

LIVE STREAMING & AUDIO RECORDING

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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

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.

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IV. Action Items

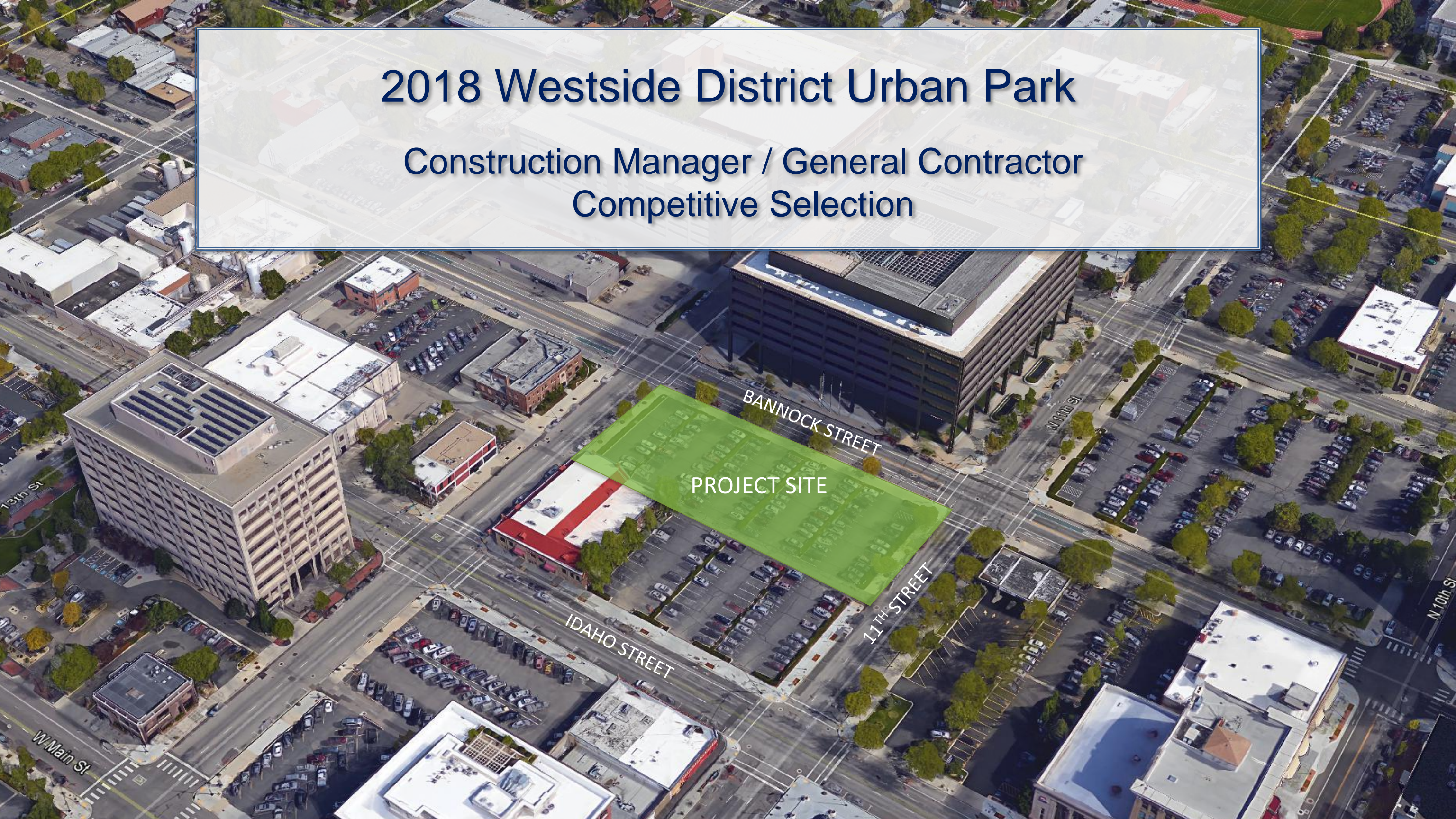
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CONSIDER: Resolution #1522 – CMGC Selection for Westside District Urban Park

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



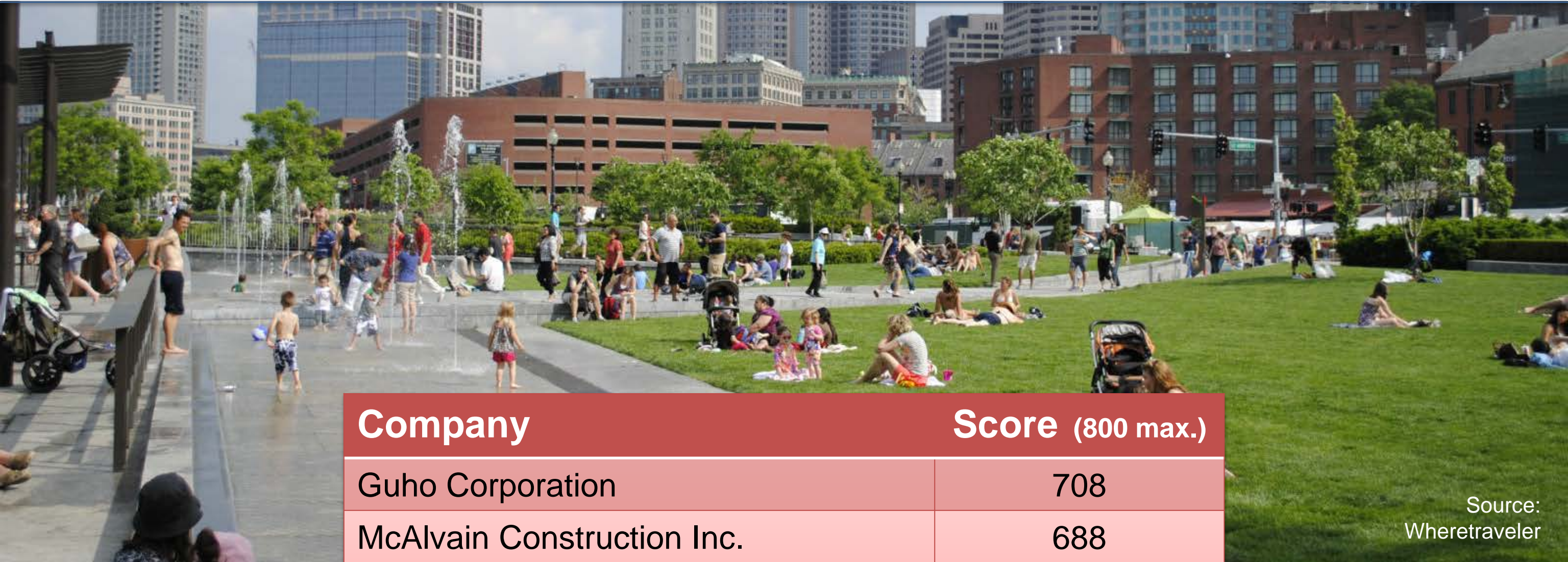
Qualification-Based Selection Process

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.



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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

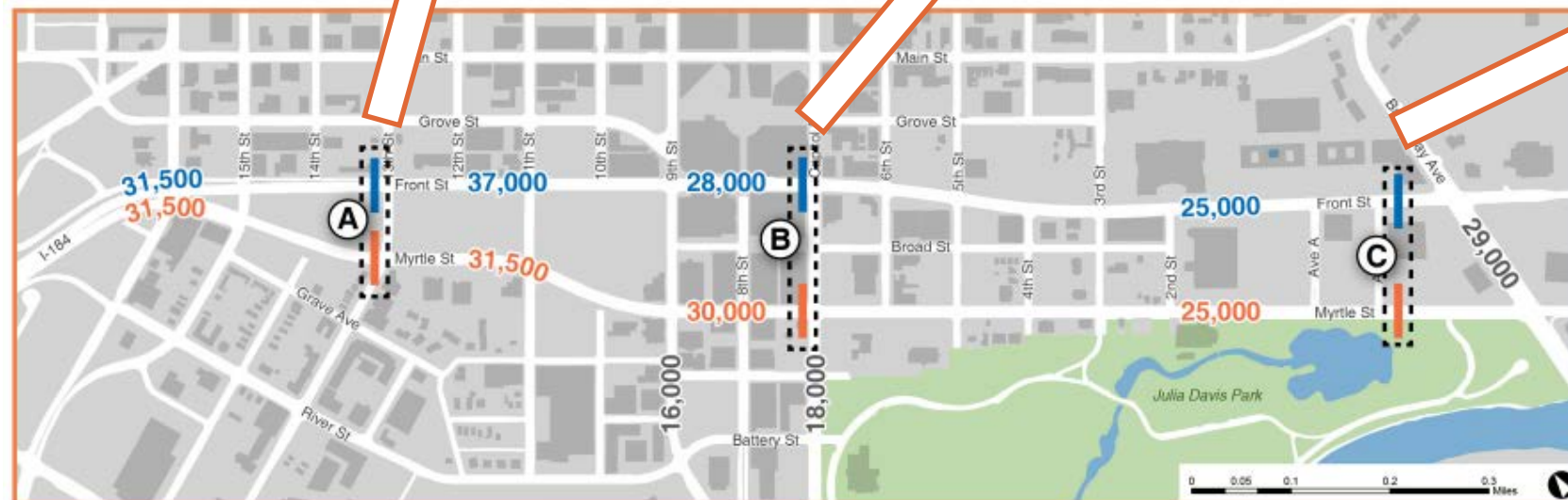
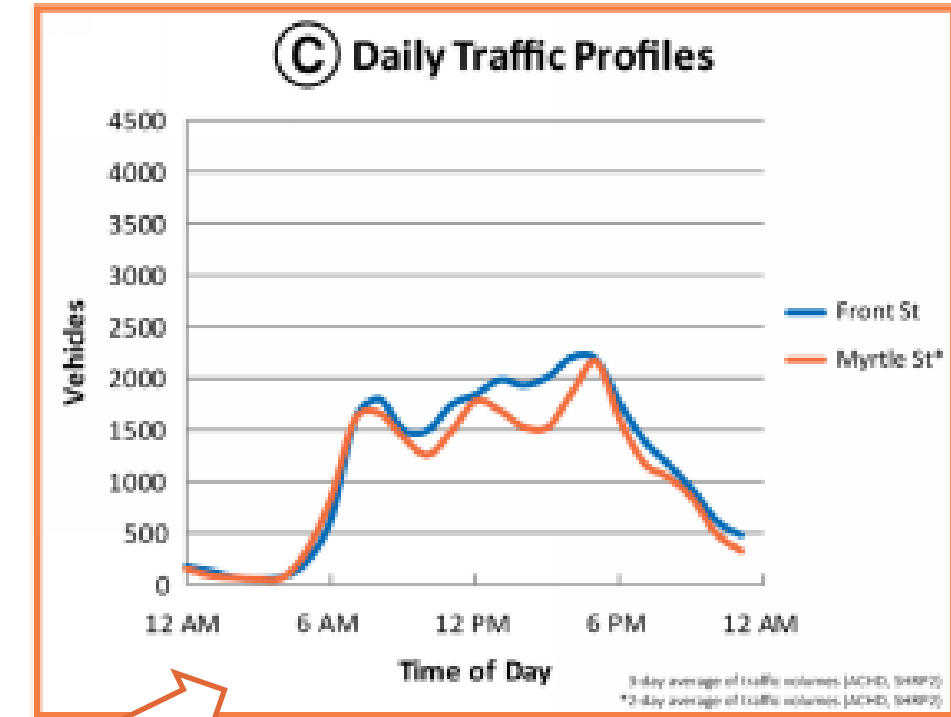
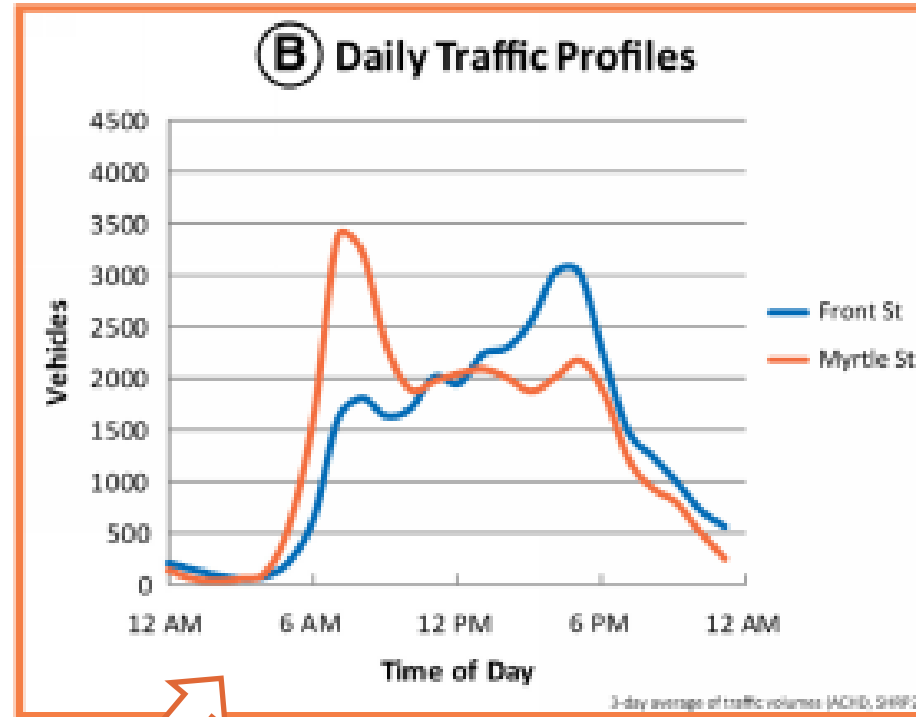
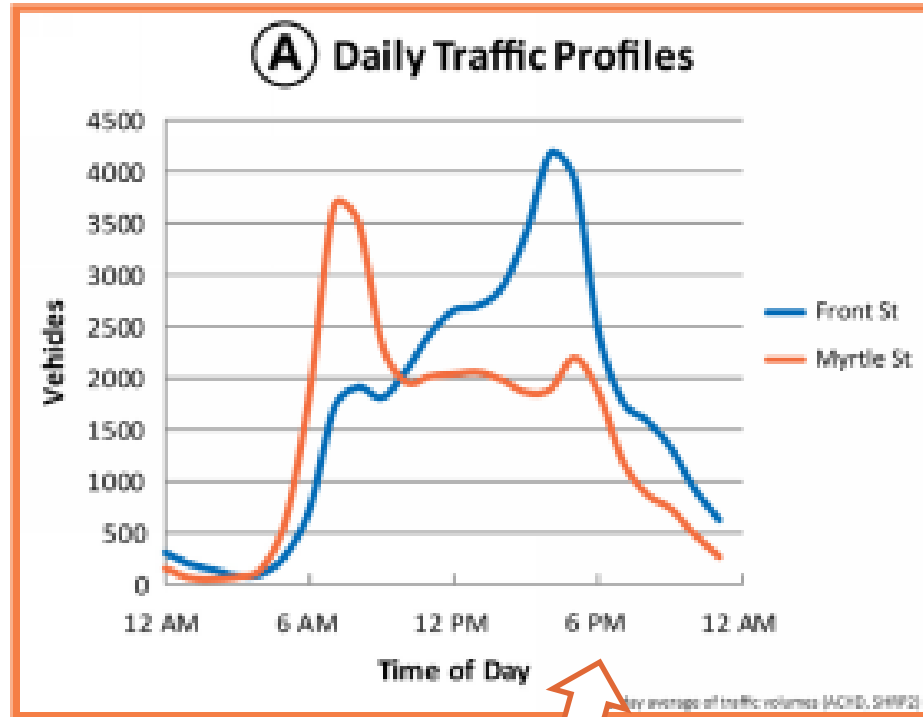


Project Background: Vision Statement

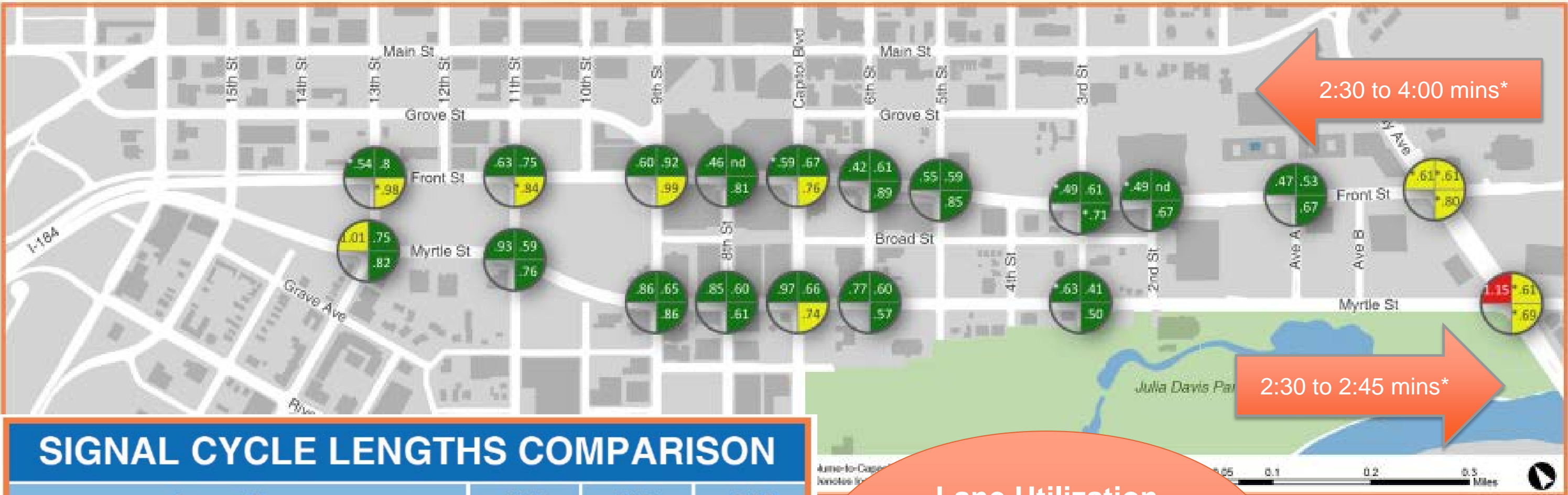
The Front and Myrtle corridor should:

- 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

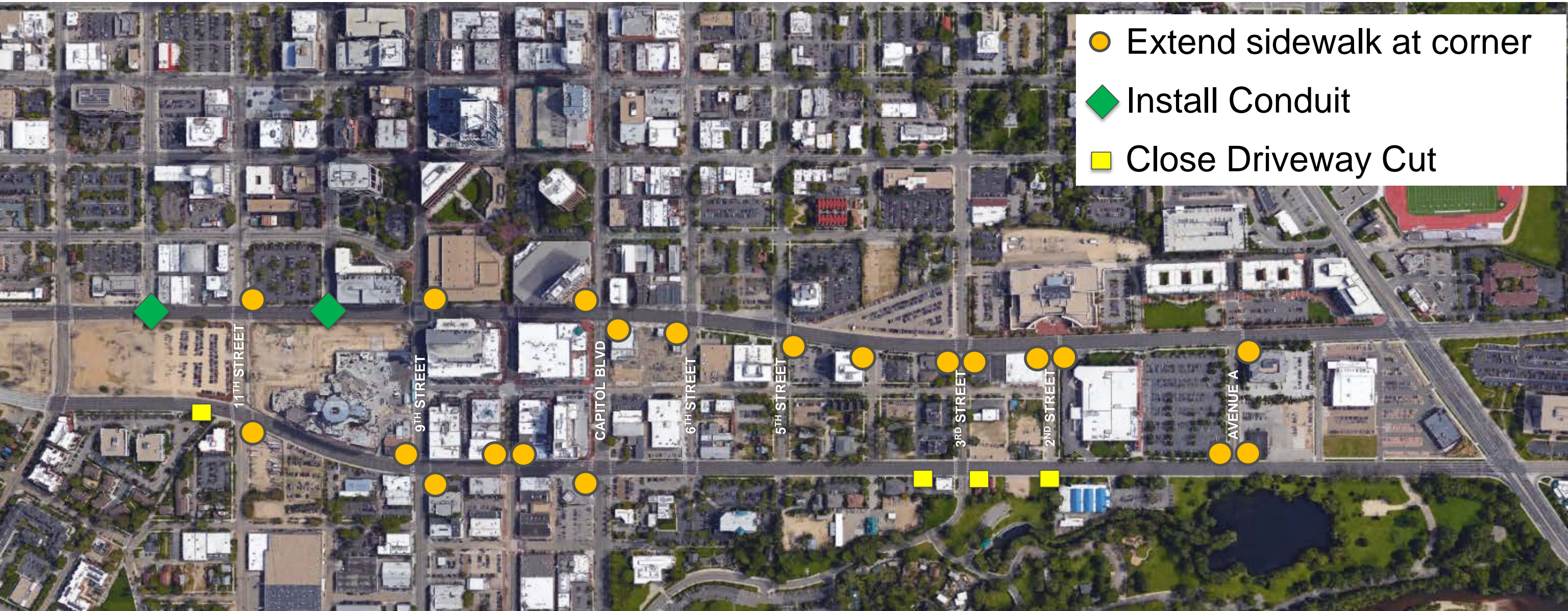


SIGNAL CYCLE LENGTHS COMPARISON

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

*End-to-end travel time

Short Term: ITD Cooperative



Short Term: Pioneer Corner



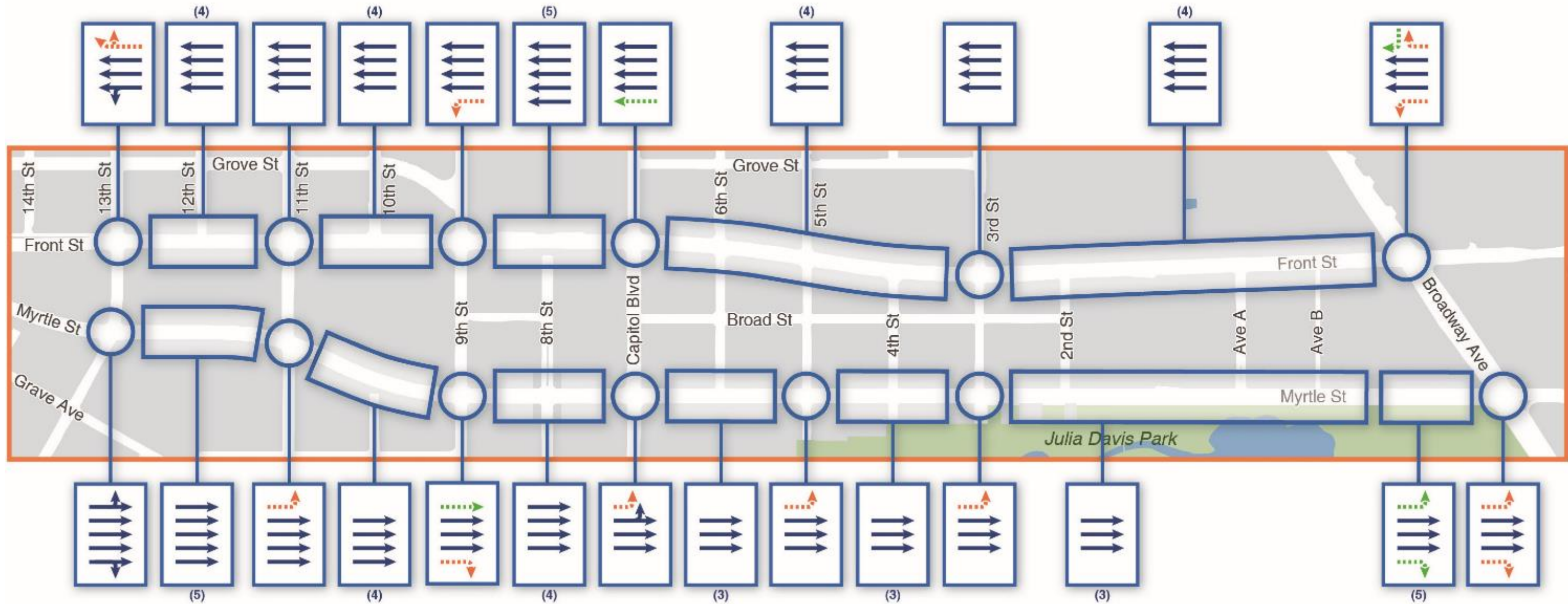
Before



After



Preferred Alternative: Lane Configurations



Preferred Alternative: On-Street Design Elements



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



That's All. . .

QUESTIONS?

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OPERATIONS REPORT

John Brunelle
CCDC Executive Director

ADJOURN

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