

COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
March 13, 2017**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – February 2017

B. Minutes & Reports

1. Approval of Meeting Minutes from February 13, 2016

C. Other

1. Resolution 1485 Third Amendment to Financial Advisory Services Agreement with Piper Jaffray & Co.
Resolution 1487 Rescinding and re-enacting the Board's Public Records Retention Policy and Email Policy

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. PUBLIC MEETING: 2016 Annual ReportChairman Hale (5 minutes)
- B. CONSIDER: Approval of the 2016 Annual Report.....John Brunelle (10 minutes)
- C. CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment
.....Todd Bunderson (10 minutes)
- D. CONSIDER: Resolution #1486 Approving Pre-Qualification of Contractors for 2017
Streetscape Improvements Project.....Mary Watson (10 minutes)
- E. CONSIDER: The Sturiale Place, LLC Historic Façade Agreement Designation
.....Shellan Rodriguez & Laura Williams (10 minutes)

V. Information/Discussion Items

- A. Central District Infrastructure AssessmentDoug Woodruff (10 minutes)
- B. Operations ReportJohn Brunelle (5 minutes)

VI. Executive Session

VII. Adjourn

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PUBLIC MEETING: 2016 Annual Report

Chairman Hale

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CONSIDER: Approval of the 2016 Annual Report

John Brunelle
Executive Director

CONSIDER: Approval of the 2016 Annual Report

Motion:

Approve 2016 Annual Report and direct staff to finalize document and fulfill statutory publication and access requirements.

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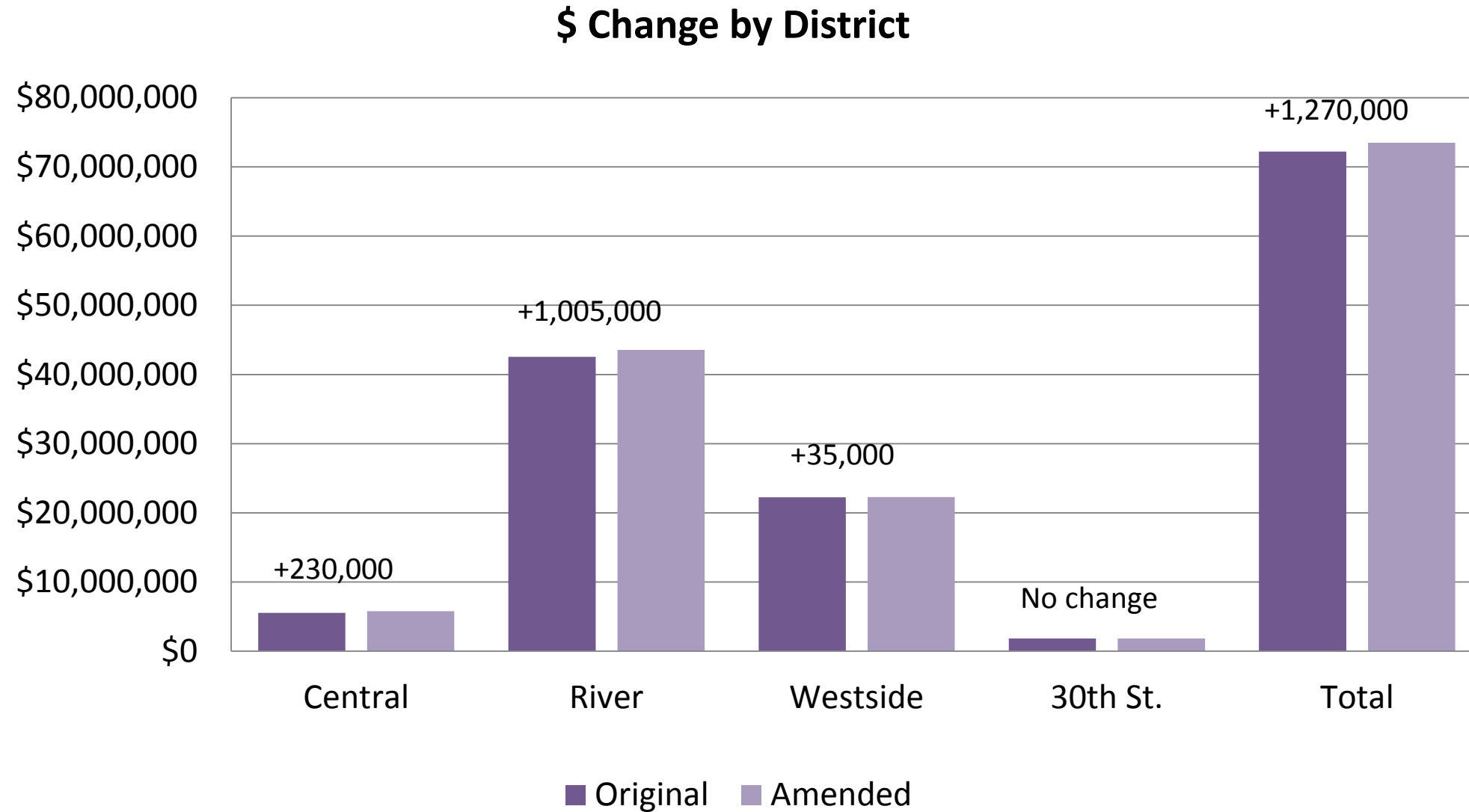
VI. Executive Session

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CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment

Todd Bunderson
Development Director

2017 CIP Amendment



CONSIDER: Approving 2017-2022 Capital Improvement Plan Mid-Year Amendment

Motion:
Approve Mid-Year CIP Amendment

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2017 Streetscapes – Contractor Pre-Qualification



Mary Watson, Contracts Manager | Attorney at Law

Idaho Code § 67-2805(3)(b): two stage process for procuring public works construction >\$100,000

- Stage 1: Examine preliminary qualifications of licensed public works contractors (pre-qualify).
- Stage 2: Invite competitive bids from the pre-qualified contractors.

2017 Streetscapes Pre-Qualification Schedule

Stage 1: RFQ Issued January 4, 2017

Public Notice in Idaho Statesman January 4 and 11

Submissions Due February 8, 2017 by 5 p.m.

<< Staff review for compliance and scoring RFQ requirements >>

CCDC Board Decision March 13, 2017

Stage 2: Invitation to Bid . . . *anticipated mid-May*



Guho Corp.

**Knife River Corporation-Northwest
Layton Construction Company, LLC**

McAlvain Construction, Inc.

Wright Brothers, The Building Company, Eagle LLC



Type 1 - Heavy



Type 3 - Building

Knife River Corporation-Northwest
Layton Construction Company, LLC



Type 4 - Specialty



Type 1 - Heavy



Type 3 - Building

Knife River Corporation-Northwest
Layton Construction Company, LLC



Type 4 - Specialty



Type 2 - Highway

Guho Corp.

McAlvain Construction, Inc.

Knife River Corporation-Northwest

Wright Brothers, The Building Company, Eagle LLC



- Experience constructing similar public works facilities – 30 points possible
- Key Personnel – 15 points possible
- Overall performance history – 25 points possible
- References – 25 points possible
- Prior experience with CCDC – 5 points possible

Board Action

Resolution No. 1486

- prequalifying Guho, Knife River, McAlvain, and Wright Brothers as eligible to submit competitive bids for the 2017 Streetscape Improvements Project.



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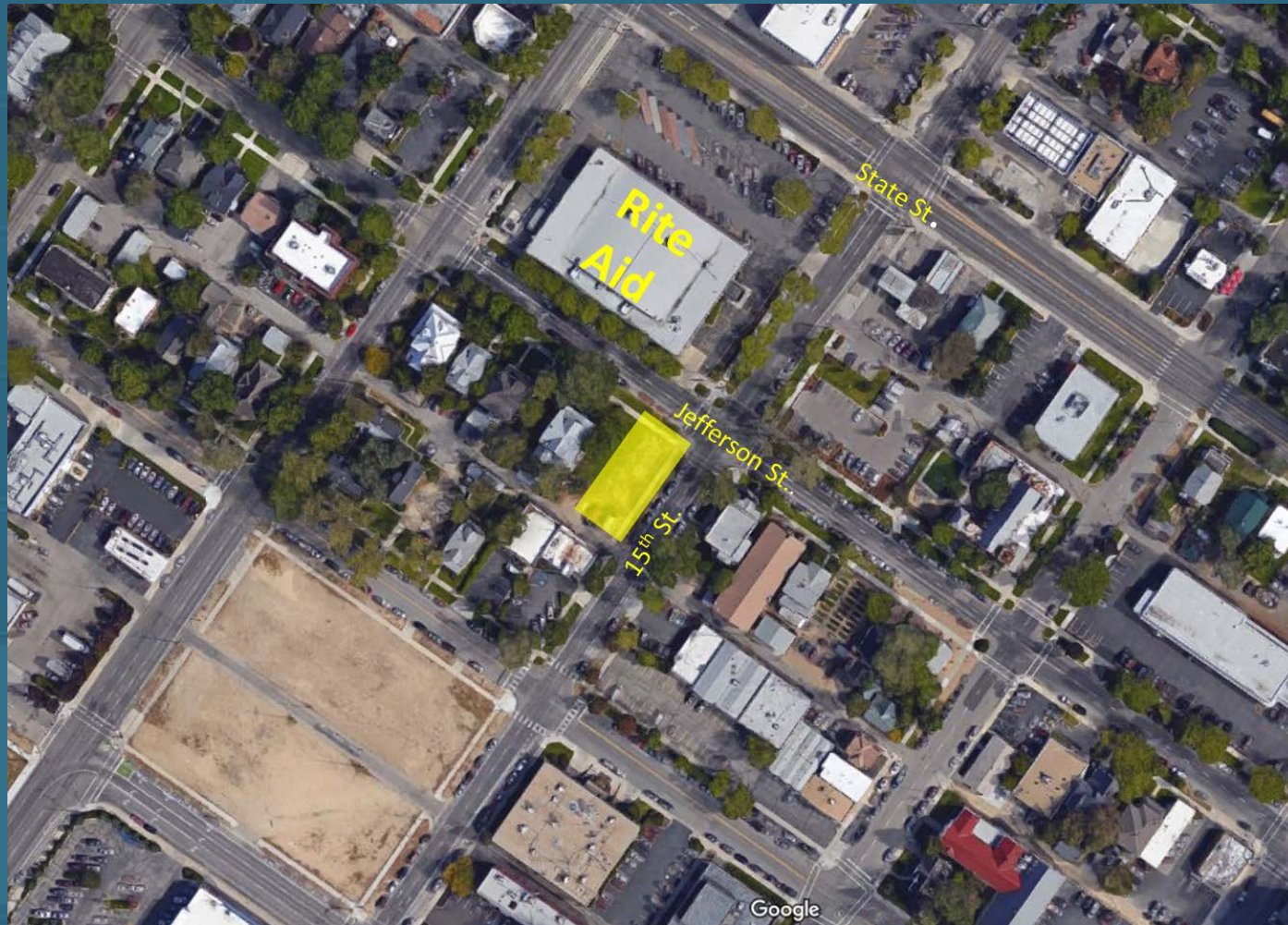
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CONSIDER: Historic Façade Agreement with The Sturiale Place, LLC

Shellan Rodriguez, Project Manager – Property Development
Laura Williams, Development Specialist

Historic Façade Agreement with Sturiale Place, LLC

1501 West Jefferson - Westside URD



Project History and Overview

Overview:

- Relocated from Central Addition to SW corner of 15th and Jefferson
- Previously undeveloped lot in Westside
- Retail Gift Shop and Italian Café

Timeline:

- November 2015: Relocation of building
- October 2016: Type 1 Agreement Closed
- April 2017: Projected Project Completion

Central Addition



Relocation



Current Location



Historic Preservation



- Historic “Wood House”
- Built in 1893
- Queen Anne Style
- Restoration and preservation of historic façade
- Additional modernization



Historic Preservation



History Display



Wall Mural

Terms of Historic Façade Agreement

- Based on other existing Façade Agreements
- CCDC will reimburse up to \$75,000 in eligible costs for historic façade improvements
- Conditions Precedent to Reimbursement:
 - Permanent historic façade easement with the City of Boise
 - Proof of eligible expenses
 - Project completion

Next Steps

Suggested Motion:

I move to direct staff to negotiate a final Historic Façade Agreement with The Sturiale Place, LLC for future board approval.

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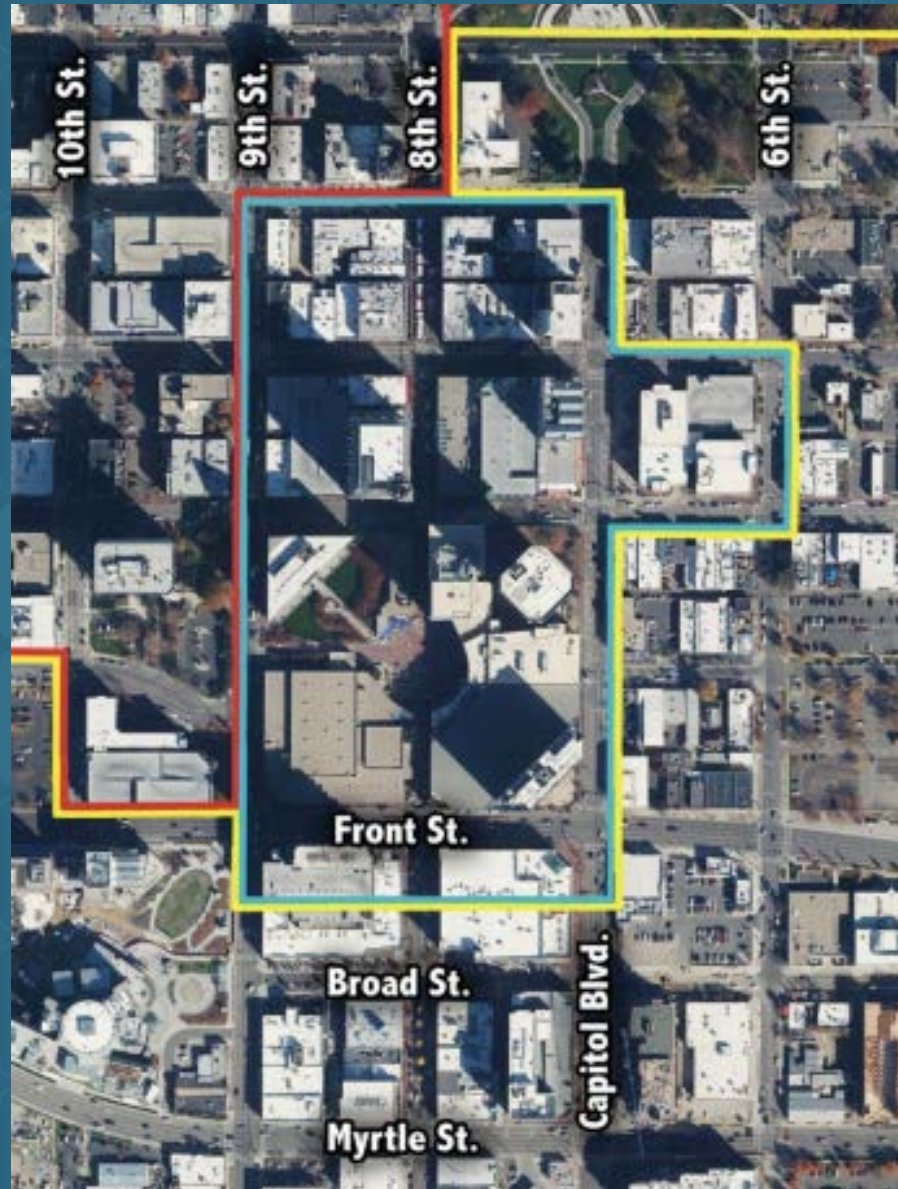
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Central District Infrastructure Assessment

Doug Woodruff
CCDC Project Manager – Capital Improvement Projects

Central District Infrastructure Assessment



- Minor repairs and enhancements
- CIP Budget
 - \$580,000 FY17 for 8th St Improvements
 - \$868,400 FY18 for Central District
- Infrastructure and Placemaking

General Process

Assess Existing Conditions

Develop a Program / Cost Estimate

Prioritize Program

Board Consideration on May 8

Initial Ideas

8th Street

- **Scramble at Main Street (full intersection treatment)**
- 8th Street and Bannock Street intersection treatment/tie-in to central
- Remove concrete flower planters on 8th Street.
- **Hanging flower pots with irrigation system.**
- **Hang string lighting across 8th street**
- Retractable Bollards for event closure of 8th Street
- New trees and irrigation on 8th street
- **Thermoplastic bike lane treatment on 8th street**

Central District

- Improve Front Street and 8th Street intersection
- Enhance bike facilities along 8th Street
- Replace fruiting trees that shed fruit onto the sidewalks.
- **Fix broken I-bricks at Bannock and Capitol Blvd**
- **Blended Curb at SE corner of Capitol and Main**
- New sidewalks on east side of Capitol Blvd
- **ADA compliant tree grate for entire Central District**, tune up soil level and irrigation applicators
- Replace all Norway Maple trees in Central District
- Install a bike corral on the north side of Idaho Street between Capitol and 8th.
- **Enhance pedestrian crossings.**
- Remove/Relocate bus shelters on North side of Idaho. Repurpose the streetscape
- Eliminate unnecessary loading pull outs.

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Operations Report

John Brunelle
Executive Director

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EXECUTIVE SESSION

Deliberate regarding acquisition of an interest in real property which is not owned by a public agency; consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code; and communicate with legal counsel to discuss the legal ramifications and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated [Idaho Code Section 74-206(1)(c),(d) and (f)].

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).