise while allowing all of Downtown to function as a seamless, integrated urban neighborhood;
2) Acknowledge, complement, and enhance surrounding land uses and activities within the context of a vibrant Central Business District;
3) Promote and support economic development and buildings facing and interacting with pedestrians on Front Street and Myrtle Street;
4) Reduce barriers to all modes of cross traffic while accommodating through traffic;
5) Contribute to a greener downtown through sustainable infrastructure and widespread street trees and vegetative elements

Existing Conditions: Traffic Volumes & Peaks

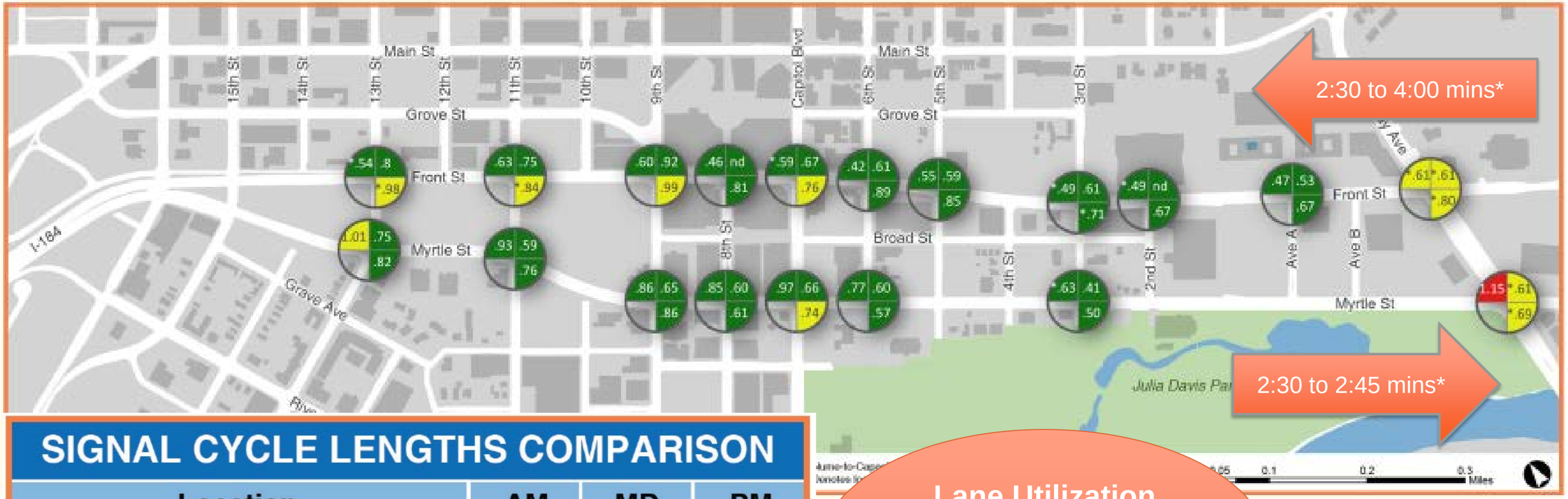








Existing Conditions: Corridor Operations



SIGNAL CYCLE LENGTHS COMPARISON			
Location	**AM**	**MD**	**PM**
Front St (5th St - Avenue A)	90	65	70
Myrtle St (13th St - Avenue A)	90	65	70
Front St (13th St - 6th St)	90	65	140
Front St/Myrtle St (Broadway Ave)	120	130	140

Lane Utilization
~75% of all vehicles travel via the middle three lanes

*End-to-end travel time

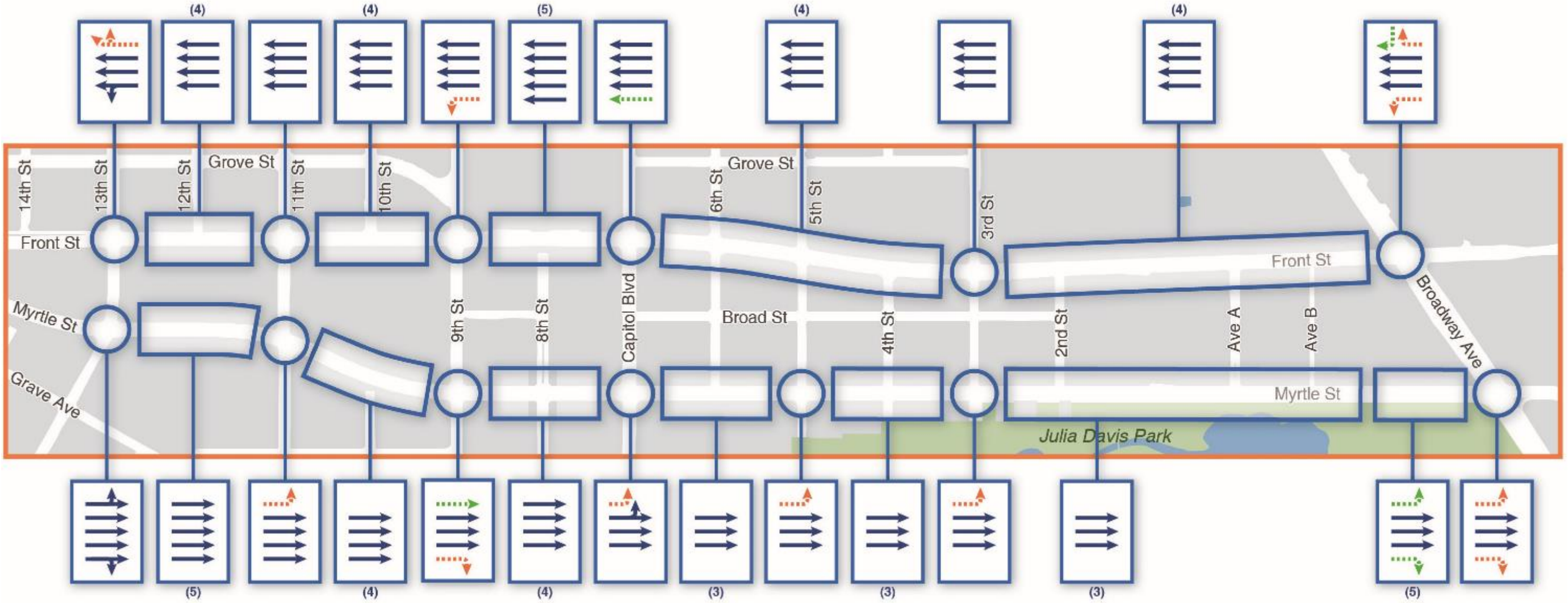
Short Term: ITD Cooperative

Short Term: Pioneer Corner

Before

After

Preferred Alternative: Lane Configurations



Preferred Alternative: On-Street Design Elements

Small-Scale Sidewalk Extensions
(In existing shoulder, -2.5 ft)

Significant Sidewalk Extensions*
(In existing shoulder + one existing through lane, -18.5 ft)

Sidewalk Extensions + On-Street Parking
(In existing shoulder + one existing through lane, -18.5 ft)

*Could include parklets / public seating / plantings / other flexible uses (e.g. mountable sidewalks for food trucks)

Preferred Alternative: New Signals & Crossings

Preferred Alternative: Traffic Analysis

Travel Time Comparison

TABLE 3: AS OF TODAY		
	Current, 5-Lanes	Current, Pref. Alt.
FRONT		
AM	3:16	3:45
PM	3:45	6:21
MYRTLE		
AM	3:36	4:18
PM	3:07	3:18

Travel Time Comparison

TABLE 4: PROJECTED IN 2040		
	2040, 5-Lanes	2040, Pref. Alt.
FRONT		
AM	4:03	3:41
PM	7:34	12:59
MYRTLE		
AM	4:36	7:41
PM	3:13	3:57

Additional Considerations: Signal Timing

Weekday PM Peak Hour Operations Under Different Cycle Lengths (140, 120, 100, 90, 80, 70)

9TH STREET / FRONT STREET			
Cycle Length (seconds)	Intersection LOS (seconds)	WB Through V/C & LOS/Delay (seconds)	Side Street V/C & LOS/Delay (seconds)
140	C (22.6)	0.78 (B / 16.1)	0.74 (D / 40.1)
120	C (25.6)	0.85 (C / 21.2)	0.63 (D / 37.5)
100	C (30.1)	0.97 (C / 31.5)	0.53 (C / 25.6)
90	D (43.0)	1.07 (D / 50.9)	0.48 (C / 20.4)
80	F (104.0)	1.24 (F / 134.9)	0.42 (B / 14.9)
70	F (163.4)	1.43 (F / 219.4)	0.39 (A / 2.1)

Next Steps

Spring 2016
Boise Elevated, et al requests CCDC lead analysis of Front & Myrtle
September 2016
CCDC initiated Front & Myrtle Alternatives Analysis
October 2016
Kickoff "Walkshop" and Visioning Session
Spring 2017
Alternatives analysis development, workshops
June 2017:
Short term improvements agreement with ITD
November 2017
Alternatives Analysis Final Report
January 8, 2018
Alternatives Analysis presented to CCDC Board
January-March 2018
Outreach to key stakeholders
Spring 2018
Re-Engage ITD & ACHD

That’s All. . .

QUESTIONS?

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

ADJOURN

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