



COLLABORATE. CREATE. DEVELOP. COMPLETE.

Board of Commissioners

**Regular Meeting
September 12, 2016**

AGENDA

I. Call to Order

Chairman Hale

II. Agenda Changes

Chairman Hale

III. Consent Agenda

III. Expenses

III. Approval of Paid Invoice Report – August 2016

IV. Minutes & Reports

III. Approval from Meeting Minutes from August 8, 2016

IV. Approval of Meeting Minutes from August 24, 2016

V. Other

III. Resolution 1461 approving a cost share Agreement with ACHD to rebuild Broad Street and south 5th Street (\$326,000 contribution from ACHD to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)

IV. Resolution 1462 approving a cost share Agreement with the City of Boise for the pedestrian pathway 5th Street entrance to Julia Davis Park (\$60,000 contribution from the City to CCDC for Broad Street – LIV District Public Infrastructure Improvement Project)

AGENDA

III. Action Items

- A. CONSIDER: Resolution 1464 Broad Street CM/GC Contract Amendment – The Guaranteed Maximum Price (GMP).....Karl Woods & Mary Watson (10 min)
- B. CONSIDER: Resolution 1465 Awarding Parking Operator Contract.....
..... Max Clark & Mary Watson (5 min)
- C. CONSIDER: Resolution 1466 Approving Revised Parking Waitlist Policy..... Max Clark (10 min)
- D. CONSIDER: Resolution 1463 Awarding Front & Myrtle Alternative Analysis Contract
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.....Shellan Rodriguez (10 min)
- F. CONSIDER: Approve Ash Street RFQ/P.....Shellan Rodriguez (15 min)

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- V. Operations Report.....John Brunelle (5 min)

V. Executive Session

VI. Adjourn

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CONSIDER: Resolution #1464 Broad Street CM/GC Contract Amendment

Karl Woods - CCDC Project Manager
Mary Watson - CCDC Contracts Manager



BROAD STREET ROAD MAP





SCOPE OF WORK

FESTIVAL STREET



CCDC's FY2016 / 2017 budgets

Streetscape budget	\$4,500,000	
Geothermal budget	\$1,000,000	(Including \$500,000 cost share with City of Boise)
JD Park Entry budget	\$470,000	(Including \$60,000 cost share with City of Boise)
Fiber Optic budget	\$310,000	
ACHD costs share	<u>\$326,000</u>	(Anticipated value)

Total Project Budget \$6,606,000

Guho Corp. Contract Summary

Pre-construction	\$75,091	<i>executed March 27, 2016</i>
Amendment No. 1	\$288,690	(Geothermal pipe and fitting procurement)
Amendment No. 2	\$3,221,478	(Geothermal install, JD Entry, streetscapes, fiber optic)
Amendment No. 3	<u>\$ TBD</u>	

Total GMP \$3,585,259

Planning and Design Soft Costs

Obligated soft costs \$444,931 *design work: ZGF Architects, Jensen-Belts Associates*

Total Obligations: \$4,030,190

Total Project Budget: \$6,606,000

Balance: \$2,575,810



CONSIDER: Resolution #1464 Broad Street CM/GC Contract Amendment

Suggested Motion

I move to adopt Resolution #1464 approving and authorizing the execution of the 2nd Amendment to the CM/GC Contract with Guho Corp.

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CONSIDER: Resolution 1465 – Awarding Parking Operator Contract

Max Clark – CCDC Parking & Facilities Director
Mary Watson - CCDC Contracts Manager



Parking Operator Selection 2016

September 12, 2016

Mary Watson, Contracts Manager
Max Clark, Parking & Facilities Director





Background

Parking Management Plan

The management policy for the procurement and retention of a professional parking operator

Agency Practice

Solicit proposals every 5 years



RFQ: A Transparent Process

- ❖ RFQ issued July 6, 2016
- ❖ Six firms attended mandatory pre-proposal conference
- ❖ Four submitted proposals by August 5th deadline
- ❖ Seven member panel reviewed and scored proposals
- ❖ Two firms with strongest scores invited for interview/presentation



Selection Rationale

1. Demonstrated accomplishments
2. Boise-based: community knowledge; readily available resources
3. Stature in downtown business community
4. National exposure
5. Passion for mobility and downtown





Fiscal Details

Parking Budget FY17 (the all-in amount): \$6M

Parking Operations Expenses: \$1.7M

Operations Fee FY17: \$78,756

(Management fee, merit increase, performance bonus)



Mapping Out a Transition

- RFQ – included a sample contract
- One year with four one-year extensions
 - Contract terms will remain unchanged

Services to begin October 1, 2016



Suggested Motion:

“I move to adopt Resolution No. 1465 approving the Ranking for the RFQ – Parking Operator 2016 and authorizing the Executive Director to negotiate and execute a new Parking Operations Agreement for ParkBOI public parking garage management and operations.”

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CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Max Clark – CCDC Parking & Facilities Director

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Background

- Existing policy in place since 2014
- Recent Supply/Demand Study predicted 500-1,500 space deficit by 2017 (without action)
- Current Wait List: 195
 - 9th & Main (Eastman): 85
 - Capitol & Main (Capitol Terrace): 55
 - 10th & Front (Grove Street): 52 (plus 60 existing wanting to transfer in)
 - Capitol & Front (Boulevard): 3

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Proposed Policy Updates

- Waitlist Priority Standing
 - Certified Carpool
 - ParkBOI Condo Partnerships
 - Residential
 - Commercial
- Corporate Space Retention

CONSIDER: Resolution 1466 – Approving Revised Parking Waitlist Policy

Suggested Motion

I move adoption of Resolution #1466 revising the ParkBOI Garage Wait List Policy.

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CONSIDER: Resolution 1463 – Awarding Front & Myrtle Alternative Analysis Contract

Matt Edmond– CCDC Project Manager

Front & Myrtle Alternatives Analysis



Vision for Front and Myrtle

The Front and Myrtle corridor should:

- Function as a safe and efficient multimodal 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;
- Acknowledge, complement, and enhance surrounding land uses and activities within the context of a vibrant Central Business District;
- Promote and support economic development with buildings facing and interacting with pedestrians on Front and Myrtle;
- Reduce barriers to all modes of cross traffic while accommodating through traffic.

Proposals



WHAT'S INSIDE

2

Cover Letter

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Section I.
Team

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Section II.
Project Approach

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Section III.
Relevant Project
Experience

53

Section IV.
Project Cost +
Schedule

Front and Myrtle Couplet Alternatives Analysis

A proposal to
Capital City Development Corp.
August 3, 2016



Submitted by

Project for Public Spaces
with Toole Design Group, Urban3,
Idaho Smart Growth, Vitruvian Planning
and Cupola Media, Thompson Engineers and L2 Data Collection

Project Scope

- Assess existing (and future) conditions
- Develop and analyze alternatives
 - Menu of possible treatments
 - Develop metrics for evaluation
 - Quick wins versus deliberative options
- Meetings and Engagement
- 8-10 month process
- \$200,000 budget
- Does not include public involvement



Next Steps

- September: Execute Contract
- October: Project Kickoff
- Summer 2017: Technical analysis complete
- Fall 2017: Public outreach & agency coordination



Suggested Motion

I move to adopt Resolution 1463 approving the selection of Sam Schwartz for the Front & Myrtle Alternatives Analysis and authorizing the Agency's Executive Director to negotiate and execute a contract with Sam Schwartz for consultant services to conduct the Front & Myrtle Alternatives Analysis.



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CONSIDER: Approve Front Street Remnant Parcel Disposition Process

Shellan Rodriguez – CCDC Project Manager

Front Street Remnant Disposition

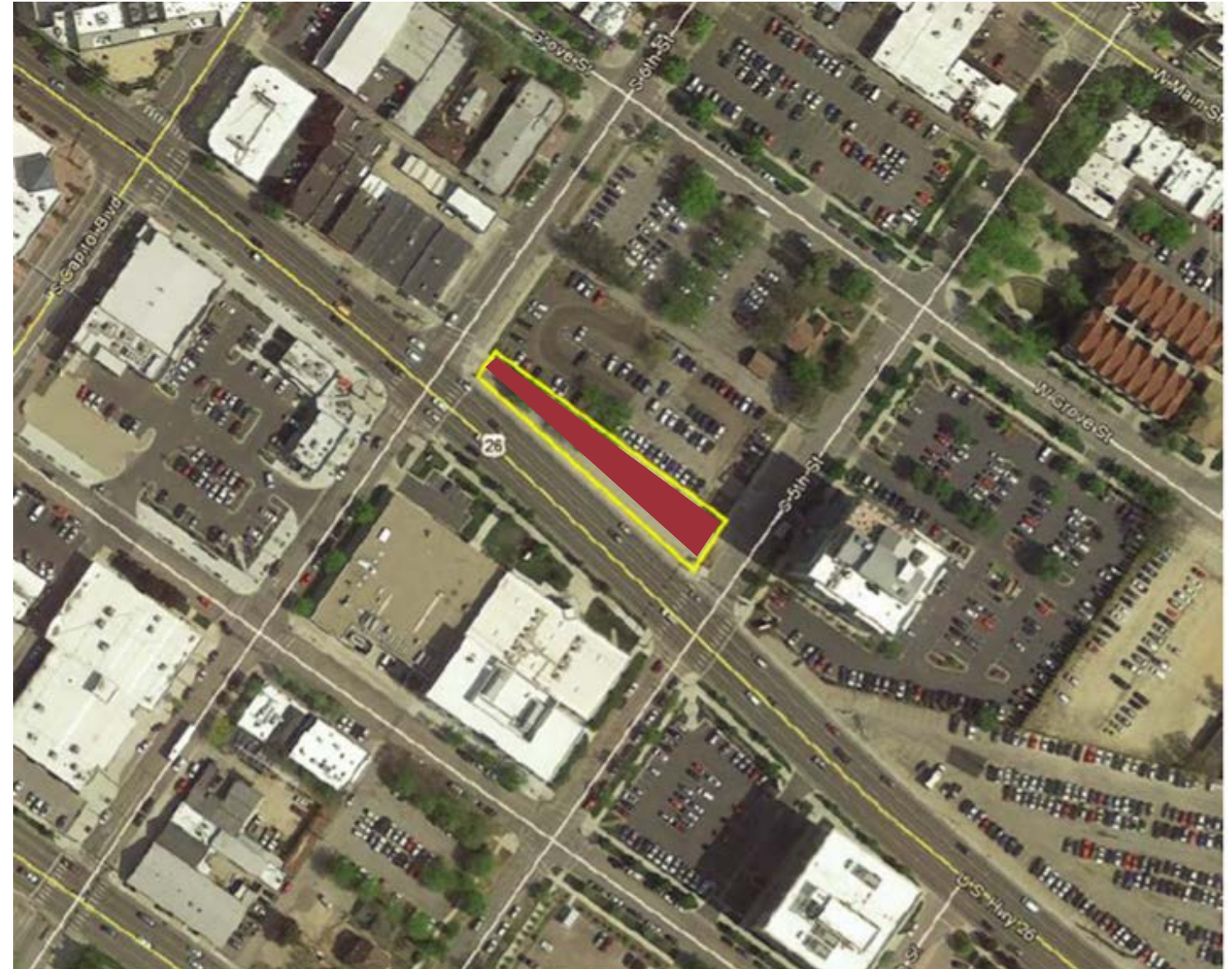


- 0.3 acres
- Remnant of Old Highway 21
- 2006- CCDC received it along with cash as part of exchange with City
- Market interest



Site Constraints for Development

- Setbacks on Front Street
- Ingress/ Egress
 - 5th & 6th one way
- No existing ITD access
- Appraised value complicated



Summary of Appraisals

1 Valbridge, (Jeff Vance, Moe Therrien) May 2016 Client: CCDC		
Appraisal Approach	Value	
a) Highest and best use based on assemblage and over the fence methodology	\$	635,000
b) Addendum #1, client's request Sales comparable	\$	414,000
c) Income Cap Approach *33 spaces at \$95/ mont, 5% vacancy *does not account for setbacks and egress	\$	346,000

2 RC Williams & Associates (Robert C Williams) June 2016 Client: Clay Carley		
Appraisal Approach	Value	
a) As is condition Sales comp approach, with a market derived discount	\$	255,000
AVERAGES		
Average of lowest (1c and 2a)	\$	300,500

Disposition guided by Statute

Idaho Code 50-2011, CCDC Participation Policy Type 5

- Competitive Process
- Price based on appraised value
- Development must further the Urban Renewal Plan
 - Mixed Use is preferred at this location

Proposed Remnant Disposition Process

Proactive and Transparent

- **September:** Notice of Request for Development Proposals Published, 30 days min.
- **October:** Proposals Due
 - Mixed Use, Urban, Site Control if including other properties
- **November:** Board Approves to move forward
- **December:** Board Approves DDA
 - Contingent on – Entitlements, Proof of Financing, Site Control, etc.

Next Steps

- Move to approve the Front Street Request for Development Proposals and direct staff to begin the Disposition Process as described.

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CONSIDER: Approve Ash Street RFQ/P

Shellan Rodriguez – CCDC Project Manager



Giraffe Laugh

Jesse's Tree
Community Center

Vacant

Ash Street Properties

Kristin's
Park

Hayman House

S 12th St

W Miller St

W River St

S Ash St

W Lee St

S 11th St

W Miller St

W River St

S 11th St

S 10th St

W River St

Jump Time-Boise

Greenbelt

Arid Club

26

How we got here...

- 2006-2011 CCDC acquired these parcels
 - Pioneer Corridor ROW
 - New Development Project in RMD
- Housing is a high priority— URD, COB, CCDC
- Diversity of housing in this neighborhood - encouraged by COB
- River Street Neighborhood Planning Process

CCDCs Disposition – Type 5

Industry Best Practices, Developer Feedback

1. Clear Goals
2. Requirements and/or
Thresholds (don't break the law)
3. Transparency
4. Evaluation Criteria



1. Clear & Concise Goals

A. Prescribed Use

- Residential –
 - Primarily Workforce Housing, 80- 140% AMI
 - Working with IHFA, COB

What is Workforce Housing?

CCDCs Policy – 2007: Resolution 1085

- Defines 80-140% AMI (~\$45,000 to \$78,000 annually, family of 3)
- 30% of income spent on housing
- Establishes Workforce housing as a public good and describes it as deserving attention and assists with the goals of the urban renewal plans.

• Rental

	2 Bdrm Monthly Rent
80%	\$1100
140%	\$1900

• Homeownership

	Monthly Mortgage	Total Mortgage
80%	\$1100	\$210,000
140%	\$1900	\$355,000

2. Requirement / Thresholds

Due Date– No late proposals accepted, electronic proposals

(10/31/2016 or 45 days from publication)

1. Cover Sheet - contact
2. Release (legal)
3. Team info, org chart, references, financial statements
4. Resume
5. Project Summary
6. Development Sources and Uses
7. Timeline
8. Green Building Certification
9. Project Drawings

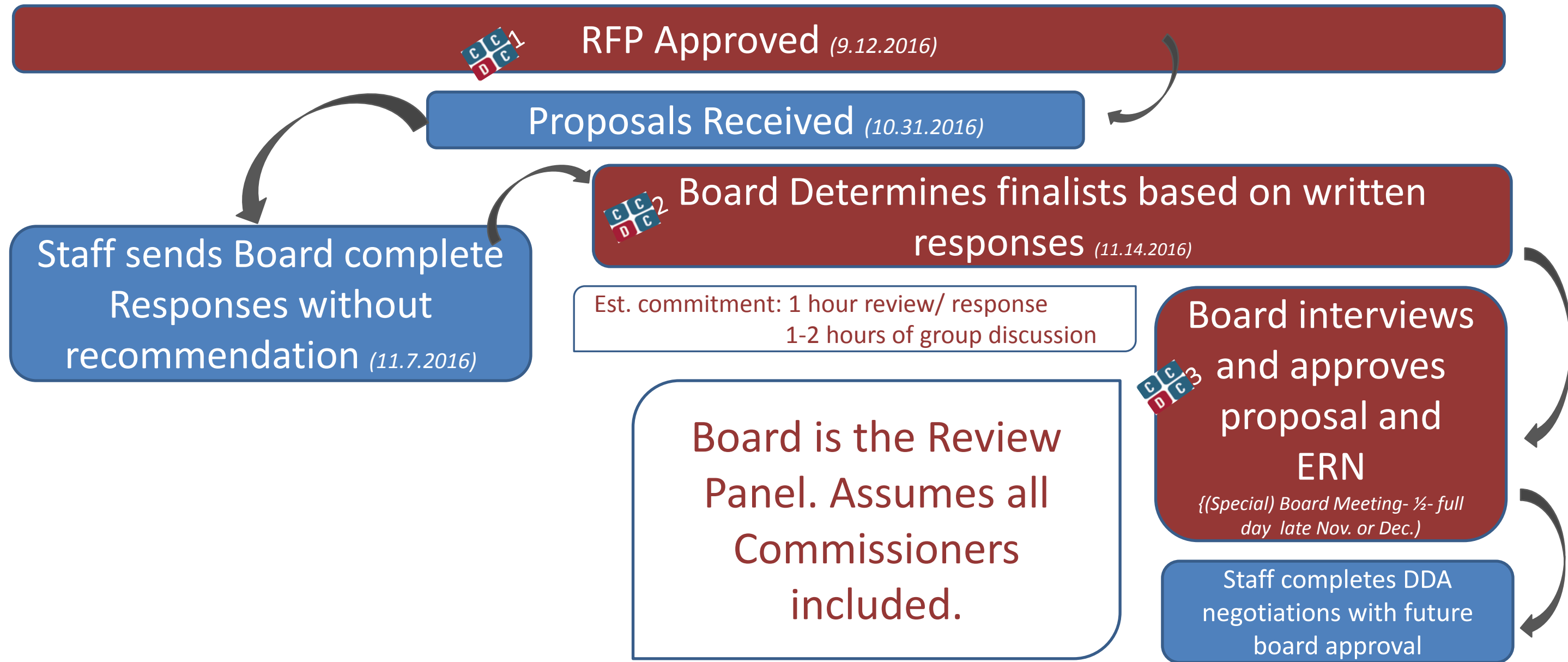
3. Transparency in Process

“The evaluation panel must be competent and able to identify the most appropriate outcome, by using the pre-determined evaluation criteria and make a recommendation for award to the contracting authority.”

~NIGP- The Institute for Public Procurement **PRINCIPALS AND PRACTICES OF PUBLIC PROCUREMENT**

- Section V. Selection Process is clearly outlined in RFQ/P
 - Staff confirms response is complete (items 1-9 on previous slides)
 - Responses are sent to Panel.
Panel = Board as directed.
- 4 Step Process
 1. RFQ/P
 2. Evaluation
 3. ERN (draft to be included in RFQ/P)
 4. DDA

Process Flowchart



= Board meeting (public notice, public meeting, public record)

- The number of responses may affect the number of interviews and may affect overall schedule as well as time estimated commitment of time.
- Meeting 3 may require additional meetings as determined by the Board
- A faster disposition process increases probability of project success.
- Interviews are held solely at the Board's discretion

4. Evaluation Criteria

“Before issuing the solicitation, procurement professionals and applicable stake-holders must establish the criteria by which the resulting bids or proposals will be evaluated.”

~NIGP- The Institute for Public Procurement

- Criteria described as Priorities
- Basis for selection by Board
- Board is not obligated to select any proposal
- Respondent interviews will be at the discretion of the Board

Priorities/ Criteria

- **45% Neighborhood Design & Context**

Unique design which also relates in scale and orientation to the existing neighborhood design and existing neighborhood assets is included in this priority.

- **15% Catalyst Potential**

Proposals that use, incorporate underutilized or vacant sites in the neighborhood as part of a future project will be favored. Proposals adding needed amenities or services to the area, either on-site or in another location will also be favored.

- **15% Development Schedule**

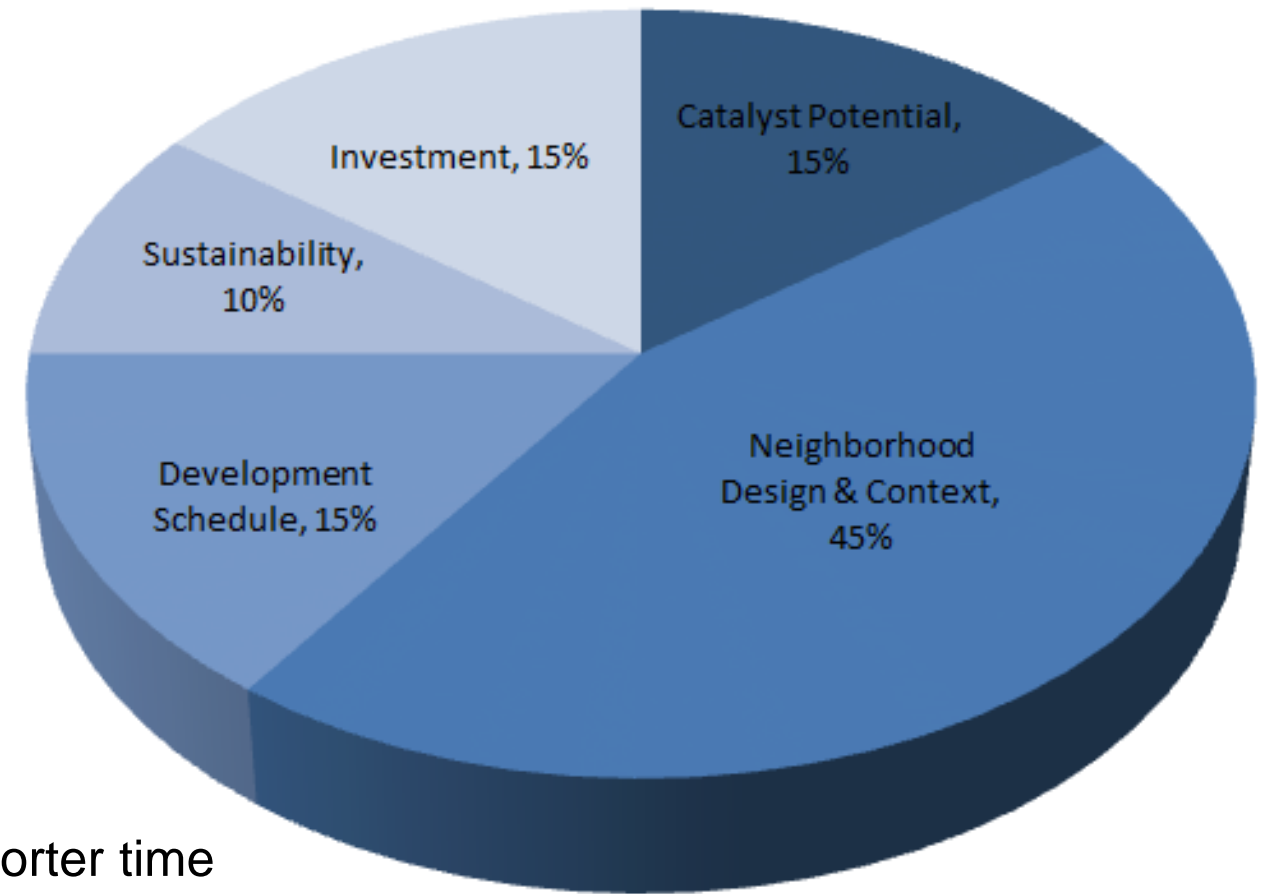
Priority will be given to projects proposed to be completed within a shorter time frame relative to the overall size of the project.

- **15% Investment**

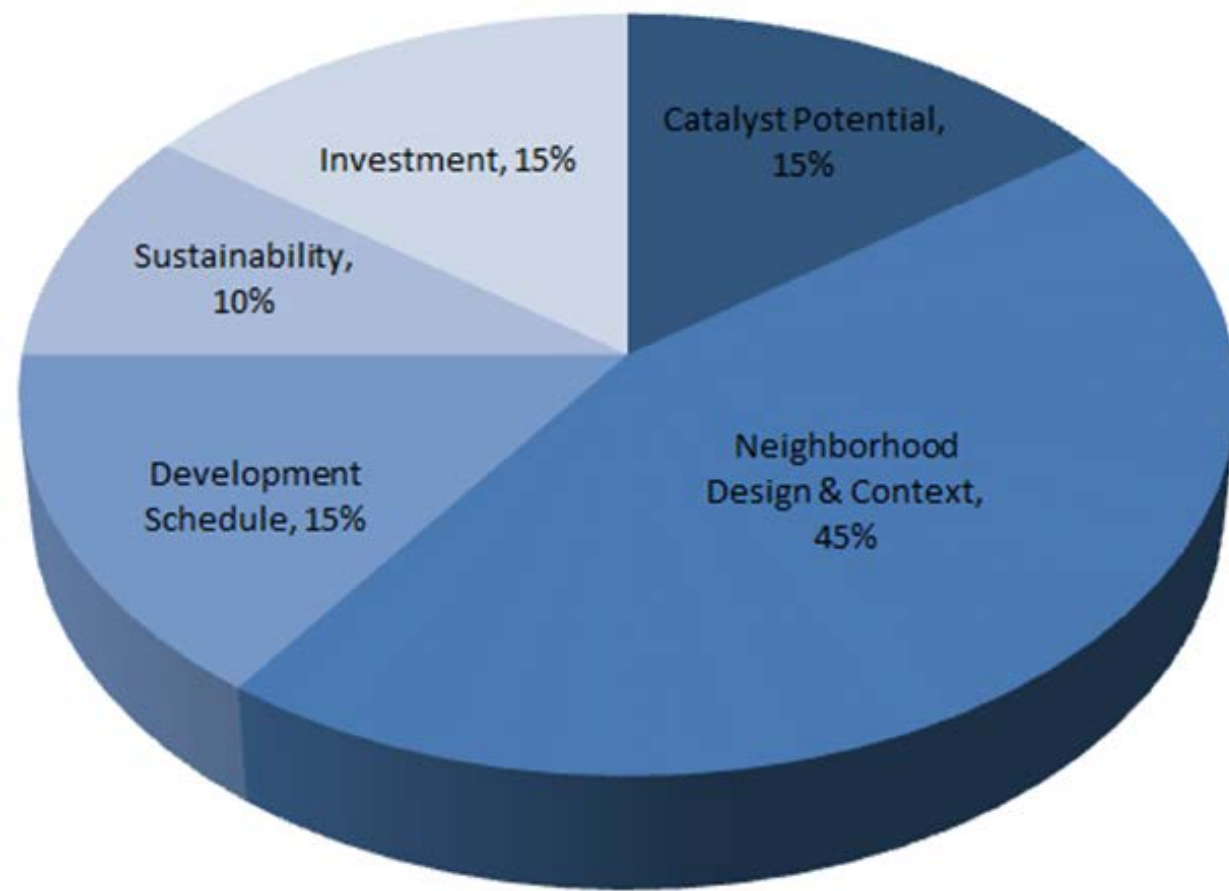
Projects which invest more in the redevelopment of the site should result in higher property valuation which adds value to the property tax rolls, strengthening the tax base and advances the urban renewal efforts.

- **10% Sustainability**

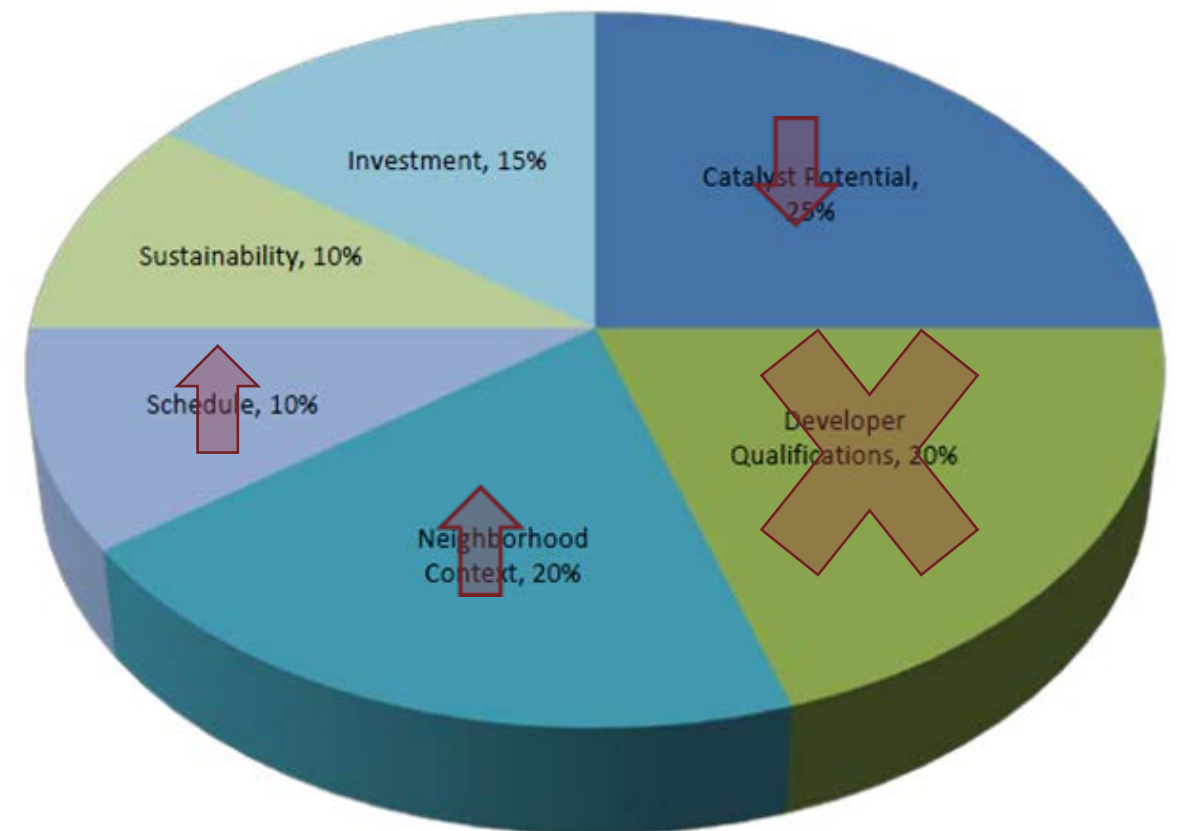
Projects must commit to exceeding the Boise City Green Construction Code.



Currently



Previously Discussed



Next Steps

- Move to approve the Ash Street Request for Proposals and direct staff to follow the process outlined in the RFQ/P attached.

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VI. Adjourn

Parking Strategic Plan

Max Clark – CCDC Parking & Facilities Director

Parking Strategic Plan

Program Development / Action Plan Elements

	4th Q 2016 Jul - Sep '16	1st Q 2017 Oct - Dec '16	2nd Q 2017 Jan - Mar '17	3rd Q 2017 Apr - Jun '17	4th Q 2017 Jul - Sept '17	1st Q 2018 Oct - Dec '1	2nd Q 2018 Jan - Mar '18	3rd Q 2018 Apr - Jun '18
1 Finalize Parking Strategic Plan								
2 CCDC & City Approval								
3 Ped Safety Improvements (p.23)								
4 Finalize Exterior Parking Garage Sign Design								
5 Adopt New Garage Design Guidelines								
6 Parking Mgmt Best Practices Review/Peer Cities Review								
7 Review On-Street Parking Program Tools (p. 35; Apdx B1 & B2)								
8 Develop Mobility Prioritization Framework (p. 28)								
9 Develop Mode Share Metrics (p. 30)								
10 Implement a regional Transportation Management Organization (p.37)								
11 Implement a remote parking shuttle program (p. 36)								
12 New Garage Sign Installation								
13 Develop Mobile App (CCDC/COB)								
14 Expand On-Street Parking in Zone 3								
15 Implement License Plate Recognition								
16 Integrate TAP and Parking Strategies								
17 On and Off-Street Parking Rate Analysis								
18 IPI Program Accreditation (p.18)								
19 Parking Regulatory Review (p.40)/ Future Garage Financing Strategies (p. 41)								
20 Comprehensive TDM Scope / Develop "First & Last Mile" Strategies (p. 37)								
21 Consider Park+ Parking Modeling Program								
22 Consider expanding on-street enforcement evenings & Saturdays								

Color Coding Legend: Primary Responsibility

Blue = CCDC

Green - Boise City

Purple = Shared*

* Could also involve VRT,ACHD,BSU and other partners

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Downtown Parks & Public Spaces Plan

Doug Holloway – City of Boise

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Operations Report

John Brunelle – CCDC 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 [Idaho Code 74-206 (1)(c)] 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 74-206(1)(f)]

ADJOURN

