

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
February 12, 2018 12:00 p.m.
A G E N D A

- I. CALL TO ORDER** Chair Zuckerman
- II. AGENDA CHANGES/ADDITIONS** Chair Zuckerman
- III. CONSENT AGENDA**
- A. Expenses
1. Approval of Paid Invoice Report – January 2018
- B. Minutes and Reports
1. Approval of January 8, 2018 Meeting Minutes
- IV. ACTION ITEM**
- A. CONSIDER: Annual Independent Audit and Financial Report for FY 2017 (10 minutes)
 Kevin Smith, Eide Bailly
- B. CONSIDER: 301 N. 29th Street – Whittier Elementary – Type 4 Participation Agreement Designation
 (5 minutes)..... Laura Williams
- C. CONSIDER: 222 N 8th Street – Diablo and Son’s – Type 1 Participation Agreement Designation
 (5 minutes)..... Laura Williams
- D. CONSIDER: 122 N 5th Street – Brownfield’s Redevelopment – Type 1 Participation Agreement
 Designation (5 minutes) Laura Williams
- E. CONSIDER: Resolution #1524 – Parking Wait List Policy Update (5 minutes)..... Max Clark
- F. CONSIDER: Resolution #1525 – Parking Enforcement & Collection Policy Update (5 minutes)
 Max Clark
- G. CONSIDER: Resolution #1526 – Central District CMGC Contract Amendment, GMP #1 (5 minutes)
 Doug Woodruff/Mary Watson
- H. CONSIDER: Resolution #1527 – 2403 W Fairview – Adare Manor - Type 4 Participation Agreement
 (5 minutes)..... Shellan Rodriguez
- V. INFORMATION/DISCUSSION ITEMS**
- A. Trailhead Management Report (5 minutes) Dan Faricy
- B. VRT ValleyConnect 2.0 Plan (15 minutes) Kelli Badesheim
- C. Operations Report (5 minutes)John Brunelle

VI. 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)].

VII. 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).

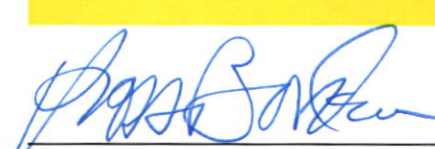
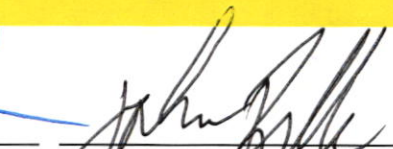



Paid Invoice Report

For the Period: 1/01/2018 through 1/31/2018

Payee	Description	Payment Date	Amount
Debt Service:			
		Total Debt Payments:	-
Payroll:			
EFTPS - IRS	Federal Payroll Taxes	1/3/2018	13,411.74
Idaho State Tax Commission	State Payroll Taxes	1/3/2018	2,526.00
CCDC Employees	Direct Deposits Net Pay	1/3/2018	32,738.83
PERSI	Retirement Payment	1/3/2018	11,729.74
EFTPS - IRS	Federal Payroll Taxes	1/17/2018	13,359.52
Idaho State Tax Commission	State Payroll Taxes	1/17/2018	2,476.00
CCDC Employees	Direct Deposits Net Pay	1/17/2018	32,264.23
PERSI	Retirement Payment	1/17/2018	14,414.81
EFTPS - IRS	Federal Payroll Taxes	1/31/2018	13,280.44
Idaho State Tax Commission	State Payroll Taxes	1/31/2018	2,458.00
CCDC Employees	Direct Deposits Net Pay	1/31/2018	32,123.81
PERSI	Retirement Payment	1/31/2018	14,617.45
		Total Payroll Payments:	185,400.57
Checks and ACH			
Various Vendors	Check and ACH Payments Issued (See Attached)	January 2018	1,510,554.57
	Total Paid Invoice, Reported Payments:		1,510,554.57
Total Cash Disbursements:			\$ 1,695,955.14

I have reviewed and approved all cash disbursements in the month listed above.

 Finance Director 2/2/2018 Date	 Executive Director 2/4/18 Date	 Board Member 2-6-18 Date
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Report Criteria:

Summary report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
3659	Ada County	JANUARY 20	Janaury 2018 Master Grou	01/01/2018	36,926.50	62739	01/09/2018
	Total 3659:				36,926.50		
1139	American Cleaning Service	63332	Trailhead Cleaning - 12 Mo	01/01/2018	892.10	10671	01/23/2018
	Total 1139:				892.10		
3838	American Fire Protection L	11019	Drum Drip System	01/08/2018	202.50	62758	02/01/2018
	Total 3838:				202.50		
4040	Athlos Academies	T3 - ATHLOS	WD, 918 Idaho Street - Ath	12/19/2017	750,000.00	62740	01/09/2018
	Total 4040:				750,000.00		
1316	Blue Cross of Idaho	1733800012	Health Insurance - January	01/01/2018	23,369.59	62708	01/01/2018
	Total 1316:				23,369.59		
1331	Boise Centre	8277-IN	Grove maintenance fee - D	12/31/2017	6,922.00	62755	01/26/2018
		8281-IN	Snow Removal - DEC2017	12/31/2017	3,736.25	62755	01/26/2018
	Total 1331:				10,658.25		
1385	Boise City Utility Billing	91177 JAN20	848 Main St # 0447416001	01/01/2018	7.15	10690	01/26/2018
	Total 1385:				7.15		
3816	Capitol Landscape Inc.	12.13.2017	Move CD Pavers to Storag	12/13/2017	4,950.00	Multiple	01/05/2018
	Total 3816:				4,950.00		
3712	Car Park	NOVEMBER	10th & Front - Grove	11/30/2017	139,765.86	10657	01/08/2018
	Total 3712:				139,765.86		
1556	Caselle Inc.	84530	Contract support - January	01/01/2018	787.33	62709	01/01/2018
	Total 1556:				787.33		
2810	CenturyLink	1430286188	Grove - Data Service	01/11/2018	1,214.33	10682	01/23/2018
	Total 2810:				1,214.33		
1643	Community Planning Asso	218050	FY18 2nd qtr Membership	01/01/2018	2,050.00	10672	01/23/2018
	Total 1643:				2,050.00		
3947	Crane Alarm Service	JANUARY 20	Fire Alarm System - Monito	01/01/2018	25.00	Multiple	01/05/2018
	Total 3947:				25.00		
3691	DeBest Plumbing Inc.	26011	Clean Drains in Parking Ga	01/03/2018	463.25	62743	01/18/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3691:					463.25		
4002	Don Reading	DECEMBER	Afton & Watercooler	12/19/2017	500.00	Multiple	Multiple
Total 4002:					500.00		
4003	Donald Holley	DECEMBER	Afton/Water cooler	12/19/2017	500.00	Multiple	Multiple
Total 4003:					500.00		
1787	Downtown Boise Associati	101628	Alive After 5 - Wrist Bands	12/11/2017	2,837.90	Multiple	01/05/2018
Total 1787:					2,837.90		
1832	Eide Bailly LLP	EI00591426	Audit 2017	12/31/2017	12,000.00	10660	01/08/2018
Total 1832:					12,000.00		
1838	Elam & Burke P.A.	170921	Carley Project - 5th & Front	11/30/2017	80.00	10685	01/31/2018
		170922	Ash Street Properties	11/30/2017	460.00	10685	01/31/2018
		170924	30th Street	11/30/2017	275.00	10685	01/31/2018
		170925	CD Closeout	11/30/2017	1,285.00	10685	01/31/2018
		170926	Personnel	11/30/2017	600.00	10685	01/31/2018
		170927	Fowler	11/30/2017	40.00	10685	01/31/2018
		170929	Parcel B Hotel Project	11/30/2017	3,161.00	10685	01/31/2018
		170930	Parking Matters	11/30/2017	470.00	10685	01/31/2018
		170931	Downtown Boise Public Lib	11/30/2017	45.00	10685	01/31/2018
		170932	New URD	11/30/2017	3,566.40	10685	01/31/2018
		170933	101-0 General	11/30/2017	2,835.00	10685	01/31/2018
		170934	Legislation	11/30/2017	1,040.00	10685	01/31/2018
		170935	WS District	11/30/2017	377.00	10685	01/31/2018
		170971	GBAD	11/30/2017	202.50	10685	01/31/2018
		171320	Ash Street Properties	12/31/2017	860.00	10685	01/31/2018
		171321	Personnel	12/31/2017	820.00	10685	01/31/2018
		171323	CD Closeout	12/31/2017	44.80	10685	01/31/2018
		171325	Fowler	12/31/2017	595.00	10685	01/31/2018
		171326	Parcel B Hotel Project	12/31/2017	2,485.00	10685	01/31/2018
		171327	Parking Matters	12/31/2017	314.00	10685	01/31/2018
		171328	New URD	12/31/2017	6,445.55	10685	01/31/2018
		171329	101-0 General	12/31/2017	1,075.15	10685	01/31/2018
		171330	RM Implement	12/31/2017	180.00	10685	01/31/2018
		171331	Legislation	12/31/2017	60.00	10685	01/31/2018
		171332	WS District	12/31/2017	1,466.00	10685	01/31/2018
		171333	New URD - GWD	12/31/2017	468.00	10685	01/31/2018
Total 1838:					29,250.40		
4042	Express Plumbing Service	2092812041	Trailhead - Plumbing	12/04/2017	126.00	Multiple	01/05/2018
Total 4042:					126.00		
1898	Fiberpipe	1055	E-mail & Audio hosting	01/01/2018	64.90	10661	01/08/2018
Total 1898:					64.90		
3807	FreedomVoice Systems	2018-010108	Monthly Service	01/01/2018	554.65	Multiple	01/05/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3807:					554.65		
4041	Gemtek	291391	Pest Control @ Trailhead	12/18/2017	199.00	Multiple	01/05/2018
Total 4041:					199.00		
3778	Gingerich Site & Undergro	17-4205A	Grove Bi-weekly Maint	01/01/2018	540.00	62746	01/18/2018
Total 3778:					540.00		
3832	Glancey Rockwell & Associ	16003	CCDC Garage Add Wayfin	12/29/2017	517.50	62747	01/18/2018
Total 3832:					517.50		
3695	Guho Corp.	160101049-1	LIV District Broad Street	12/31/2017	119,922.22	10686	01/31/2018
		160101049-1	LIV District Broad Street	12/31/2017	217,556.20	10686	01/31/2018
		170101062-0	2017 Streetscapes RMOB	12/31/2017	8,823.22	10686	01/31/2018
		170101062-0	2017 Streetscapes RMOB	12/31/2017	54,557.54	10686	01/31/2018
Total 3695:					400,859.18		
3853	Hawkins Companies LLC	12082017	Cap T. Condo Reimburse	12/08/2017	184.50	62701	12/14/2017
Total 3853:					184.50		
3826	Idaho Airships Inc.	6803	Map of proposed new distri	12/31/2017	1,245.00	62748	01/18/2018
Total 3826:					1,245.00		
2165	Idaho Power	06607 DEC2	9th St outlets #220040660	12/31/2017	6.58	10681	01/18/2018
		10368 DEC2	617 S Ash #2200910368	12/31/2017	6.52	10681	01/18/2018
		27995 DEC2	9th & State # 2201627995	12/31/2017	4.73	10681	01/18/2018
		34903 DEC2	8th St lights #2202934903	12/31/2017	190.09	10681	01/18/2018
		83212	Grove Vault #2205983212	12/31/2017	43.90	10681	01/18/2018
Total 2165:					251.82		
3900	Idaho Records Manageme	0124837	Records Storage	12/31/2017	92.22	10662	01/08/2018
Total 3900:					92.22		
2186	Idaho Statesman	263244 DEC	Legal Notices	12/31/2017	96.90	62749	01/18/2018
Total 2186:					96.90		
2240	Intermountain Gas Compa	30007 DEC2	617 Ash St #69482130007	12/20/2017	22.62	10680	01/10/2018
Total 2240:					22.62		
3966	Involta	29275	SSL Certificate	12/21/2017	615.00	Multiple	01/05/2018
		29508	Website Hosting Services	01/03/2018	1,347.90	62750	01/18/2018
Total 3966:					1,962.90		
3808	Jed Split Creative	1985	CCDC Manifesto Infograph	12/31/2017	3,000.00	62756	01/26/2018
		2011	CCDC Manifesto Infograph	12/31/2017	78.62	62756	01/26/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
		2012	Business Cards - Multi	12/31/2017	498.54	62756	01/26/2018
		2013	New District Logo Develop	12/31/2017	495.90	62756	01/26/2018
		2014	Jane Jacobs Room Design	12/31/2017	922.45	62756	01/26/2018
		2015	Logo Development & Printi	12/31/2017	704.45	62756	01/26/2018
		2016	Logo/Icon Development	12/31/2017	338.20	62756	01/26/2018
	Total 3808:				6,038.16		
2288	Jensen Belts	1642-14	2017 RMOB SS	12/31/2017	3,335.50	10687	01/31/2018
		1765-1	WD, Downtown Urban Par	12/31/2017	5,069.38	10687	01/31/2018
	Total 2288:				8,404.88		
2360	Kittelson & Associates Inc.	0092524	8th/River Crossing Study	01/01/2018	2,075.00	62751	01/18/2018
	Total 2360:				2,075.00		
3439	KPFF Consulting Engineer	168421	Parking Garage Repair Ass	12/04/2017	225.00	10663	01/08/2018
		175096	Parking Garage Repair Ass	12/31/2017	945.00	10673	01/23/2018
	Total 3439:				1,170.00		
3819	Level 3 Communications L	64471574	Internet & Data	12/17/2017	605.18	Multiple	01/05/2018
	Total 3819:				605.18		
2465	Materials Testing & Inspect	149611	Exterior Signs for Garages	12/15/2017	316.80	10664	01/08/2018
	Total 2465:				316.80		
3833	Musgrove Engineering P.A.	16-198J	Power Line Relocation - T	12/26/2017	910.00	10665	01/08/2018
	Total 3833:				910.00		
2774	Pro Care Landscape Mana	18216	8th Street LED light Repair	12/31/2017	368.00	62752	01/18/2018
	Total 2774:				368.00		
3896	Rim View LLC	JANUARY 20	Monthly Rent and NNN - Tr	01/01/2018	12,878.91	62710	01/01/2018
	Total 3896:				12,878.91		
3796	Scheidt & Bachmann USA	30678	December 2017 Merchant	12/31/2017	941.10	10674	01/23/2018
	Total 3796:				941.10		
3542	Security LLC - Plaza 121	JANUARY 20	Office rent - January 2018	01/01/2018	10,898.86	62711	01/01/2018
	Total 3542:				10,898.86		
4039	Signs by Tomorrow	14998	Suez Plague for Grove	12/11/2017	596.50	62702	12/14/2017
	Total 4039:				596.50		
3974	Stability Networks Inc.	25927	Complete Care Network Su	12/31/2017	2,380.00	10675	01/23/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3974:					2,380.00		
3815	Synoptek LLC	1132483	All: Website Upgrades park	12/31/2017	658.75	62753	01/18/2018
		1132484	Boiseparking.com Login	12/31/2017	63.75	62753	01/18/2018
Total 3815:					722.50		
3831	The Land Group Inc.	0139258	RD, River Street SS, Ash t	12/31/2017	1,902.50	10676	01/23/2018
Total 3831:					1,902.50		
4009	TML Heating & Air Conditio	237604	Cooling Fan - Server Room	12/27/2017	59.00	Multiple	01/05/2018
Total 4009:					59.00		
3907	Total System Services	C000565	HVAC Maint	12/31/2017	99.56	62763	02/01/2018
Total 3907:					99.56		
3170	Treasure Valley Coffee Inc.	05286394	Tea	12/31/2017	17.25	10677	01/23/2018
		05383994	Coffee & tea	12/21/2017	131.80	10667	01/08/2018
Total 3170:					149.05		
3233	United Heritage	02014-001 J	ST & LT Disability & Life I	01/01/2018	1,317.07	Multiple	01/05/2018
Total 3233:					1,317.07		
3835	US Bank - Credit Cards	12.26.2017	Accounts Receivable	12/26/2017	4,413.29	10656	01/08/2018
Total 3835:					4,413.29		
3864	USI Idaho Kibble & Prentic	BUILDING 8	Building 8 Commercial Pac	12/01/2017	21,202.00	62757	01/26/2018
Total 3864:					21,202.00		
3266	Valley Regional Transit	22678	Bus Passes	12/18/2017	540.00	10668	01/08/2018
Total 3266:					540.00		
3841	VoiceText Communications	123796	Conference calls	12/12/2017	10.55	10670	01/08/2018
		124815	Conference calls	12/24/2017	3.48	10670	01/08/2018
Total 3841:					14.03		
3997	Wash Worx	INV-000252	Suicide Prevention Rail 9th	01/04/2018	6,500.00	10688	01/31/2018
Total 3997:					6,500.00		
3365	Westerberg & Associates	205	Legislative Advisement Ser	12/31/2017	2,000.00	10678	01/23/2018
Total 3365:					2,000.00		
3374	Western States Equipment	499403	Bldg 8 generator maintena	12/01/2017	264.19	Multiple	01/05/2018
		548314	Bldg 8 generator maintena	01/08/2018	264.19	62754	01/18/2018

Vendor Number	Name	Invoice Number	Description	Invoice Date	Check Amount	Check Number	Check Issue Date
Total 3374:					528.38		
3990	Xerox Corporation	091794652	Copier Lease	12/31/2017	406.45	10679	01/23/2018
Total 3990:					406.45		
Grand Totals:					1,510,554.57		

Report Criteria:

Summary report type printed

CAPITAL CITY DEVELOPMENT CORPORATION
Board of Commissioners Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
January 8, 2018 1:00 p.m.
MEETING MINUTES

I. CALL TO ORDER

Vice Chairman Zuckerman convened the meeting with a quorum at 1:13 p.m.

Present: Commissioner Dave Bieter, Commissioner Ben Quintana, and Commissioner Dana Zuckerman.

Commissioner Gordon Jones joined via conference call at 1:10 p.m.

Absent: Commissioner Maryanne Jordan, Commissioner Scot Ludwig, and Commissioner Ryan Woodings.

Agency staff members present: John Brunelle, Executive Director; Todd Bunderson, Development Director; Ross Borden, Finance Director, Max Clark, Parking & Facilities Director; Mary Watson, General Counsel & Contracts Manager, Doug Woodruff, Project Manager; Karl Woods, Project Manager; Laura Williams, Project Manager, Matt Edmond, Project Manager, Shellan Rodriguez, Real Estate Development Manager, Kathy Wanner, Contracts Specialist, Sandy Lawrence, Administrative Assistant. Also present, Agency legal counsel, Ryan Armbruster.

II. AGENDA CHANGES/ADDITIONS

There were no changes or additions to the agenda.

III. CONSENT AGENDA

A. Expenses

1. Approval of Paid Invoice Report – December 2017

B. Minutes and 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 and 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*]

Commissioner Bieter made a motion to approve the Consent Agenda.

Commissioner Quintana seconded the motion.

All said Aye. The motion carried 4 -0

IV. ACTION ITEMS

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

John Brunelle, CCDC Executive Director presented the slate of Executive Committee officers as follows:

Chair – Dana Zuckerman
Vice Chair – Ryan Woodings
Secretary/Treasurer – Dave Bieter

Commissioner Quintana made a motion 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.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

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

Doug Woodruff, CCDC Project Manager, and Mary Watson, CCDC General Counsel & Contracts Manager, gave a report.

Commissioner Quintana made a motion 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.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

C. CONSIDER: Resolution #1523 – SB Friedman Development Advisors Shoreline Urban Renewal Planning Scope Approval

Shellan Rodriguez, CCDC Real Estate Development Manager, gave a report.

Commissioner Quintana made a motion 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.

Commissioner Bieter seconded the motion.

All said Aye. The motion carried 4 -0

V. INFORMATION/DISCUSSION ITEMS

A. Front & Myrtle Alternatives Analysis

Matt Edmond, CCDC Project Manager, and Daren Fluke, City of Boise Comprehensive Planning Manager, gave a report.

B. Operations Report

John Brunelle, CCDC Executive Director, gave a report.

VI. REGULAR MEETING ADJOURNMENT

There being no further business to come before the Board, a motion was made by Commissioner Bieter to adjourn the meeting.

Commissioner Quintana seconded the motion.

All said Aye. The motion carried 4 -0

The meeting was adjourned at 2:06 p.m.

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ADOPTED BY THE BOARD OF DIRECTORS OF THE CAPITAL CITY DEVELOPMENT CORPORATION
ON THE 12th DAY OF February, 2018

Dana Zuckerman, Vice Chair

Ryan Woodings, Secretary/Treasurer



AGENDA BILL

Agenda Subject FY 2017 Financial Statements Audit Report		Date February 12, 2018
Staff Contact Ross Borden, Finance Director	Attachment 1. Audit Committee Agenda 2. Independent Auditor's Communication to Those Charged with Governance (AU 260) 3. Independent Auditor's Report of the Agency's FY 2017 Financial Statements	
Action Requested Accept independent auditor Eide Bailly LLP's report of the Agency's FY 2017 financial statements and authorize distribution to statutorily-required entities.		

Background

Idaho Code requires a full and complete audit of the Agency's financial statements to be performed each year by an independent auditor in accordance with generally accepted governmental auditing standards (Sections 67-450(b) and 50-2006(d), Idaho Code).

These annual audits must then be filed within 10 days of receipt with the Agency's "local governing body" (the City of Boise) and the Idaho Legislative Services Office. Covenants in the Agency's outstanding bonds also require the audits to be provided to trustees and relevant financial institutions.

The Executive Committee – serving concurrently as the Board's Audit Committee – formally received this audit report from Eide Bailly earlier today. The Audit Committee and independent auditors discussed the audit report with staff present and then with staff excused.

Fiscal Note

The Agency engaged Eide Bailly LLP to conduct an independent audit its FY 2017 financial statements for a \$38,250 not-to-exceed amount including expenses.

Staff Recommendation

Accept the Eide Bailly audit report of the Agency's FY 2017 financial statements and authorize staff to file the report with the statutorily-required entities.

Suggested Motion

I move to accept independent auditor Eide Bailly's report of the Agency's Fiscal Year 2017 financial statements and authorize staff to deliver the audit report to all required entities.



AUDIT COMMITTEE AGENDA

Executive Committee serves concurrently as Audit Committee

11:00 – 11:30, Monday, February 12, 2018

Board Room

1. Call to Order.

- Chair Zuckerman

FY 2017 Audit Report Presentation by independent auditor Eide Bailly, LLP.

- Kevin Smith, Audit Partner

Discussion.

- Chair Zuckerman

Audit Committee discussion with Independent Auditor.

- Chair Zuckerman
- Agency staff dismissed

2. Update: Risk-Based Cycling Review / Agreed Upon Procedures.

- Ross Borden, Finance Director
- Joey Chen, Controller, RBCR / AUP Lead

Background: CCDC's Risk-Based Cycling Review Policy provides for external assessments of Agency internal controls, policies, procedures and practices. The Executive Committee in its role as Audit Committee drives this policy in consultation with the Board.

The Audit / Executive Committee approved a 3-Year plan in March 2015.

- **Complete: Year 1** / FY2015: PARCS internal controls.
- **Complete: Year 2** / FY 2016: Computer system security policies and procedures.
- **Complete: Year 3** / FY 2017: Parking garage revenue process.
 - Added spring 2017 in response to issues identified at that time.
- **Year 4** / FY 2018: Accounting and contract management policies, internal controls, conformity to best practices and documentation.

11:30 Adjourn

- Lunch

Noon Board of Commissioners Regular Monthly Meeting



December 29, 2017

To the Board of Commissioners
Capital City Development Corporation
Boise, Idaho

We have audited the financial statements of Capital City Development Corporation (the Agency) as of and for the year ended September 30, 2017, and have issued our report thereon dated December 29, 2017. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit under Generally Accepted Auditing Standards and *Government Auditing Standards*

As communicated in our letter dated October 6, 2017, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of its respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of Capital City Development Corporation solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by Capital City Development Corporation is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during 2017. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

Management's estimate of the net pension liability and the deferred inflows/outflows of resources related to the net pension liability is based on actuarial estimates provided by Milliman to PERSI and the Schedule of Employer Allocations and Collective Pension Amounts provided by PERSI. This schedule was audited by independent auditors. We evaluated the key factors and assumptions used to develop the net pension liability in determining that it is reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting Capital City Development Corporation's financial statements relate to:

The disclosure of long-term debt in Note 6 to the financial statements discloses the various debts held by the Agency, as well as the related terms, prepaid interest, premiums, discounts and payment schedules.

The disclosure of employer pension assumption in Note 7 to the financial statements is sensitive as this footnote supports the assumptions made and inputs used to determine the employer pension assumption.

The disclosures of commitments and significant contracts agreements are in Notes 9 and 10, respectively. These notes disclose possible future cash outflows that are or may be required of the Agency.

The disclosure of debt refunding in Note 13 discloses a significant transaction that occurred in fiscal year 2017 and details the future reductions in debt service payments over the next seven years and the resulting economic gain.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole.

We are pleased to report that no such misstatements were identified during the course of our audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management that are included in the management representation letter dated December 29, 2017.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with Capital City Development Corporation, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, business conditions affecting the entity, and business plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as Capital City Development Corporation's auditors.

Other Matters

We applied certain limited procedures to Management's Discussion and Analysis, Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual, Schedule of Employer's Share of Net Pension Liability and Schedule of Employer Contributions, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

This report is intended solely for the information and use of the Board of Commissioners, and management of Capital City Development Corporation and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Eide Bailly LLP
Boise, Idaho



Financial Statements
September 30, 2017

Capital City Development Corporation

CAPITAL CITY DEVELOPMENT CORPORATION

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Independent Auditor's Report

To the Board of Commissioners
Capital City Development Corporation
Boise, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Capital City Development Corporation (the Agency), as of and for the year ended September 30, 2017 and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Agency's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Capital City Development Corporation, as of September 30, 2017, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of employer's share of net pension liability, and schedule of employer contributions as listed in the Table of Contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated December 29, 2017 on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Boise, Idaho
December 29, 2017

CAPITAL CITY DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2017

This section of Capital City Development Corporation's (the Agency's) annual financial report is provided by the management in accordance with GASB requirements to assist the reader in identifying and reviewing key issues and financial activity for the fiscal year ending September 30, 2017. Since this discussion and analysis focuses on the current fiscal year's activities and is a summary, the reader is encouraged to review the financial statements and notes which follow this section to gain a complete understanding of the Agency's finances.

Financial Highlights

- The Agency's total assets and deferred outflows of resources exceeded its liabilities and deferred inflow of resources at the close of the fiscal year 2017 by \$43,225,290. Of this total, \$18,908,624 is invested in capital assets (net of debt).
- At fiscal year close, the Agency's governmental funds reported a combined ending fund balance of \$46,019,380, of which \$45,205,774 is nonspendable, restricted, committed or assigned.
- During fiscal year 2017 the Agency's expenses were \$18,354,433 compared to the \$12,674,685 reported in 2016. The change was primarily due to the increase in community development expenses related to the Grove Plaza renovation project and Broad Street improvement project in 2017.
- Total revenues increased by \$2,511,576. The majority of the increase was a result of increased property tax increment revenue.
- Interest and fees expense on long-term debt in governmental activities increased by \$193,986 compared with fiscal year 2016. The Agency has refunded the Series 2010 B-1 bond and redeemed early the Series 2010 C bond in fiscal year 2017. The Agency also paid issuance costs for the refunded debt. Over the long term, the refunding and redemption will provide the agency savings in interest payments. Additional cost of issuance were incurred to issue the 2017 A bond as well.
- The Agency's key revenues are parking revenues and revenue allocation district revenues (tax increment revenue). Parking revenues increased \$760,196 primarily due to: 1) increased parking activity and 2) continued parking revenue collection efficiency. Revenue allocation increased about 13.2% or \$1,755,555 in fiscal year 2017 as compared to the prior year due to the increased property valuations and new construction in Agency urban renewal districts.

Overview of the Financial Statements

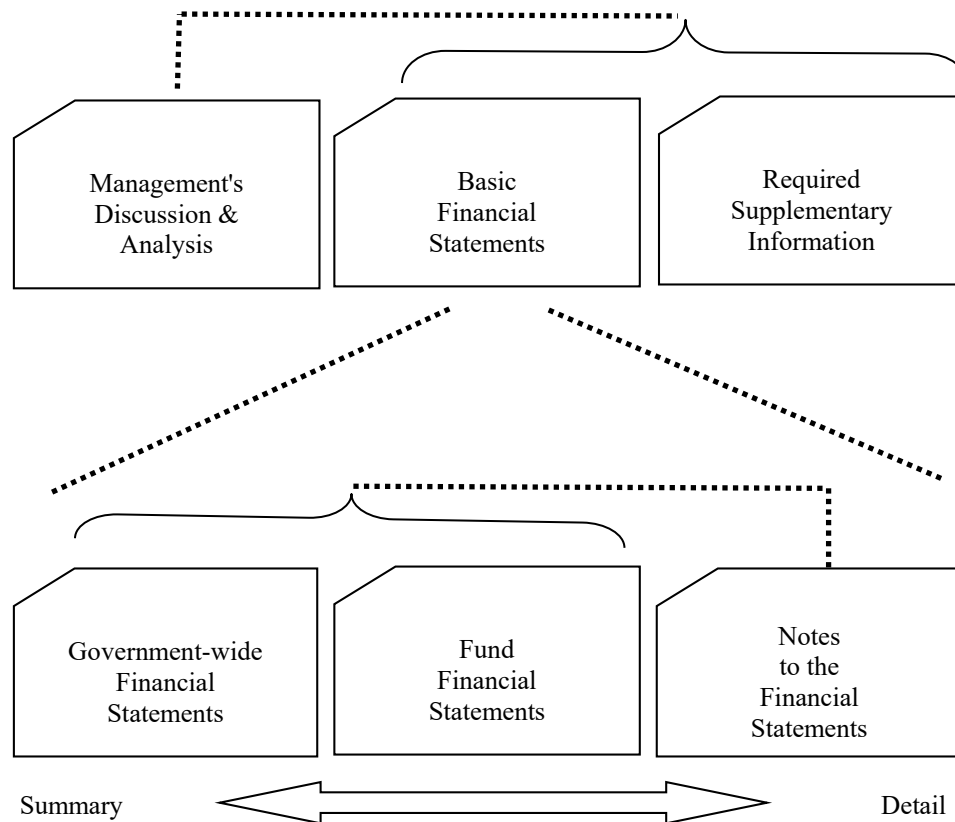
The format of this report allows the reader to examine combined financial statements to view the Agency as a whole (Agency-wide) as well as information on individual fund activities. This financial report consists of three parts: 1) Management Discussion & Analysis, 2) Basic Financial Statements, and 3) Required Supplementary Information. Viewing governmental activity both as a whole and by individual major fund gives the reader a broader perspective, increases the Agency's accountability and provides a more complete picture of the financial health and activities of the Agency. The Basic Financial Statements include two kinds of statements that present different views of the Agency: Government-wide Financial Statements provide both long-term and short-term information about the Agency's overall financial status. Fund Financial Statements focus on individual parts of the Agency activities and report the Agency's operations in more detail than the Government-wide statements. The Governmental Funds statements show how general government services such as urban renewal and parking were financed in the short-term as well as what remains for future spending.

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of Required Supplementary Information that further explains and supports the information in the financial statements.

Figure A illustrates how the required parts of this annual report are arranged and relate to one another.

Figure A - Required Components of CCDC Annual Financial Report



CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

Figure B identifies the presentation of the Agency's financial statements.

Figure B - Major Features of CCDC's Government-wide and Fund Financial Statements

	Government-wide Statements	Governmental Funds
Scope	Entire Agency government (except fiduciary funds) and Agency's component units	The activities of the Agency that are not proprietary such as urban renewal
Required financial statements	Statements of: Net Position Activities	Balance sheet Statement of revenues, expenditures and changes in fund balances
Accounting basis/ measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus
Type of asset/ liability information	All assets and liabilities, both financial and capital and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included
Type of inflow/ outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year, expenditures when goods or services have been received payment is due during the year or soon thereafter

The remainder of this overview section of Management's Discussion and Analysis explains the structure and content of each of the statements.

Government-Wide Financial Statements

Government-wide financial statements for the Agency are designed to parallel more closely the reporting used in private-sector businesses, in that all governmental activities are reported using the same basis of accounting (accrual), and that the statements include a total column to provide information on the Agency as a whole. These statements are designed to better portray the fiscal position of the Agency relative to the prior year.

CAPITAL CITY DEVELOPMENT CORPORATION

MANAGEMENT'S DISCUSSION AND ANALYSIS

SEPTEMBER 30, 2017

The Statement of Net Position provides information on all of the Agency's assets and deferred outflows, and liabilities and deferred inflows, with the difference reported as net position. Historical trending of the net position can provide a useful indicator as to whether the financial position of the Agency is improving or declining. The Agency's principal physical assets are land and parking structures.

The Statement of Activities provides information showing changes made to the Agency's net position during fiscal year 2017. Financial activity shown on this statement is reported on an accrual basis (at the time the underlying event causing the change occurs, rather than at the time the cash flows happen). Thus revenue and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods. All of the year's revenues and expenses are accounted for in the Statement of Activities. The Agency's principal activities relate to planning and facilitation of quality private development, public infrastructure improvements, operation of the downtown parking system, and issuance of debt financing for larger strategic projects. The Agency's program operation, urban renewal activities and parking system operation are included in the governmental activities. The individual district activities are tracked separately and combined for reporting purposes.

Fund Financial Statements

The focus of the Fund Financial Statements is to provide more detailed information about the Agency's major funds rather than the previous focus on fund types or on the Agency as a whole. A fund is a self-balancing set of accounts that is used to keep track of specific revenues and expenditures related to certain activities or objectives. Some funds are required by State law and some stipulated by bond policies. Operational funds are established by the Board of Commissioners for appropriations and management purposes. All of the Agency's funds are Governmental funds.

Governmental funds use modified accrual accounting, which measures current economic resources and focuses on changes to the current financial resources. This method is useful in evaluating the Agency's short-term financial resources. Supplemental information following some of the included statements further addresses long-term issues and variances with the Government-wide statements. The Agency maintains seven Governmental funds: Debt Service Fund (Ada County Courthouse Ground Lease Agreements), Central District Revenue Allocation Fund (urban renewal activities), River-Myrtle/Old Boise District Revenue Allocation Fund (urban renewal activities), Westside District Revenue Allocation Fund (urban renewal activities), 30th Street District Revenue Allocation Fund (urban renewal activities), Parking Fund (parking system activities), and the General Fund.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the information provided in the government-wide and fund financial statements.

Agency-Wide Financial Analysis

Table 1 reflects the condensed fiscal year 2017 and fiscal year 2016 Statement of Net Position. Increases or decreases in Net Position value may vary significantly with variations in debt service payments, the timing of large public improvement projects, or the purchase or sale of land, buildings, and parking facilities. The Agency's total Net Position increased \$5,429,088 compared to fiscal year 2016. The increase is the result of continued increase of property tax increment and parking revenues. The long term debt increased in 2017 mainly due to the issuance of the Series 2017 A bond in the amount of \$13,000,000. The Agency refunded the 2010 B bond with the 2017 B bond and also redeemed the 2010 C bond of \$1,650,000.

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

Table 1
Statement of Net Position
As of September 30, 2017 and 2016

	2016	2017	Percent Change 2016-2017
Current & Other Assets	\$ 50,877,527	\$ 65,673,842	29.1%
Capital Assets	24,619,146	26,090,765	6.0%
Total Assets	75,496,673	91,764,607	21.5%
Deferred Outflows of Resources	494,324	336,452	(31.9%)
Long-term Debt Outstanding	21,578,832	28,600,443	32.5%
Other Liabilities	2,304,877	3,264,541	41.6%
Total Liabilities	23,883,709	31,864,984	33.4%
Deferred Inflows of Resources	14,311,086	17,010,785	33.4%
Net Position			
Net Investment in			
Capital Assets	14,533,359	18,908,624	30.1%
Restricted & Unrestricted	23,262,843	24,316,666	4.5%
Total Net Position	\$ 37,796,202	\$ 43,225,290	14.4%

Approximately 44% of the Agency's net position is invested in Capital Assets (i.e. land, buildings, equipment, parking facilities, and other) with the remaining balance in other net assets to provide for ongoing obligations and subsequent year activities.

Table 2 provides a summary of the Agency's operation for the fiscal year ended September 30, 2017. Prior year data is presented for comparison purposes.

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

Table 2
Statement of Activities
For Years Ended September 30, 2017 and 2016

	2016	2017	Percent Change 2016-2017
Revenues			
Program Revenues			
Charges for Services	\$ 194,372	\$ 227,215	16.9%
Operating Grants & Contributions	1,652,113	1,599,082	(3.2%)
Parking	6,065,718	6,825,914	12.5%
Total Program Revenue	7,912,203	8,652,211	9.4%
General Revenue			
Property Tax Increment	13,337,201	15,092,756	13.2%
Unrestricted Investment Earnings	22,541	38,554	71.0%
Total Revenues	21,271,945	23,783,521	11.8%
Expenses			
Program Expenses			
Community Development	8,372,953	13,468,656	60.9%
Interest on Long-Term Debt	989,701	1,183,687	19.6%
Parking Facilities	3,312,031	3,702,090	11.8%
Total Program Expenses	12,674,685	18,354,433	44.8%
Increase in Net Position	8,597,260	5,429,088	
Net Position - Beginning	29,198,942	37,796,202	29.4%
Net Position - Ending	\$ 37,796,202	\$ 43,225,290	14.4%

Revenues: *Charges for Services* include lease revenues from the Ada County Courthouse Corridor Project. *Operating Grants & Contributions* include various reimbursements. *Parking revenues* include proceeds generated from operating the public parking garages. *General Revenues* include earnings on investments. Overall, total Agency revenues increased \$2,511,576 compared with the prior year. Additionally, tax increment revenues increased \$1,755,555 compared to fiscal year 2016, reflecting strong economic conditions and higher property values.

Expenses: *Community Development* includes the general expenses of the Agency related to fulfilling its mission. *Interest on Long-Term Debt* includes the interest portion of payments related to long-term financing arrangements. *Parking Facilities* includes the cost of operating the public parking system. Overall, total Agency expenses in fiscal year 2017 increased \$5,679,748. The change was primarily due to the major community development projects such as Grove Plaza renovation and Broad Street improvement. The change was also related to the increase in interest on long-term debt. In 2017, the Series 2010 B bond was refunded, the Series 2010 C bond was redeemed, and the Series 2017 A bond was issued. These debt activities resulted in one-time total redemption fee of \$135,303 and total issuance costs of \$136,759 in 2017.

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

Budgetary Highlights

The fiscal year 2017 budget was amended once during the year. The budget was decreased for amounts related to the timing of capital improvement projects that were continued into the next fiscal year or for capital improvement projects that were added, deleted or modified during the fiscal year.

Capital Assets

Tables 3 and 4 present the Agency's Capital Assets. During fiscal year 2017, the Agency-owned The Grove Plaza's renovation was completed and a total of \$3,529,101 in renovation costs that was recorded as construction in progress in fiscal year 2016 is now transferred to Buildings, Improvements and Equipment, net.

Table 3
Capital Assets Net of Depreciation

	2016	2017	Total Dollar Change 2016-2017
Land	\$ 3,943,660	\$ 3,943,660	\$ -
Construction in Progress	3,639,979	193,259	(3,446,720)
Building, Improvements and Equipment, net	17,035,507	21,953,846	4,918,339
Total Capital Assets	\$ 24,619,146	\$ 26,090,765	\$ 1,471,619

Table 4
Major Capital Additions during Fiscal 2017

Beginning Balance	\$ 24,619,146
Capital Additions:	
Construction in Progress	133,513
Buildings, Improvement and Equipment	5,957,534
Total Capital Additions	6,091,047
Capital Deletions:	
Improvements other than Buildings	-
Equipment	(13,492)
Accumulated Depreciation for deletions	13,492
Total Capital Deletions	-
Current Year Transfers of	
Construction in Progress to Equipment	(3,580,233)
Current Year Depreciation	(1,039,195)
Ending Balance	\$ 26,090,765

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

Debt Amortization

Table 5 summarizes the principal amounts of the Agency's Long-Term Debt (See also Note 6 – Long-Term Debt). The changes in Long-Term Debt represent the scheduled principal payments on that debt. The Agency refinanced its 2010 B bond and redeem its 2010 C bond in 2017 and issued new 2017 A bond.

Table 5
Long-Term Debt

Activity	Type	Total Dollar Change		
		2016	2017	2016-2017
2010 B-1	Bond	\$ 5,585,000	\$ -	\$ (5,585,000)
2010 C	Note	1,650,000	-	(1,650,000)
2011 B	Note	9,025,000	8,070,000	(955,000)
2015	Note	4,500,000	2,250,000	(2,250,000)
2017 A	Bond	-	12,615,000	12,615,000
2017 B	Bond	-	5,040,000	5,040,000
Total		\$ 20,760,000	\$ 27,975,000	\$ 7,215,000

Economic Factors

In both real and relative terms it can be argued that Downtown Boise is still enjoying what history may one day regard as its most intensive and sustained era of growth and development. Construction projects both large and small and of multiple types commenced, continued and were completed throughout Fiscal Year 2017. The Agency is typically a key participant in those projects. The value of completed construction projects being added to the rolls with increasing property values resulted in a 13% overall increase in property tax increment revenue from FY 2016 to FY 2017.

As the Agency's Central urban renewal district nears its statutorily-defined end after a thirty year lifespan several transformative developments were completed and are now fully functioning. The trigger project was the multi-building City Center Plaza development. It brought along a subterranean multi-modal center (Valley Regional Transit's "Main Street Station") and the Greater Boise Auditorium District's long-sought expansion ("Boise Centre East") connected to the existing convention facility by elevated concourse via the interposed Century Link Arena / Grove Hotel complex. Those developments prompted the Agency to invest in a \$6 million renovation of its thirty-year-old The Grove Plaza, the City's premier community space.

The Central District is the Agency's first urban renewal district and revenue allocation area. Its thirty year lifespan technically ends on December 31, 2017 but the practical termination date is September 30, 2018, the end of the Agency's FY 2018. Calendar year property taxes are distributed in January and July of the following year so the 2017 property taxes generated prior to the Central District's sunset are still available for Agency investment in the Central District until the end of its Fiscal Year 2018.

CAPITAL CITY DEVELOPMENT CORPORATION
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2017

With the imminent sunsetting and practical complete build-out of the Central District, the River-Myrtle / Old Boise District is now attracting most of the development activity. The desirability of its location – a short distance between the City center and Boise River – will continue to attract a variety of private development including housing. JUMP (Jack's Urban Meeting Place) and Simplot Corporate Headquarters are now complete and functioning. West across 11th Street the Pioneer Crossing development (formerly "Parcel B") consisting of a hotel, office building and parking garage – in which the Agency will purchase a 250 space (of 839 spaces) parking condo – is well underway. Phase 1 of The Afton condominium development at 620 S 9th Street that began in October 2015 is nearly complete. The property and the now-raised derelict warehouse that came with it had been acquired by the Agency a number of years ago in anticipation of attracting just this type of project. Phase 2 (of 2) is already in the pipeline. The Agency invested over \$5 million in its collaboration with the City in and around the first LIV (Lasting, Innovative, Vibrant) District-designated area – Broad Street from 2nd Street to Capitol Boulevard. Substantial progress was made during FY 2017 on three private developments in and adjacent to the LIV District: the 163 unit The Fowler apartment building – in which the Agency will purchase an 89 (of 189) space parking condo – and two hotels – The Residence Inn by Marriott on the corner of Capitol Boulevard and Myrtle Street and the Inn at 500 directly across Myrtle from the Residence Inn. Further to the west at 13th and River streets Payette Brewing's completed renovation turned an existing building into a brewhouse and corporate offices. The Agency is putting the finishing touches on its long-in-development Pioneer Pathway, a bicycle / pedestrian corridor linking downtown to the Greenbelt that now happens to runs past Payette Brewing.

In the Westside District, Athlos Academies, a charter school service provider, completed its renovation and is now occupying the historic CC Anderson / Macy's department store building that sat empty at 10th and Idaho streets for several years. The 37 unit Watercooler Apartments development (with 7 live-work units) was completed in January 2017. A third new downtown hotel, Hyatt Place, opened in late FY 2017 at 11th and Bannock streets.

Development activity in the Agency's youngest district, the 30th Street District in the western Main Street and Fairview Avenue area is beginning to accelerate with two housing projects – including an affordable housing development – on their way toward construction. After a failed bond election in November 2016 intended to finance a new Boise campus on the long-vacant former Bob Rice Ford site at Main Street and Whitewater Park Boulevard, Nampa-based College of Western Idaho continues to study its options for what its next best move is there.

Addressing already strong demand and growing pressure for parking in and around downtown and throughout the Agency's four districts continues to be an Agency priority. The focus – including financial resource allocation – is necessarily shifting to mobility alternatives rather than relying exclusively on additional structured parking.

The Agency remains actively engaged with private developers and public agencies to make judicious use of its highly sought-after, catalytic, but limited resources. CCDC has a distinguished record of and will continue to play an understated yet vital role in the viability of many of the projects that have made this the city's premier era of growth and development.

Further Information Available

This financial report provides citizens, its governing board, appointing and confirming authorities, public and private partners, investors, creditors and legislators with an independent review of Agency finances. Contact Capital City Development Corporation at 121 N. 9th Street, Suite 501, Boise, ID 83702, 208-384-4264 (Voice), 208-384-4267 (Fax), www.ccdcboise.com with questions, comments or for additional information.

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF NET POSITION
YEAR ENDED SEPTEMBER 30, 2017

	Governmental Activities
ASSETS	
Cash and investments	\$ 43,815,935
Receivables	
Accounts receivable	55,488
Interest receivable	2,935
Taxes receivable	16,909,012
Prepays and deposits	43,796
Restricted cash	2,334,161
Interest in partnership	130,000
Property held for resale or development	2,382,515
Capital assets	
Land, non-depreciable	3,943,660
Construction in progress, non-depreciable	193,259
Buildings, improvements, and equipment, net of accumulated depreciation	21,953,846
TOTAL ASSETS	91,764,607
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on debt refunding	107,859
Deferred outflows related to pensions	228,593
TOTAL DEFERRED OUTFLOWS OF RESOURCES	336,452
LIABILITIES	
Accounts payable	2,543,221
Accrued liabilities	108,732
Advanced revenues	83,497
Advanced lease payments	447,577
Interest payable	71,514
Refundable deposits	10,000
Long-term debt	
Current portion	5,590,000
Long-term	22,385,000
Net pension liabilities	625,443
TOTAL LIABILITIES	31,864,984
DEFERRED INFLOWS OF RESOURCES	
Unavailable revenue - property tax	16,909,012
Deferred inflows related to pensions	101,773
TOTAL DEFERRED INFLOWS OF RESOURCES	17,010,785
NET POSITION	
Net investment in capital assets	18,908,624
Restricted	23,503,060
Unrestricted	813,606
TOTAL NET POSITION	\$ 43,225,290

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2017

Functions / Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Governmental activities					
Community development	\$ 13,468,656	\$ 227,215	\$ 1,599,082	\$ -	\$(11,642,359)
Interest on long-term debt	1,183,687	-	-	-	(1,183,687)
Parking facilities	3,702,090	6,825,914	-	-	3,123,824
Total	<u>\$ 18,354,433</u>	<u>\$ 7,053,129</u>	<u>\$ 1,599,082</u>	<u>\$ -</u>	<u>(9,702,222)</u>
General revenues:					
Property tax increment					15,092,756
Unrestricted investment earnings					<u>38,554</u>
Total general revenues and transfers					<u>15,131,310</u>
Change in net position					5,429,088
Net position, beginning of year					<u>37,796,202</u>
Net position, end of year					<u>\$ 43,225,290</u>

CAPITAL CITY DEVELOPMENT CORPORATION
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017

	General Fund	Debt Service Fund	Central District RA Fund	River Myrtle District RA Fund
ASSETS				
Cash and investments	\$ 1,000,000	\$ -	\$ 5,084,323	\$ 22,695,375
Accounts receivable	513	-	8,511	918
Interest receivable	2,935	-	-	-
Taxes receivable	-	-	4,937,022	8,338,777
Prepays	33,004	-	-	10,792
Restricted cash	-	-	191,065	231,239
Interest in partnership	-	-	-	130,000
Property held for resale or development	-	-	-	2,382,515
	<u>\$ 1,036,452</u>	<u>\$ -</u>	<u>\$ 10,220,921</u>	<u>\$ 33,789,616</u>
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 81,110	\$ -	\$ 350,203	\$ 1,659,372
Accrued liabilities	108,732	-	-	-
Advanced revenues	-	-	-	-
Refundable deposits	-	-	-	10,000
	<u>189,842</u>	<u>-</u>	<u>350,203</u>	<u>1,669,372</u>
DEFERRED INFLOW OF RESOURCES				
Unavailable- property tax	-	-	4,937,022	8,338,777
	<u>-</u>	<u>-</u>	<u>4,937,022</u>	<u>8,338,777</u>
FUND BALANCES				
Nonspendable	33,004	-	-	2,393,307
Restricted	-	-	4,933,696	21,388,160
Committed	-	-	-	-
Assigned	-	-	-	-
Unassigned	813,606	-	-	-
	<u>846,610</u>	<u>-</u>	<u>4,933,696</u>	<u>23,781,467</u>
	<u>\$ 1,036,452</u>	<u>\$ -</u>	<u>\$ 10,220,921</u>	<u>\$ 33,789,616</u>

CAPITAL CITY DEVELOPMENT CORPORATION
BALANCE SHEET – GOVERNMENTAL FUNDS
SEPTEMBER 30, 2017

Westside District RA Fund	30th Street District RA Fund	Parking Fund	Total Governmental Funds
\$ 8,498,850	\$ 922,984	\$ 5,614,403	\$ 43,815,935
432	-	45,114	55,488
-	-	-	2,935
2,946,972	686,241	-	16,909,012
-	-	-	43,796
-	-	1,911,857	2,334,161
-	-	-	130,000
-	-	-	2,382,515
<u>\$ 11,446,254</u>	<u>\$ 1,609,225</u>	<u>\$ 7,571,374</u>	<u>\$ 65,673,842</u>
\$ 16,103	\$ -	\$ 436,433	\$ 2,543,221
-	-	-	108,732
-	-	83,497	83,497
-	-	-	10,000
<u>16,103</u>	<u>-</u>	<u>519,930</u>	<u>2,745,450</u>
<u>2,946,972</u>	<u>686,241</u>	<u>-</u>	<u>16,909,012</u>
<u>2,946,972</u>	<u>686,241</u>	<u>-</u>	<u>16,909,012</u>
-	-	-	2,426,311
8,483,179	905,957	1,411,853	37,122,845
-	-	500,000	500,000
-	17,027	5,139,591	5,156,618
-	-	-	813,606
<u>8,483,179</u>	<u>922,984</u>	<u>7,051,444</u>	<u>46,019,380</u>
<u>\$ 11,446,254</u>	<u>\$ 1,609,225</u>	<u>\$ 7,571,374</u>	<u>\$ 65,673,842</u>

CAPITAL CITY DEVELOPMENT CORPORATION
BALANCE SHEET – RECONCILIATION OF NET POSITION IN THE STATEMENT OF NET
POSITION TO THE FUND BLANCE IN THE BALANCE SHEET
SEPTEMBER 30, 2017

Amounts reported for *governmental activities* in the Statement of Net Position are different because:

Total fund balance		\$46,019,380
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Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.

Cost of land	3,943,660	
Cost of construction in progress	193,259	
Cost of buildings, improvements, equipment and artwork	36,836,897	
Accumulated depreciation	<u>(14,883,051)</u>	26,090,765

Interest is expensed when paid on the Statement of Revenues, Expenditures and Changes in Fund Balances but is accrued as a payable on the Statement of Net Position.		(71,514)
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Proceeds from the theatre parking validation agreement were recorded as revenue when received and available on the governmental fund statements however were amortized over the life of the agreement as advanced lease payments on the Statement of Net Position

Theatre validation proceeds	(1,741,920)	
Revenue amortized to date	<u>1,294,343</u>	(447,577)

Long-term liabilities applicable to the Agency's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities - both current and long-term - are reported in the Statement of Net Position.

Net pension liability	(625,443)	
Bonds payable - current	(5,590,000)	
Bonds payable - long-term	<u>(22,385,000)</u>	(28,600,443)

CAPITAL CITY DEVELOPMENT CORPORATION
BALANCE SHEET – RECONCILIATION OF NET POSITION IN THE STATEMENT OF NET
POSITION TO THE FUND BLANCE IN THE BALANCE SHEET
SEPTEMBER 30, 2017

Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds.

Deferred outflows of resources related to pensions:		
Changes of assumptions	11,566	
Contributions made subsequent to measurement date	31,900	
Changes in proportionate share	98,483	
Differences between expected and actual experience	<u>86,644</u>	228,593
Deferred inflows of resources related to pensions:		
Net difference between projected and actual investment earnings on pension plan investments	(37,473)	
Changes in proportionate share	(7,953)	
Differences between expected and actual experience	<u>(56,347)</u>	(101,773)
Deferred charge on debt refunding		
Deferred economic loss on 2017 B Bonds	<u>107,859</u>	<u>107,859</u>
Net position for governmental activities		<u><u>\$43,225,290</u></u>

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED SEPTEMBER 30, 2017

	General Fund	Debt Service Fund	Central District RA Fund	River Myrtle District RA Fund
REVENUES				
Lease	\$ -	\$ 87,952	\$ 5,150	\$ -
Interest	12,087	-	4,757	11,135
Other	48,129	-	200,442	1,330,104
Parking	-	-	7,653	-
Revenue allocation funds	-	-	5,013,082	6,948,284
Total revenues	60,216	87,952	5,231,084	8,289,523
EXPENDITURES				
Administrative expenses	2,145,727	-	-	-
Operating expenses	385,391	-	285,530	587,399
Capital outlay and related expenses	33,922	-	3,283,940	7,719,613
Debt service - principal	-	-	2,250,000	3,114,950
Debt service - interest	-	87,952	80,100	355,974
Total expenditures	2,565,040	87,952	5,899,570	11,777,936
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(2,504,824)	-	(668,486)	(3,488,413)
OTHER FINANCING SOURCES (USES)				
Interfund transfers	2,728,456	-	(686,321)	(3,759,957)
Bond Proceeds - new issue	-	-	-	13,000,000
Bond Proceeds - refunding	-	-	-	5,145,000
TOTAL OTHER FINANCING SOURCES (USES)	2,728,456	-	(686,321)	14,385,043
NET CHANGE IN FUND BALANCES	223,632	-	(1,354,807)	10,896,630
FUND BALANCES, BEGINNING OF YEAR	622,978	-	6,288,503	12,884,837
FUND BALANCES, END OF YEAR	\$ 846,610	\$ -	\$ 4,933,696	\$ 23,781,467

Westside District RA Fund	30th District RA Fund	Parking Fund	Total Governmental Funds
\$ -	\$ -	\$ 126,460	\$ 219,562
6,191	511	3,873	38,554
5,147	-	15,260	1,599,082
-	-	6,680,754	6,688,407
<u>2,624,575</u>	<u>506,815</u>	<u>-</u>	<u>15,092,756</u>
<u>2,635,913</u>	<u>507,326</u>	<u>6,826,347</u>	<u>23,638,361</u>
-	-	-	2,145,727
51,446	9,143	2,601,185	3,920,094
1,131,355	4,300	404,062	12,577,192
-	-	5,565,050	10,930,000
<u>-</u>	<u>-</u>	<u>671,699</u>	<u>1,195,725</u>
<u>1,182,801</u>	<u>13,443</u>	<u>9,241,996</u>	<u>30,768,738</u>
<u>1,453,112</u>	<u>493,883</u>	<u>(2,415,649)</u>	<u>(7,130,377)</u>
(352,640)	(121,294)	2,191,756	-
-	-	-	13,000,000
<u>-</u>	<u>-</u>	<u>-</u>	<u>5,145,000</u>
<u>(352,640)</u>	<u>(121,294)</u>	<u>2,191,756</u>	<u>18,145,000</u>
1,100,472	372,589	(223,893)	11,014,623
<u>7,382,707</u>	<u>550,395</u>	<u>7,275,337</u>	<u>35,004,757</u>
<u>\$ 8,483,179</u>	<u>\$ 922,984</u>	<u>\$ 7,051,444</u>	<u>\$ 46,019,380</u>

CAPITAL CITY DEVELOPMENT CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2017

Amounts reported for *governmental activities* in the Statement of Activities are different because:

Net change in fund balances - total governmental funds	\$ 11,014,623
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Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Capital outlay	2,510,814	
Depreciation	<u>(1,039,195)</u>	1,471,619

Capital leases are recorded as liabilities on the Statement of Net Position, but are recorded as expenses as cash payments are made on the Governmental Fund Statements.

787

Proceeds from the prepaid theatre validations were recorded as revenue when received on the Governmental Fund Statements but amortized over the life of the theatre validation agreement for the Statement of Activities and recorded as unavailable revenue on the Statement of Net Position.

145,160

Currennet year redemption fee	92,670	
Amortize deferred economic gain (loss) on refunded debt		
Current year loss - 2010 C Refunding	(50,413)	
Current year loss - 2017 B Refunding	<u>(26,783)</u>	15,474

Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond principal is an expenditure in the governmental funds, but a reduction of long-term liabilities in the statement of net position. In addition, interest expense is not recognized in the governmental funds until it is due, but is recognized when payable in the Statement of Activities.

Payment of long-term debt	10,930,000	
Proceeds from new debt	(13,000,000)	
Proceeds from refunding debt	(5,145,000)	
Interest expense	(3,436)	(7,218,436)

CAPITAL CITY DEVELOPMENT CORPORATION
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2017

In the Governmental funds, pension contributions are considered an expense, while on the Statement of Activities the contributions are considered a deferred outflow because they are made subsequent to the measurement date. The cost of pension benefits earned net of employee contribution is reported as pension expense.

Adjustments to pension contributions	135,129	
Pension expense related to net pension liability	(135,268)	<u>(139)</u>
Changes in net position of governmental activities		<u>\$ 5,429,088</u>

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Financial Reporting Entity

Capital City Development Corporation (the Agency) is an urban renewal agency created by the City of Boise (the City) under the Idaho Urban Renewal Law of 1965, as amended, and is an independent public body, corporate and politic. The Agency provides urban renewal services to the City of Boise and its citizens but is not a component unit of the City. The commissioners are appointed by the Mayor and approved by City Council. These statements present only the funds and account groups of the Agency in conformity with generally accepted accounting principles and are not intended to present the financial position and results of operations of the City.

Urban Renewal Districts

The Agency currently has four urban renewal districts: Central District, River Myrtle-Old Boise District, Westside District, and 30th Street District. Together, they comprise 767 acres of Boise's downtown core.

Central District – the City's oldest district and the State of Idaho's first revenue allocation area, was established in 1989 and will end in fiscal year 2018.

River Myrtle-Old Boise District – the City's largest district, was established in 1996 and will end in fiscal year 2025.

Westside District – was established in 2003 and will end in fiscal year 2026.

30th Street District – the newest district, was established in 2014 and will end in fiscal year 2033.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position) report information on all of the non-fiduciary activities of the Agency. For the most part, the effect of inter-fund activity has been removed from these statements.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, service or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not properly included among program revenues are reported instead as general revenues. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The Agency reports the following major governmental funds:

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. This fund currently accounts for the activities related to the Ada County Courthouse Corridor project ground lease transactions.

Central District Revenue Allocation Fund – The Central District accounts for the revenues derived from the revenue allocation area within the Central District and was established as a funding mechanism to provide public infrastructure improvements. The revenues are first pledged to repay the Redevelopment Bond, Series 2015. Any excess revenues may be expended in accordance with the provisions of the urban renewal statutes.

River Myrtle Old Boise District Revenue Allocation Fund – The River Old Boise Myrtle District accounts for the revenues derived from the revenue allocation area within the River Myrtle Old Boise District and was established as a funding mechanism to provide public infrastructure improvements. The revenues are first pledged to repay the Series 2017 A Redevelopment Bond, the 2017 B Refunding Redevelopment Bond and the 2011 B Revenue Refunding Note. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

Westside Revenue District Allocation Fund – The Westside District accounts for the revenues derived from the revenue allocation area within the Westside District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

30th Street District Revenue Allocation Fund - The 30th Street District accounts for the revenues derived from the revenue allocation area within the 30th Street District and was established as a funding mechanism to provide public infrastructure improvements. Revenues may only be expended in accordance with the provisions of the urban renewal statutes.

Parking Fund – This fund includes the parking activities of the Agency's six structure public parking facilities: Capitol & Front garage (formerly named Boulevard garage), Capitol & Main garage (formerly Capitol Terrace), 9th & Front garage (formerly City Centre), 9th & Main garage (formerly Eastman), 10th & Front garage (formerly Grove Street) and Capitol & Myrtle garage (formerly Myrtle Street). The revenues of the Parking Fund are pledged to support the operations of the Fund. Net parking revenues are otherwise unrestricted and are used for repayment of the Series 2011 B, 2015, 2017 A and 2017 B debt, parking system operations and maintenance and are also available for general Agency use.

General Fund – This fund includes the personnel costs for Agency staff, general office operations as well as downtown-wide activities and program delivery.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Amounts reported as program revenues include: 1) charges for services, or privileges provided, 2) operating grants and contributions (which includes various reimbursements), and 3) capital grants and contributions (which includes reimbursement from Ada County for the courthouse corridor development project). Internally dedicated resources are reported as general revenues rather than as program revenues. When applying revenues to a program for which unrestricted and restricted revenues are used, restricted revenues are applied first.

Cash and Investments

Cash represents all cash on hand and in banks. Investments with original maturities of three months or less from the date of acquisition are also considered cash.

Investments

Investments are stated at fair value, as determined by quoted market prices, except for any certificates of deposit, which are non-participating contracts, and are therefore carried at amortized cost. Interest earned is allocated on a basis of average investment balance. Idaho Code provides authorization for the investment of funds as well as to what constitutes an allowable investment. The Agency policy for investment of idle funds is consistent with Section 50-1013, Idaho Code.

Idaho Code limits investments of public funds to the following general types:

Certain revenue bonds, general obligation bonds, local improvement district bonds and registered warrants of state and local governmental entities.

Time deposit accounts, tax anticipation and interest-bearing notes.

Bonds, treasury bills, debentures, or other similar obligations of the United States Government and United States Government Agencies.

Repurchase agreements secured by the above.

Custodial Credit Risk

For deposits and investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Agency will not be able to recover the value of its deposits, investments or collateral securities that are in the possession of an outside party. The Agency limits its investments to institutions that are registered with the State of Idaho Department of Finance that adhere to the Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). Non-bank broker/dealer firms and individuals doing business with the Agency must be registered with the National Association of Securities Dealers.

Credit Risk

Per GASB Statement No. 40, *Concentration of Credit Risk* is defined as the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Agency's policy is to avoid concentration in securities from a specific issuer or business sector other than U.S. Securities. However, the policy does not specifically limit the concentration in any single issuer. No single issuer exceeded 5% of the Agency's total investments.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

At year end, the carrying amount of the Agency's deposits was \$43,097,472 and the bank balance was \$43,268,128. Of the bank balance \$250,000 was covered by federal depository insurance; in addition Federal Home Loan Bank of Cincinnati issued a letter of credit that would allow the Agency to draw up to \$50,500,000 or the amount of the deposit balance, in the event of bank default. All cash is held in national financial institutions located in Ada County.

Property Taxes (Tax Increment Revenue) Receivable

Property taxes are recognized as revenue when the amount of taxes levied is measurable, and proceeds are available to finance current period expenditures.

Available tax proceeds include property tax receivables expected to be collected within sixty days after year end. Property taxes attach as liens on properties on January 1, and are levied in September of each year. Tax notices are sent to taxpayers during November, with tax payments scheduled to be collected on or before December 20. Taxpayers may pay all or one half of their tax liability on or before December 20, and if one half of the amount is paid, they may pay the remaining balance by the following June 20. Since the Agency is on a September 30 fiscal year end, property taxes levied during September for the succeeding year's collection are recorded as unearned revenue at the Agency's year end and recognized as revenue in the following fiscal year. Ada County bills and collects taxes for the Agency.

The Agency received property taxes during the current fiscal year in the amounts of \$5,013,082, \$6,948,284, \$2,624,575 and \$506,815 from Central District, River Myrtle/Old Boise District, Westside District, and 30th Street District, respectively.

Accounts Receivable

The Agency provides credit based on contractual agreements in the normal course of business. An allowance for doubtful accounts is based on management's review of the outstanding receivables, historical collection information and existing economic conditions. Accounts receivable are past due based on the terms of the contracts and interest is charged on overdue receivables on a case-by-case basis as allowed by the contracts. Based on management's review of accounts receivable, no allowance was deemed necessary as of September 30, 2017.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000. Assets are recorded at historical costs or estimated historical cost if purchased or constructed. Donated capital assets are valued at their estimated acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Depreciation is computed using the straight-line method, over the estimated useful lives of the assets as follows:

	Estimated Useful Life (Years)
Buildings	30 - 45
Improvements	10 - 45
Parking equipment	7
Office furniture & equipment	3 - 10

Property Held for Resale or Development

Property held for resale or development includes several properties in the River Myrtle Old/Boise District.

Property held for resale or development is reflected in the accompanying balance sheet. In furtherance of the Agency's purpose of redeveloping downtown Boise, these properties may be disposed of for consideration that is substantially less than carrying value.

Deferred Outflows/Inflows of Resources and Unavailable Revenue

In addition to assets, the Statement of Financial Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until then. The Agency has two items that qualify for reporting in this category. The first item is the deferred charge on refunding reported in the government-wide Statement of Net Position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second item is the deferred inflows related to pensions reported in the government-wide Statement of Net Position. See Note 7 for details of deferred inflows related to pensions.

In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future periods, so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two items that qualify for reporting in this category. The governmental funds report unavailable revenues from property taxes. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available. The second item is the deferred inflows related to pensions reported in the government-wide Statement of Net Position. See Note 7 for details of deferred inflows related to pensions.

Fund Equity

The Agency established accounting policies related to GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement redefines the elements of fund balance in governmental funds and more clearly describes the different types of governmental funds to make the nature and extent of the constraints placed on a government's fund balance more transparent. Accordingly, the beginning fund balance of certain governmental funds have been restated. The governmental fund types classify fund balances as follows:

Fund balance is reported as nonspendable when the resources cannot be spent because they are either legally or contractually required to be maintained intact, or are in a nonspendable form such as inventories, prepaid accounts, and assets held for resale.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Fund balance is reported as restricted when the constraints placed on the use of resources are either: (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Fund Balance is reported as committed when the Agency Board of Commissioners passes an ordinance or resolution that places specific constraints on how the resources may be used. The Board of Commissioners can modify or rescind the ordinance or resolution at any time through passage of an additional ordinance or resolution, respectively.

Fund Balance is reported as assigned when it is intended for a specific purpose and the authority to “assign” is delegated to the Agency’s Executive Director.

Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been restricted, committed, or assigned within the General Fund. This classification is also used to report any negative fund balance amounts in other governmental funds.

The Board of Commissioners is the Agency’s highest level of decision making authority. The Board adopted the Fund Balance Policy that recommends a spending order of restricted, committed, assigned and then unassigned unless the Board approves otherwise.

Per the guidance in the policy, the Board established that an emergency repair reserve in the minimum amount of \$500,000 shall be on hand as of September 30th of each fiscal year in the Parking fund. Funds within this reserve may be used intra-fiscal year for unforeseen, non-routine repair and maintenance expenditures in the garages when failure to do such repair and maintenance could adversely affect life safety or the ability to operate the garage(s) normally in the immediate future. The Board will evaluate the emergency repair reserve amount as part of each fiscal year’s budget process and may amend the amount by resolution as it deems appropriate. The balance in the Parking Emergency Repair Reserve fund as of September 30, 2017 was \$500,000.

The Board further determined that it may be appropriate to set aside funds apart from working capital for a future project or initiative pursuant generally to the budget and related documents such as the capital improvement plan and parking reinvestment program. The Board delegated its authority to assign funds in this manner to the Executive Director. As of September 30, 2017, \$5,139,592 and \$17,027 was assigned in the Parking fund and 30th Street District Fund, respectively, for parking reinvestment projects and commitments budgeted in fiscal year 2017. Assigned funds in the 30th street district were a result of a cash transfer from parking revenue to help stimulate the new district in fiscal years 2014 and 2015.

Estimates

The preparation of the Agency’s financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates used in the report relate to the estimated net pension liability. It is reasonably possible that the significant estimates used will change within the next year.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2 – INTEREST IN PARTNERSHIP

The Agency has made both cash and non-cash contributions to River Plaza Limited Partnership (the Partnership) in exchange for an ownership interest as the special limited partner. The Partnership owns an apartment complex. The Agency has recorded the investment on a cost basis of \$130,000. In accordance with the partnership agreement, there are no gains or losses allocated to the Agency. If the assets of the Partnership are sold or liquidated, the Agency is entitled to a 36.8% interest in the residual distribution upon sale or refinancing. The Agency is currently negotiating the sale of its ownership interest. Formal Board of Commissioners actions could occur in the first quarter of calendar year 2018.

NOTE 3 – RESTRICTED ASSETS

The Agency has four revenue allocation funds, one for each of its four revenue allocation districts. Title 50, Chapter 20 and Chapter 29 of Idaho Code delineates the purposes for which revenue allocation funds may be spent by urban renewal agencies, along with the purposes set forth in the Agency's several urban renewal plans. Since the use of funds is proscribed in statute, the fund balance of the revenue allocation funds is considered restricted under the definitions provided in GASB Statement 54. Therefore, fund balance in its entirety is reported as restricted on the fund financial statements.

Restricted fund balances as of September 30, 2017

Central District Revenue Allocation Fund	\$ 4,933,696
River Myrtle District Revenue Allocation Fund	21,388,160
Westside District Revenue Allocation Fund	8,483,179
30th Street District Revenue Allocation Fund	905,957
Parking Fund	1,411,853

The restricted balance in the Parking fund is restricted for reserves on the outstanding bonds. Restricted assets consist of cash and investments held by the Agency's agent in the Agency's name. Investments are generally held until maturity. The bond resolutions limit investments to certain types of securities which meet defined standards.

NOTE 4 – INTERFUND TRANSFERS

Interfund transfers are made for one primary purpose. Transfers are made as a method of allocating the costs of program operations to their respective funds. The program operations costs are shown in the General Fund.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2017 was as follows:

	September 30, 2016	Additions	Deletions	September 30, 2017
Governmental Activities				
<i>Capital assets, not depreciated</i>				
Land	\$ 3,943,660	\$ -	\$ -	\$ 3,943,660
Construction in progress	3,639,979	133,513	(3,580,233)	193,259
	<u>7,583,639</u>	<u>133,513</u>	<u>(3,580,233)</u>	<u>4,136,919</u>
<i>Capital assets, depreciated</i>				
Buildings	27,110,936	-	-	27,110,936
Improvements other than buildings	3,559,103	5,847,573	-	9,406,676
Equipment	222,816	109,961	(13,492)	319,285
Total	<u>30,892,855</u>	<u>5,957,534</u>	<u>(13,492)</u>	<u>36,836,897</u>
<i>Less accumulated depreciation</i>				
Buildings	(12,080,402)	(565,705)	-	(12,646,107)
Improvements other than buildings	(1,613,320)	(441,463)	-	(2,054,783)
Equipment	(163,626)	(32,027)	13,492	(182,161)
Total	<u>(13,857,348)</u>	<u>(1,039,195)</u>	<u>13,492</u>	<u>(14,883,051)</u>
<i>Total depreciated capital assets, net</i>	<u>17,035,507</u>	<u>4,918,339</u>	<u>-</u>	<u>21,953,846</u>
<i>Governmental activities capital assets, net</i>	<u>\$ 24,619,146</u>	<u>\$ 5,051,852</u>	<u>\$ (3,580,233)</u>	<u>\$ 26,090,765</u>

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Depreciation expense was charged to functions of the primary government as follows:

Governmental Activities	
General Government	\$ 1,039,195

NOTE 6 – LONG-TERM DEBT

At September 30, 2017, long-term debt consists of the following:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Government activities					
2010 B-1	\$ 5,585,000	\$ -	\$ (5,585,000)	\$ -	\$ -
2010 C	1,650,000	-	(1,650,000)	-	-
2011 B	9,025,000	-	(955,000)	8,070,000	1,000,000
2015	4,500,000	-	(2,250,000)	2,250,000	2,250,000
2017 A	-	13,000,000	(385,000)	12,615,000	1,680,000
2017 B	-	5,145,000	(105,000)	5,040,000	660,000
	<u>\$ 20,760,000</u>	<u>\$ 18,145,000</u>	<u>\$ (10,930,000)</u>	<u>\$ 27,975,000</u>	<u>\$ 5,590,000</u>

The Series 2010 B-1 Bond was redeemed on June 8, 2017. The Series 2010 B-1 bond was refinanced through Zions Bank and the new bond is Series 2017 B. The Series 2017 B is tax exempt fixed rate bonds with a rate of 2.82% that mature on September 1, 2024.

The 2010 C Revenue Refunding Note was redeemed on June 8, 2017 with cash on hand.

The 2011 B Revenue Refunding Note was issued through the Boise City Housing Authority, is tax exempt but subject to the alternative minimum tax and has a fixed rate of 4.75% and matures on September 1, 2024.

The Redevelopment Bond Series 2015 are tax exempt fixed rate bonds with a rate of 1.78% that mature on September 1, 2018.

The Redevelopment Bond, Series 2017 A (Series 2017 A Bond), was issued on June 8, 2017. The Series 2017 A bond of \$13,000,000 provides funds (i) for the improvements to Broad Street, Boise's first LIV district, (ii) for the purchase of 89 parking spaces in The Fowler Apartment building, to be named the 5th and Broad public parking garage, (iii) for the purchase of 250 parking spaces in the Pioneer Crossing parking garage to be named the 11th and Front public parking garage. All three projects are in the Agency's River Myrtle/Old Boise District.

The Series 2017 A Bond are tax exempt fixed rate bonds with a rate of 2.32% that mature on September 1, 2024.

There are certain restrictive covenants, coverage requirements and ratios associated with the Agency's bonds and notes. As of September 30, 2017 the Agency is compliance with these requirements.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

The annual requirements to retire the debt for the 2011 B notes, 2015 notes, 2017 A bond and 2017 B bond as of September 30, 2017 are shown below.

	Governmental Activities	
	Principal	Interest
2018	\$ 5,590,000	\$ 858,171
2019	3,445,000	713,033
2020	3,555,000	604,316
2021	3,670,000	491,731
2022	3,780,000	375,042
2023-2024	7,935,000	383,958
Total	<u>\$ 27,975,000</u>	<u>\$ 3,426,251</u>

NOTE 7 – PENSION PLAN

Plan Description

The Agency contributes to the Public Employee Retirement System of Idaho (PERSI or System) Base Plan which is a cost-sharing multiple-employer defined benefit pension plan administered by the PERSI Retirement Board. The Base Plan covers substantially all employees of the State of Idaho and a variety of participating local and special district political subdivisions. As a special purpose unit of local government the Agency is an eligible public employer and Agency employees are eligible public employees. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information. That report may be obtained at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the PERSI Retirement Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service and three members who are Idaho citizens, but not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of the Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) if current rates are actuarially determined to be inadequate or in excess to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2017 it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.32% for general employees and 11.66% for police and firefighters. The Agency's contributions were \$140,234 for the year ended September 30, 2017.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions.

At September 30, 2017, the Agency reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Agency's proportion of the net pension liability was based on the Agency's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. At July 1, 2017, the Agency's proportion was 0.0397908%.

For the year ended September 30, 2017, the Agency recognized pension expense of \$135,268. At September 30, 2017, the Agency reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 86,644	\$ 56,347
Changes in assumptions or other inputs	11,566	-
Net difference between projected and actual earnings on pension plan investments	-	37,473
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	98,483	7,953
Agency's contributions subsequent to the measurement date	31,900	-
Total	<u>\$ 228,593</u>	<u>\$ 101,773</u>

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

An amount reported as deferred outflows of resources related to pensions resulting from Employer contributions subsequent to the measurement date totaling \$31,900 will be recognized as a reduction of the net pension liability in the year ending September 30, 2018.

The average of the expected remaining service lives of all employees that are provided with pensions through the Base Plan (active and inactive employees) determined at July 1, 2016 the beginning of the measurement period ended June 30, 2017 and 2016 is 4.9 for the measurement period ended June 30, 2016.

The amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year ended September 30, 2017:	
2018	\$ (218)
2019	(92,980)
2020	(40,601)
2021	39,081
2022	(202)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of normal payroll costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25 percent
Salary increases	4.25 - 10.00 percent
Salary inflation	3.75 percent
Investment rate of return	7.10 percent, net of pension plan investment expenses
Cost-of-living adjustments	1.00 percent

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back 3 years for teachers
- No offset for male fire and police
- Forward one year for female fire and police
- Set back one year for all general employees and all beneficiaries

An experience study was performed for the period July 1, 2007 through June 30, 2013 which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The Total Pension Liability as of June 30, 2017 is based on the results of an actuarial valuation date of July 1, 2017.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of January 1, 2017.

<u>Asset Class</u>	<u>Expected Return</u>	<u>Expected Risk</u>	<u>Strategic Normal</u>	<u>Strategic Ranges</u>
Equities			70%	66% - 77%
Broad Domestic Equity	9.15%	19.00%	55%	50% - 65%
International	9.25%	20.20%	15%	10% - 20%
Fixed Income	3.05%	3.75%	30%	23% - 33%
Cash	2.25%	0.90%	0%	0% - 5%

<u>Total Fund</u>	<u>Expected Return</u>	<u>Expected Inflation</u>	<u>Expected Real Return</u>	<u>Expected Risk</u>
Actuary	7.00%	3.25%	3.75%	N/A
Portfolio	6.58%	2.25%	4.33%	12.67%

* Expected arithmetic return net of fees and expenses

Actuarial Assumptions

Assumed Inflation - Mean	3.25%
Assumed Inflation - Standard Deviation	2.00%
Portfolio Arithmetic Mean Return	8.42%
Portfolio Long-Term Expected Geometric Rate of Return	7.50%
Assumed Investment Expenses	0.40%
Long-Term Expected Geometric Rate of Return, Net of Investment Expenses	7.10%

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Discount Rate

The discount rate used to measure the total pension liability was 7.10%. The projection of cash flows is used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate.

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 7.10 percent, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.10 percent) or 1-percentage-point higher (8.10 percent) than the current rate:

	1% Decrease (6.10%)	Current Discount Rate (7.10%)	1% Increase (8.10%)
Employer's proportionate share of the net pension liability (asset)	<u>\$ 1,453,658</u>	<u>\$ 625,443</u>	<u>\$ (62,826)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained at www.persi.idaho.gov.

Payables to the Pension Plan

At September 30, 2017, the Agency reported payables to the defined benefit pension plan of \$2,678 for legally required employer contributions and \$0 for legally required employee contributions which had been withheld from employee wages but not yet remitted to PERSI.

NOTE 8 – LEASES

Advance Lease Payments

In 2008, the Agency entered into an agreement with Bodo Development, LLC to provide theatre parking validation through November 30, 2020. All funds for this agreement were received by the Agency in the initial year of the agreement. This revenue is being amortized ratably over the life of the agreement on the government-wide financial statements.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

Lease Expense

The Agency is a party to the following operating leases:

The Agency entered into the lease for its office space on October 1, 2015. The lease term expires on September 30, 2018. Monthly rent is \$9,838 for the first year, \$10,132 for the second year and \$10,437 for the third year.

The Agency entered into the lease for Trailhead office space on February 1, 2015. Trailhead is a non-profit entrepreneurial resource center supported by the Agency, City of Boise and private sector partners. The lease term expires on January 31, 2020. Monthly rent is \$12,210 for the first year, \$12,479 for the second year, \$12,754 for the third year, \$13,042 for the fourth year and \$13,330 for the fifth year.

The Agency was a party to the following capital lease:

The Agency entered into a lease for its copier in September 2013. The lease has a term of thirty nine months and expired on November 30, 2016. The monthly rent was \$398. The lease qualified as a capital lease. The original amount and accumulated depreciation are as follows:

Copier capital lease agreement	\$ 13,492
Accumulated depreciation	<u>13,492</u>
	<u><u>\$ -</u></u>

Lease Other

In fiscal year 2016, the Agency entered into a Termination Agreement and Mutual Release with Civic Partners Idaho, LLC and Ada County. The Termination Agreement terminates the Sublease Agreements with Civic Partners and all interest that Civic Partners has in and to the subleased properties. In fiscal year 2017, the Agency made a total payment of \$218,827 for rent from May 2016 to September 2017. These payments and future payments of the rent for the parcels that Civic Partners defaulted on in 2016 allow the Agency retain full lessee authority concerning the units and parcels under the two ground lease. Total ground lease expense for the year ended September 30, 2017 was \$306,779.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

	<u>Master Ground</u>	<u>Office Facility</u>
2018	\$ 237,364	\$ 280,588
2019	244,888	158,804
2020	272,568	53,319
2021	276,972	-
2022	282,044	-
2023-2027	1,803,919	-
2028-2032	1,153,827	-
2033-2037	582,550	-
2038-2042	675,334	-
2043-2047	782,894	-
2048-2052	907,578	-
2053-2057	1,052,143	-
2058-2062	1,219,728	-
2063-2067	1,413,994	-
2068-2072	1,639,206	-
2073-2077	1,900,289	-
2078-2082	2,202,957	-
2083-2087	2,553,833	-
2088-2092	2,960,594	-
2093-2097	3,432,137	-
2098	375,910	-
	<u>\$ 25,970,729</u>	<u>\$ 492,711</u>
Total		

NOTE 9 – COMMITMENTS AND CONTINGENCIES

The Agency entered into an Owners Participation Agreement (OPA) and related agreements with the Gardner Company, the developer of the completed 8th and Main Building - an 18 floor office building with an estimated value of \$61 million – in the Central District. The Agency’s financial participation is an anticipated amount not to exceed \$4 million of public improvements and site remediation over the course of four years after the project is complete. The OPA sets out conditions of performance the developer must meet to become eligible for Agency financial participation. During fiscal year 2017, the third payment of \$1 million has been made. As of September 30, 2017, a total of \$3 million has been paid to the developer.

The Agency entered into an OPA and related agreements with Owyhee Place, LLC. The now completed project is the renovation of two existing historical structures in the Westside District with a completion value estimated by the developer at \$12 million. The Agency’s financial participation is an anticipated amount not to exceed \$700,000 for public improvements and site remediation over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. During fiscal year 2017, the second payment of \$151,170 has been made. As of September 30, 2017, a total of \$254,404 has been paid to the developer.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

The Agency entered into a sponsorship agreement with Valley Regional Transit (VRT) for Boise Bike Share. VRT owns and operates Boise Bike Share, which includes fee-operated bike share stations forming an urban alternative transportation network in the greater downtown Boise area. The total sponsorship fee is \$30,000 with \$10,000 payable each year from 2015 to 2017. During fiscal year 2017, the third payment of \$10,000 has been made. As of September 30, 2017, a total of \$30,000 has been paid to VRT.

The Agency entered into an OPA and related agreements with Gardner Company, the developer of the City Center Plaza – a multi-building development between the existing Gardner-owned, 19-story US Bank Plaza and the Agency-owned Grove Plaza with a developer-estimated value of \$74 million – in the Central District. The Agency's financial participation is an anticipated amount not to exceed \$825,000 of public improvements, site remediation and tree replacements. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. During fiscal year 2017, a total of \$10,792 has been made. As of September 30, 2017, a total of \$720,361 has been paid to the developer. The City Center Plaza officially opened on October 20, 2016.

The Agency entered into an OPA and related agreements with Inn at 500 Capitol, LLC, the developer of the Inn at 500 Capitol Hotel – a 6-story boutique hotel of approximately 110 hotel rooms, conference and meeting rooms, wellness center, 26 space first floor parking garage and a 100 seat restaurant in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$24 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$471,498 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The hotel opened in February 2017. During fiscal year 2017, a payment of \$176,920 has been made for the capital improvement reimbursement (agency participation program Type 4 agreement). For the Type 2 agreement, payments are expected to be made over four years from fiscal year 2019 to 2022.

The Agency entered into a Memorandum of Understanding (MOU) and related agreements with the City of Boise for the non-profit Trailhead Entrepreneurial Resource Center. The Agency and the City have been working together to encourage private investment within the City by facilitating business education, connecting entrepreneurs to resources, and working to increase the interaction between entrepreneurs and local businesses located in downtown Boise. Trailhead was established in February 2015 by the Agency and the City to accomplish this goal. The Agency agreed to take responsibility for the rent and maintenance of the office space occupied by Trailhead at 500 South 8th Street. See Note 8 for details of the lease for Trailhead office space. During the fiscal year 2017, a total of \$175,184 has been made for rent and maintenances. As of September 30, 2017, a total of \$434,338 has been paid to landlord and other vendors since the MOU was executed.

The Agency entered into an OPA and related agreements with Athlos Academies, the new owner of the 918 W. Idaho Street property (formerly known as C.C. Anderson or Macy's Building). Originally built in 1927 it has been vacant since 2010. Athlos Academies has renovated and upgraded the structure into the charter school HQ/training center in the Westside District. The project is estimated by the developer to have a total value of \$5.5 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$750,000 for public improvements that include streetscape and façade improvement. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in 2017 and the payment is expected to be made in winter of 2017. As of September 30, 2017, no payments have been made.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
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The Agency entered into an OPA and related agreements with Pennbridge Bodo, LLC, the developer of the Residence Inn by Marriott – a 10-story extended stay hotel of approximately 186 hotel rooms, conference room, fitness area, pool, a third floor patio and bar, and 103 parking spaces in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$25 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$875,897 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project was completed in fall 2017. Payments are expected to be made over four years from fiscal year 2019 to 2022. As of September 30, 2017, no payments have been made.

The Agency entered into an OPA and related agreements with Boise Hotel Investors, LLC, the developer of the Hyatt Place – a 5-story hotel of approximately 150 hotel rooms, conference rooms, fitness area, spa, and eating area in the westside district. The project is estimated by the developer to have a total value of \$20 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$452,463 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in summer 2017. Payments are expected to be made over four years from fiscal year 2019 to 2022. As of September 30, 2017, no payments have been made.

The Agency entered into an OPA and related agreements with 5th and Idaho Development, LLC, the developer of the 5th and Idaho Apartments, a mixed-use, 5-story project consisting of approximately 81 studio one and two bedroom apartments, 82 underground parking stalls, 3,000 square feet of retail space, and a 3,600 square foot public park facing Idaho Street in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$13 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$1,155,000 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project started construction in the fall of 2017 and is expected to complete in 2019. As of September 30, 2017, no payments have been made.

The Agency entered into an OPA and related agreements with The Roost Project, LLC, the developer of The Fowler (as renamed) – currently under construction, a 7-story residential apartment building (two floors of parking and five floors of apartment units) of approximately 158 studio, one and two bedroom apartment units, 189 structured parking spaces and 4,000 square feet of first floor retail space in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$27 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$3,140,000 for public improvements (\$550,000) and purchase of one floor of parking (\$2,590,000) to be available to the public to be named the 5th and Broad public parking garage. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to complete in December 2017. As of September 30, 2017, no payments have been made.

The Agency entered into an OPA and related agreements with BVGC Parcel B, LLC, the developer of Pioneer Crossing (previously known as Parcel B) – currently under construction, a mixed-use development consisting of retail space, office space, other commercial uses and a 650-space parking garage in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$46 million upon completion. The Agency's financial participation is an anticipated amount not to exceed \$9,688,625 for public improvements (\$4,288,625) and purchase of at least 250 parking spaces (\$5,400,000) to be available to the public to be named the 11th and Front public parking garage. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project is expected to complete in 2018. As of September 30, 2017, no payments have been made.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

The Agency entered into an OPA and related agreements with JRS properties III, LP, the developer of JUMP building and JR Simplot Company Offices –a mixed-use development consisting of multiple buildings and facilities to be known as “Jack’s Urban Meeting Place” and the JR Simplot Corporate Headquarters in the River Myrtle-Old Boise District. The project is estimated by the developer to have a total value of \$215 million (JUMP \$70 million tax exempt and JR Simplot Company Offices \$145 million) upon completion. The Agency’s financial participation is an anticipated amount not to exceed \$875,000 for public improvements over the course of four years after the project is complete. The OPA sets out conditions the developer must meet to become eligible for Agency financial participation. The project completed in 2017. Payments are expected to be made over four years from fiscal year 2018 to 2021. As of September 30, 2017, no payments have been made.

NOTE 10 – SIGNIFICANT CONTRACTUAL AGREEMENTS

The Agency is party to numerous agreements related to the development of the parcels in the Ada County Courthouse Corridor. In 2011, the various agreements were amended to facilitate the refunding of the 2002 B bonds with the 2011 B Revenue Refunding Note. The Business Terms Sheet/Funds Flow calculation was one of the agreements amended. Under the terms of the amended agreement, the tax increment guarantee for the Idaho Place parcels was restated as \$245,000 for fiscal year 2011, increasing 3% each year thereafter through fiscal year 2024. The developer will receive credit against the guarantee amount for any actual increment received from the subject parcels. The supplemental rent obligation on the apartment parcels in the Courthouse Corridor is stated in the Business Terms Sheet as \$289,865 for fiscal year 2011, increasing 3% each year thereafter through fiscal year 2024. The developer will receive credit against the supplemental rent amount for any actual increment received from the apartment parcels. During fiscal year 2017, the tax increment guarantee and supplemental rent obligations in the amounts of \$32,829 and \$191,254 were received in full.

As part of the Ada County Courthouse Corridor project (“Courthouse Project”) and under the terms of the associated Second Amended and Restated Master Sublease, the Agency subleased two parcels (parcels 4 and 5) to Civic Partners Idaho, LLC (“Civic”). Similarly, under the terms of the Amended and Restated Parcel 1 Sublease, the Agency subleased two Courthouse Project condominium units (units 401 and 102) to Civic. Civic failed to make the April 1, 2015 and July 1, 2015 quarterly lease payments as required by the agreements and failed to timely cure the defaults. The Agency declared the leases terminated on October 2, 2015 and initiated action to take possession of the properties as permitted under the leases. On May 10, 2016, the Agency, Civic, and Ada County entered into a Termination Agreement and Mutual Release (Termination Agreement). The Termination Agreement terminates the Sublease Agreements with Civic Partners and all interest that Civic Partners has in and to the subleased properties.

NOTE 11 – PLEDGED REVENUES

The Agency has certain long-term debt obligations for which revenues have been pledged.

The Agency issued the Series 2010 B bonds to refund the 2004 A and 2004 B bonds. Amounts in the Series 2010 B bond fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the bond fund each month. The source of revenues for the deposits into the bond fund are revenue allocation from the River Myrtle-Old Boise District and net parking revenues from the parking system. On June 8, 2017, Series 2010 B bond was refunded with Series 2017 B bond. For the year ended September 30, 2017, the total debt service on these bonds was \$5,860,308.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

The Agency issued the Series 2010 C Revenue Refunding Note to refund the 2002 C bonds. Amounts in the Series 2010 C note fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the note fund each month. The source revenues for the deposits into the note fund are revenue allocation from the River Myrtle-Old Boise District and net parking revenues from the parking system. On June 8, 2017, Series 2010 C note was redeemed with cash on hand. For the year ended September 30, 2017, the total debt service on this note was \$1,747,098.

The Agency issued the Series 2011 B Revenue Refunding Note to refund the 2002 B bonds. Amounts in the Series 2011 B note fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the note fund each month. The source revenues for the deposits into the note fund are revenue allocation from the River Myrtle-Old Boise District and net parking revenues from the parking system. The 2011 B Revenue Refunding Note matures in 2024. The bond fund is pledged until the bonds mature. For the year ended September 30, 2017, the total debt service on this note was \$1,383,688.

The Agency issued the Series 2015 Redevelopment Bond in fiscal year 2016. Amounts in the Series 2015 bond fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the bond fund each month. The source revenues for the deposited into the bond fund are revenue allocation from the Central District and net parking revenues from the parking system. The Series 2015 bond matures in 2018. The bond fund is pledged until the bond matures. For the year ended September 30, 2017, the total debt service on this bond was \$2,330,100.

The Agency issued the Series 2017 A Redevelopment Bond in fiscal year 2017. Amounts in the Series 2017 A bond fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the bond fund each month. The source revenues for the deposited into the bond fund are revenue allocation from the River Myrtle-Old Boise District and net parking revenues from the parking system. The Series 2017 A bond matures in 2024. The bond fund is pledged until the bond matures. For the year ended September 30, 2017, the total debt service on this bond was \$454,537.

The Agency issued the Series 2017 B bond to refund the 2010 B bond. Amounts in the Series 2017 B bond fund are pledged to support this debt. One twelfth of the annual debt service is to be deposited into the bond fund each month. The source revenues for the deposits into the bond fund are revenue allocation from the River Myrtle-Old Boise District and net parking revenues from the parking system. For the year ended September 30, 2017, the total debt service on these bonds was \$138,451.

NOTE 12 – CONDUIT DEBT

On April 29, 2016, the Agency authorized the issuance of its Lease Revenue Bonds, Series 2016 (Greater Boise Auditorium District Expansion Project), in the aggregate principal amount of \$23,085,000. The proceeds of the bonds were used to expand and improve the “Boise Centre”, an existing convention center and public event facility in downtown Boise operated by the Greater Boise Auditorium District (the District), to pay bond issuance costs, to fund capitalized interest and to fund a reserve fund in connection therewith.

The Series 2016 bonds were issued at a fixed rate range from 3.00% to 5.00%. The issuance is a conduit financing arrangement for the District, and the Agency receives no benefit from the issuance of these Bonds and has no liability. Therefore, the Agency has not recorded any benefit or liability. The first bond principal payment is scheduled to be made on December 15, 2017. As of September 30, 2017, the unpaid principal balance of the Bonds is \$23,085,000.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED SEPTEMBER 30, 2017

NOTE 13 – DEBT REFUNDING

Occasionally, the Agency issues new long-term debt to extinguish the obligation of previously issued bonds in order to take advantage of lower interest rates.

On June 8, 2017, the Agency issued the Series 2017 B Refunding Bond of \$5,145,000 with an interest rate of 2.82%. The bond was issued to refund the 2010 B-1 bond and redeem the 2010 C bond with interest rates of 4.25% and 4.29%, respectively. The current refunding was undertaken to reduce the total debt service payment over the next seven years by \$823,651 and resulted in an economic gain of \$800,752.

CAPITAL CITY DEVELOPMENT CORPORATION

REQUIRED SUPPLEMENTARY INFORMATION

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	General Fund			Variance
	Original Budget	Amended Budget	Actual	Favorable (Unfavorable)
REVENUES				
Interest	\$ -	\$ -	\$ 12,087	\$ 12,087
Other	40,700	40,700	48,129	7,429
Total revenues	40,700	40,700	60,216	19,516
EXPENDITURES				
Operating and administrative expenses	2,836,097	2,756,750	2,531,118	225,632
Capital outlay and related expenses	25,000	40,000	33,922	6,078
Total expenditures	2,861,097	2,796,750	2,565,040	231,710
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(2,820,397)	(2,756,050)	(2,504,824)	251,226
OTHER FINANCING SOURCES (USES)				
Interfund transfers	2,836,597	3,256,050	2,728,456	(527,594)
NET CHANGE IN FUND BALANCES	16,200	500,000	223,632	(276,368)
FUND BALANCES, BEGINNING OF YEAR	622,978	622,978	622,978	-
FUND BALANCES, END OF YEAR	\$ 639,178	\$ 1,122,978	\$ 846,610	\$ (276,368)

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	Central District RA Fund			Variance
	Original Budget	Amended Budget	Actual	Favorable (Unfavorable)
REVENUES				
Lease	\$ 3,000	\$ 3,000	\$ 5,150	\$ 2,150
Interest	-	-	4,757	4,757
Other	112,700	193,500	200,442	6,942
Parking revenues	10,000	8,000	7,653	(347)
Revenue allocation funds	4,700,000	5,000,000	5,013,082	13,082
Total revenues	4,825,700	5,204,500	5,231,084	26,584
EXPENDITURES				
Operating expenses	580,500	432,500	285,530	146,970
Capital outlay and related expenses	5,638,000	3,880,000	3,283,940	596,060
Debt service - principal	2,250,000	2,250,000	2,250,000	-
Debt service - interest & fees	80,100	80,100	80,100	-
Total expenditures	8,548,600	6,642,600	5,899,570	743,030
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(3,722,900)	(1,438,100)	(668,486)	769,614
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(607,441)	(826,735)	(686,321)	140,414
Net proceeds and payoffs, refunded debt	-	-	-	-
Total other financing sources	(607,441)	(826,735)	(686,321)	140,414
NET CHANGE IN FUND BALANCES	(4,330,341)	(2,264,835)	(1,354,807)	910,028
FUND BALANCES, BEGINNING OF YEAR	6,288,503	6,288,503	6,288,503	-
FUND BALANCES, END OF YEAR	\$ 1,958,162	\$ 4,023,668	\$ 4,933,696	\$ 910,028

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	River Myrtle District RA Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ -	\$ -	\$ 11,135	\$ 11,135
Other	436,700	1,483,500	1,330,104	(153,396)
Revenue allocation funds	6,650,000	6,850,000	6,948,284	98,284
Total revenues	7,086,700	8,333,500	8,289,523	(43,977)
EXPENDITURES				
Operating expenses	538,650	732,591	587,399	145,192
Capital outlay and related expenses	22,711,800	9,486,800	7,719,613	1,767,187
Debt service - principal	282,000	3,114,950	3,114,950	-
Debt service -interest	311,560	369,381	355,974	13,407
Total expenditures	23,844,010	13,703,722	11,777,936	1,925,786
EXCESS OF REVENUES OVER EXPENDITURES	(16,757,310)	(5,370,222)	(3,488,413)	1,881,809
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(883,551)	(3,913,975)	(3,759,957)	154,018
Gain on sale of poperties held for resale	184,000	-	-	-
Net proceeds and payoffs, refunded debt	13,000,000	18,145,000	18,145,000	-
Total other financing sources	12,300,449	14,231,025	14,385,043	154,018
NET CHANGE IN FUND BALANCES	(4,456,861)	8,860,803	10,896,630	2,035,827
FUND BALANCES, BEGINNING OF YEAR	12,884,837	12,884,837	12,884,837	-
FUND BALANCES, END OF YEAR	\$ 8,427,976	\$ 21,745,640	\$ 23,781,467	\$ 2,035,827

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	Westside District RA Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ -	\$ -	\$ 6,191	\$ 6,191
Other	5,000	5,000	5,147	147
Revenue allocation funds	2,500,000	2,600,000	2,624,575	24,575
Total revenues	2,505,000	2,605,000	2,635,913	30,913
EXPENDITURES				
Operating expenses	269,850	150,600	51,446	99,154
Capital outlay and related expenses	13,625,000	1,155,000	1,131,355	23,645
Total expenditures	13,894,850	1,305,600	1,182,801	122,799
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(11,389,850)	1,299,400	1,453,112	153,712
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(414,165)	(413,368)	(352,640)	60,728
Net of proceeds and payoffs, refunded debt	10,000,000	-	-	-
Total other financing sources (uses)	9,585,835	(413,368)	(352,640)	60,728
NET CHANGE IN FUND BALANCES	(1,804,015)	886,032	1,100,472	214,440
FUND BALANCES, BEGINNING OF YEAR	7,382,707	7,382,707	7,382,707	-
FUND BALANCES, END OF YEAR	\$ 5,578,692	\$ 8,268,739	\$ 8,483,179	\$ 214,440

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	30th Street District RA Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Interest	\$ -	\$ -	\$ 511	\$ 511
Revenue allocation funds	500,000	500,000	506,815	6,815
Total revenues	500,000	500,000	507,326	7,326
EXPENDITURES				
Operating expenses	62,200	32,000	9,143	22,857
Capital outlay and related expenses	390,000	5,000	4,300	700
Total expenditures	452,200	37,000	13,443	23,557
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	47,800	463,000	493,883	30,883
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(220,888)	(158,988)	(121,294)	37,694
NET CHANGE IN FUND BALANCES	(173,088)	304,012	372,589	68,577
FUND BALANCES, BEGINNING OF YEAR	550,395	550,395	550,395	-
FUND BALANCES, END OF YEAR	\$ 377,307	\$ 854,407	\$ 922,984	\$ 68,577

CAPITAL CITY DEVELOPMENT CORPORATION
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET
AND ACTUAL
YEAR ENDED SEPTEMBER 30, 2017

	Parking Fund			
	Original Budget	Amended Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Lease	\$ 70,000	\$ 70,000	\$ 126,460	\$ 56,460
Interest	-	-	3,873	3,873
Other	25,000	15,000	15,260	260
Parking revenues	6,009,908	6,649,182	6,680,754	31,572
Total revenues	6,104,908	6,734,182	6,826,347	92,165
EXPENDITURES				
Operating expenses	2,481,500	2,603,121	2,601,185	1,936
Capital outlay and related expenses	1,185,000	603,700	404,062	199,638
Debt service - principal	1,448,000	5,565,050	5,565,050	-
Debt service - interest and fees	625,276	671,700	671,699	1
Total expenditures	5,739,776	9,443,571	9,241,996	201,575
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	365,132	(2,709,389)	(2,415,649)	293,740
OTHER FINANCING SOURCES (USES)				
Interfund transfers	(710,552)	2,057,015	2,191,756	134,741
NET CHANGE IN FUND BALANCES	(345,420)	(652,374)	(223,893)	428,481
FUND BALANCES, BEGINNING OF YEAR	7,275,337	7,275,337	7,275,337	-
FUND BALANCES, END OF YEAR	\$ 6,929,917	\$ 6,622,963	\$ 7,051,444	\$ 428,481

CAPITAL CITY DEVELOPMENT CORPORATION
SCHEDULE OF EMPLOYER'S SHARE OF NET PENSION LIABILITY AND SCHEDULE OF
EMPLOYER CONTRIBUTIONS
YEAR ENDED SEPTEMBER 30, 2017

Schedule of Employer's Share of Net Pension Liability
PERSI - Base Plan
Last 10 - Fiscal Years*

	2017	2016	2015
Employer's portion of net of the pension liability	0.0397908%	0.0403932%	0.0361820%
Employer's proportionate share of the net pension liability	\$ 625,443	\$ 818,832	\$ 476,459
Employer's covered-employee payroll	\$ 1,277,551	\$ 1,096,499	\$ 1,035,703
Employer's proportionate share of the net pension liability as a percentage of its covered-employee payroll	48.96%	74.68%	46.00%
Plan fiduciary net position as a percentage of the total pension liability	90.68%	87.26%	91.38%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Agency will present information for those use for which information is available.

Data reported is measured as of June 30, 2017 (measurement date).

Schedule of Employer Contributions
PERSI - Base Plan
Last 10 - Fiscal Years*

	2017	2016	2015
Statutorily required contribution	\$ 140,234	\$ 135,975	\$ 124,326
Contributions in relation to the statutorily required contribution	\$ (140,418)	\$ (133,983)	\$ (123,145)
Contribution deficiency (excess)	\$ (184)	\$ 1,992	\$ 1,181
Employer's covered-employee payroll	\$ 1,222,892	\$ 1,202,851	\$ 1,096,499
Contributions as a percentage of covered-employee payroll	11.48%	11.14%	11.23%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the Agency will present information for those use for which information is available.

Data reported is measured as of September 30, 2017.

CAPITAL CITY DEVELOPMENT CORPORATION
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2017

NOTE 1 – BUDGETS AND BUDGETARY ACCOUNTING

The Agency follows these procedures in establishing the budget:

1. Prior to August, the preliminary budget is reviewed by the Agency's Executive Committee.
2. The preliminary budget is presented to the Board of Commissioners at either the July or August meeting.
3. The preliminary budget is revised, if necessary, prior to final approval.
4. The proposed budget is approved by the Board of Commissioners at the August meeting.
5. The proposed budget is published for public review.
6. The Board of Commissioners holds a public hearing on the budget.
7. The proposed budget is adopted by the Board of Commissioners prior to September.
8. The adopted budget is filed with the City of Boise.
9. October 1 begins the Agency's fiscal year.
10. Budget amendments, if any, require formal approval of the Agency's Board of Commissioners.

NOTE 2 – AMENDED BUDGET

The fiscal year 2017 budget was amended once during the year to reflect a restatement of appropriations in the adopted and amended budget.

NOTE 3 – ACTUARY ASSUMPTIONS

The total pension liability in the July 1, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25 percent
Salary increases	4.25 - 10.00 percent
Salary inflation	3.75 percent
Investment rate of return	7.10 percent, net of pension plan investment expenses
Cost-of-living adjustments	1.00 percent

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back 3 years for teachers
- No offset for male fire and police
- Forward one year for female fire and police
- Set back one year for all general employees and all beneficiaries

An experience study was performed in 2012 for the period July 1, 2007 through June 30, 2013 which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The Total Pension Liability as of June 30, 2017 is based on the results of an actuarial valuation date of July 1, 2017.



**Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with
*Government Auditing Standards***

To the Board of Commissioners
Capital City Development Corporation
Boise, Idaho

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Capital City Development Corporation (the Agency), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated December 29, 2017.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Boise, Idaho

December 29, 2017



AGENDA BILL

Agenda Subject: 301 N 29 th Street – Whittier Elementary - Type Four Participation Agreement Designation with Boise School District		Date: 2/12/2018
Staff Contact: Laura Williams	Attachments: 1) Site Map 2) Rendering and Site Plan 3) Public Improvement Plan	
Action Requested: Designate Whittier Elementary as a Type 4 Project and direct staff to continue negotiating a final Type 4 Capital Improvements Reimbursement Agreement with Boise School District for future board approval.		

Background:

A new Whittier Elementary School has been planned for many years, and initial discussions between CCDC staff and the Boise School District regarding CCDC participation began during the 30th Street District formation dating back to 2013. In March 2017, the school district passed a \$172.5 million bond, which included funding for a Whittier construction.

The original Whittier Elementary School was built in 1948 and is now only large enough to accommodate half of the students, and the other half are housed in temporary classroom buildings on site. The Boise School District is currently building a new 68,000 SF elementary building with off-street parking and drop-off areas, a playground, a public plaza, additional site landscaping, and substantial right-of-way improvements. The existing elementary school will remain in use while the new building is under construction, and will be renovated for use as a community center after the new school is operational.

The school property, located on Whitewater Park in the 30th Street URD, will be improved with new streetscapes and landscaping on 29th, Idaho, and Jefferson Streets, and a large public plaza at the corner of Jefferson and 29th streets. They will also be reconstructing portions of the streets and rerouting a sewer line. These construction expenses are eligible for CCDC Participation through the Type 4 Participation Program.

The construction at Whittier will be completed in two phases. The first phase includes building the new school and reconstructing Jefferson Street streetscapes. This phase is currently underway, scheduled to be complete in December of 2018. The second phase includes 29th Street, Idaho Street, and the public plaza and is scheduled to begin in April 2019 to be completed late that year.

As part of the Participation Program, approved by the Board of Commissioners in 2014, the Type 4 program was approved. The Type 4 Participation Program coordinates capital improvement activities with other public agencies and allows CCDC to enter into intergovernmental agreements to cooperatively participate in joint capital improvement projects. Projects eligible for Type 4 participation are generally those identified in the adopted Capital Improvements Plan (CIP). Improvements around Whittier Elementary have been included in CCDC's 5-year CIP, with a to-be-determined dollar amount.

Project Summary and Timeline:

- Located on between Whitewater Park, 29th, Jefferson, and Idaho Streets (30th Street URD)
- 2-story, 68,500 SF elementary School
- 20,000 SF public plaza
- 29 classrooms, library, cafeteria, and gym
- \$15.5 Million estimated Total Development Costs
- June 13, 2017 – Condition Use Permit Approval
- October 9, 2017 – Construction Start
- February 12, 2018 – CCDC Board Type 4 Agreement Designation
- March 12, 2018 – CCDC Board Approval of Type 4 Agreement
- December 2018 – Phase 1 of Construction Complete. 1st Reimbursement made.
- April 2019 – Phase 2 of Construction begins.
- July 2019 – Phase 2 of Construction Complete. 2nd Reimbursement made.

Fiscal Notes:

Preliminary information shows that the project has eligible expenses that will reach approximately \$540,000. CCDC's 5-year CIP has planned \$540,000 for the Whittier Elementary project and the reimbursement payments will be phased in coordination with the project construction phasing. Approximately half of the reimbursement will be paid in FY 2018 and the second half paid in FY 2019. The updated cost estimates will be reflected in the Amended 2018-2022 CIP that will be brought to the Board in March.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 4 Agreement for future board approval.

Suggested Motion:

I move to designate Whittier Elementary as Type 4 Project and direct staff to negotiate and finalize terms of a Type 4 Capital Improvements Reimbursement Agreement with Boise School District for future Board Approval.



Attachment 2 – Rendering and Site Plan



Attachment 3 – Public Improvements Plan





AGENDA BILL

Agenda Subject: 222 N 8 th Street – Diablo & Sons Restaurant - Type One Participation Agreement Designation with Bittercreek/Red Feather LLC.		Date: 2/12/2018
Staff Contact: Laura Williams	Attachments: 1) Site Map 2) Existing Conditions 3) Rendering 4) Public Improvement Plan	
Action Requested: Review Diablo & Sons as a project eligible to utilize the Type 1 Streetscape Grant Participation Agreement and direct staff to continue negotiating a final agreement with Bittercreek/Red Feather LLC for future board approval.		

Background:

The corner of the Fidelity Building on 8th and Idaho is being remodeled for a new restaurant called Diablo & Sons. The renovation is being done in conjunction with several other building improvements including installing new mechanical systems, and constructing a commercial kitchen in the basement. The owners of Bittercreek/ Red Feather are investing over \$2 million in building upgrades.

The Fidelity Building was built in the early 1900's and has seen many uses throughout the years. Most recently, Pollo Rey was located in the space and closed a few months ago to accommodate the new restaurant's construction. The Diablo & Sons will feature Mexican fare with a focus on specialty Mezcal cocktails. The new space will have roll up garage doors to allow for indoor-outdoor dining experience, activating the street frontage.

CCDC encourages owner/tenant improvements that refresh downtown buildings, strengthen occupancy, and enhance the public realm and pedestrian experience. As part of this project this building owners will install new awnings around the 1st floor of the building replacing the outdated, lower hanging canvas awnings. Because the sidewalks have already been improved consistent with CCDC's streetscape standards the eligible costs will only include the proposed awnings.

In 2014, the Board of Commissioners approved CCDC's Participation Program, which includes a Type 1 Streetscape Grant Reimbursement. The Type 1 program is intended to, "assist smaller projects on their own schedule, often triggered by a tenant improvement." The grant will reimburse for up to \$150,000 of eligible expenses, hard costs for streetscapes and public improvements. The Type 1 program can also include awnings located in the public right-of-way.

CCDC's Participation Program Policy stipulates several criteria that awnings must meet in order to be considered eligible expenses, and the Fidelity Building awnings meet all of the specifications as follows:

1. **Awnings must be located in the right-of-way or included in a public easement:** All awnings will be installed in the public ROW and will be included as eligible expenses.
2. **Awnings must provide functional services (shelter from sun, rain, etc.) to the public sidewalks and streetscapes:** The Fidelity buildings awnings will be made with a sheet of powder coated steel and will protect the sidewalks from the elements.
3. **Awnings must extend at least 5 feet into the right-of-way:** The awnings vary from 6' to 12' from the building face in the right-of-way.
4. **Awnings must cover over 75% of the ground-floor frontage:** This project is unique as it is a remodel of a portion of an existing building. We are considering the project area to consist of the space being retrofitted, from the main lobby entrance on 8th and wrapping around the corner to the entrance to Pho Nouveau on Idaho Street. Project building frontage is 135 linear feet, and the awnings cover 122 linear feet = 91%.
5. **Awnings must be made of durable material (including but not limited to metal, polycarbonate, and durable fabric):** The awnings will be fabricated out of steel, and will include a PVC membrane roofing and decorative tin ceiling paneling underneath.

Project Summary and Timeline:

- 3,000 SF restaurant renovation
- Located on 8th and Idaho Street (Central URD)
- \$2.2 Million estimated Total Development Costs
- February 8, 2018 – DR approval (staff level)
- February 12, 2018 – CCDC Board Type 1 Agreement Designation
- March 12, 2018 – CCDC Board Approval of Type 1 Agreement
- Spring 2018 – Construction Complete. Developer submits costs for reimbursement.

Fiscal Notes:

Preliminary information shows that the project has eligible costs will exceed \$150,000, and the project will request \$150,000 as determined in the Type 1 Participation Program. The project meets all program requirements. The budget for this will be included in the Amended 2018-2022 CIP, presented to the Board in March. This is an additional Type 1 for the Central district, made available with project changes in the district in the last several months. Because the Central district is closing this fiscal year, tax increment calculations are not factored.

Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Bittercreek/Red Feather, LLC.

Attachment 1 – Site Map

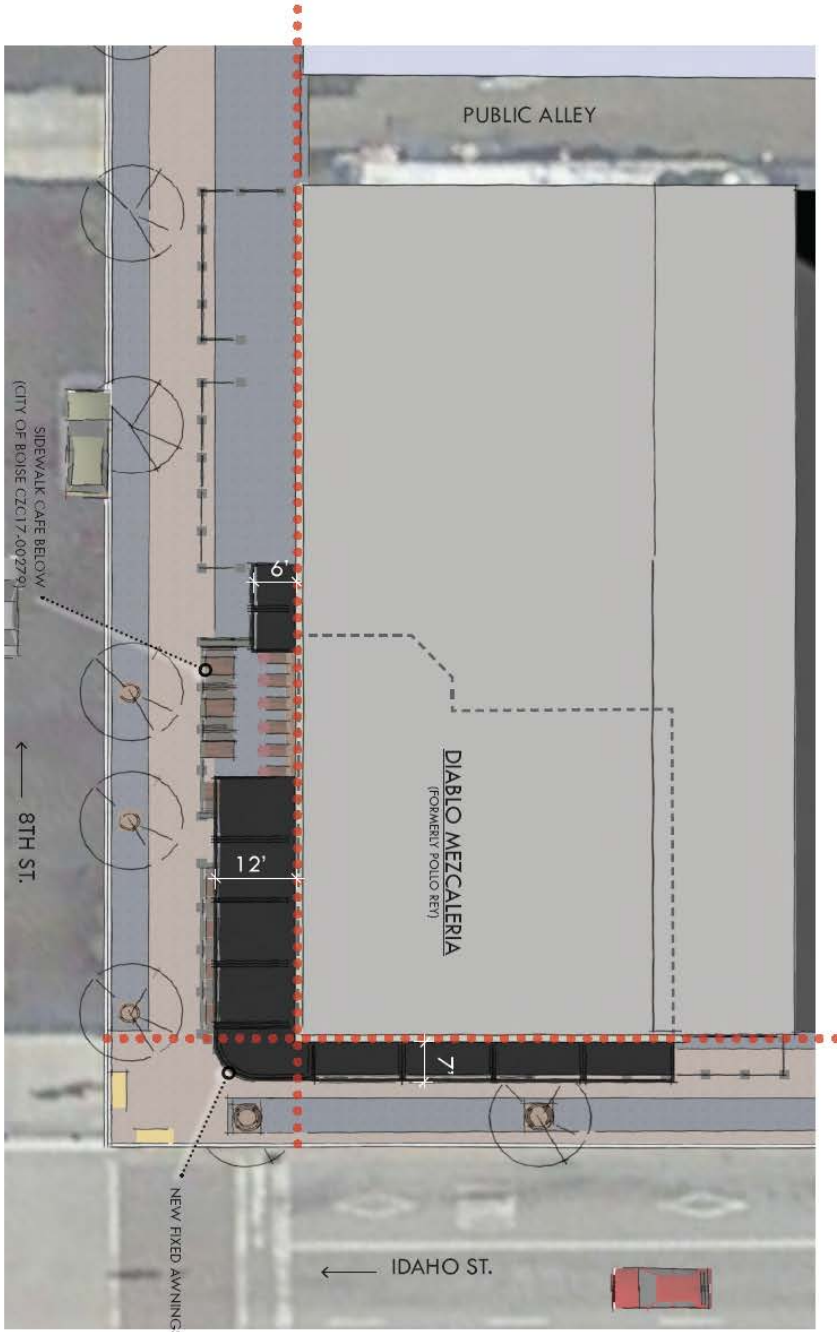


Attachment 2 – Existing Conditions



Attachment 3 – Rendering





- Notes:
- 1. Building awning design will conform to City of Boise Downtown Design Standards and Guidelines.
 - 2. Fixed awnings will be bolted to building structure.
 - 3. Fixed awning structure will be of non-combustible material.

PLAN VIEW

FIDELITY BUILDING / DIABLO MEZCALERIA
FIXED AWNING - PRELIMINARY DESIGN

222 N. 8TH ST. | BOISE, ID



AGENDA BILL

Agenda Subject: 122 N 5 th Street – Shops on 5th - Type One Participation Agreement Designation with Brownfield’s Building, LLC		Date: 2/12/2018
Staff Contact: Laura Williams	Attachments: 1) Site Map 2) Existing Conditions 3) Rendering 4) Public Improvement Plan	
Action Requested: Review the Shops on 5th as a project eligible to utilize the Type 1 Streetscape Grant Participation Agreement and direct staff to continue negotiating a final agreement with Brownfield’s Building, LLC for future board approval.		

Background:

The property owner of the Brownfield's building located on the southeast corner of 5th and Idaho plans to remodel the existing building for office and retail use. The original building was built in 1950's and renovated in the late 80's. It previously housed a prosthetic patient management and custom fabrication business and has been vacant for over a year.

The renovation project includes significant alteration to the existing building and a 2,988 SF second floor addition. The exterior of the building will be reconstructed with brick, patterned metal siding, and stucco accents. Public improvements in the right of way will be completed on 5th Street and Idaho Street frontages. Per the City's Streetscape Standards and Specifications Manual, 5th Street will be constructed using the Urban Brick Standard and Idaho Street will follow the Neighborhood Street Standard. Eligible expenses for public improvements will include sidewalks/pavers, street trees, street lights, suspended paving systems, and street furnishings and associated construction and installation costs.

The new building called Shops at 5th will have a restaurant tenant and a retail tenant on the first level, with office on the second floor addition and in the existing basement. New job creation with permanent tenants is estimated at 50-60 people.

The CCDC Board has approved the Participation Program which includes a Type 1 Streetscape Grant Reimbursement. The Type 1 program is intended to, "assist smaller projects on their own schedule, often triggered by a tenant improvement." The grant will reimburse for up to \$150,000 of eligible expenses, hard costs for streetscapes and public improvements. This project meets the requirements of the Type One Program.

Project Summary and Timeline:

- 11,918 SF retail and office building renovation
- Located on 5th and Idaho Street (River Myrtle URD)
- \$2 Million estimated Total Development Costs (\$1.3 Million construction)
- December 12, 2017 – City Council Approval (Historic Preservation Appeal)
- January 23, 2018 – Final Conditions Approved by City Council
- February 12, 2018 – CCDC Board Type 1 Agreement Designation
- March 12, 2018 – CCDC Board Approval of Type 1 Agreement
- Spring 2018 – Construction starts
- Early 2019 - Construction Complete. Developer submits costs for reimbursement

Fiscal Notes:

Preliminary information shows that the project has eligible costs will exceed \$150,000, and the project will request \$150,000 as determined in the Type 1 Participation Program. The project meets all program requirements, and FY 2018 budget resources have been approved for this use. This will account for the one of two Type 1 Streetscape Grants contemplated in the 5 Year CIP for FY '18 in the River Myrtle URD.

Tax value estimates indicate the project will generate approximately \$14,000 annually in increment revenue after completion, estimated to begin in FY 2020, for a total of about \$94,000 through the end of the district in 2025.

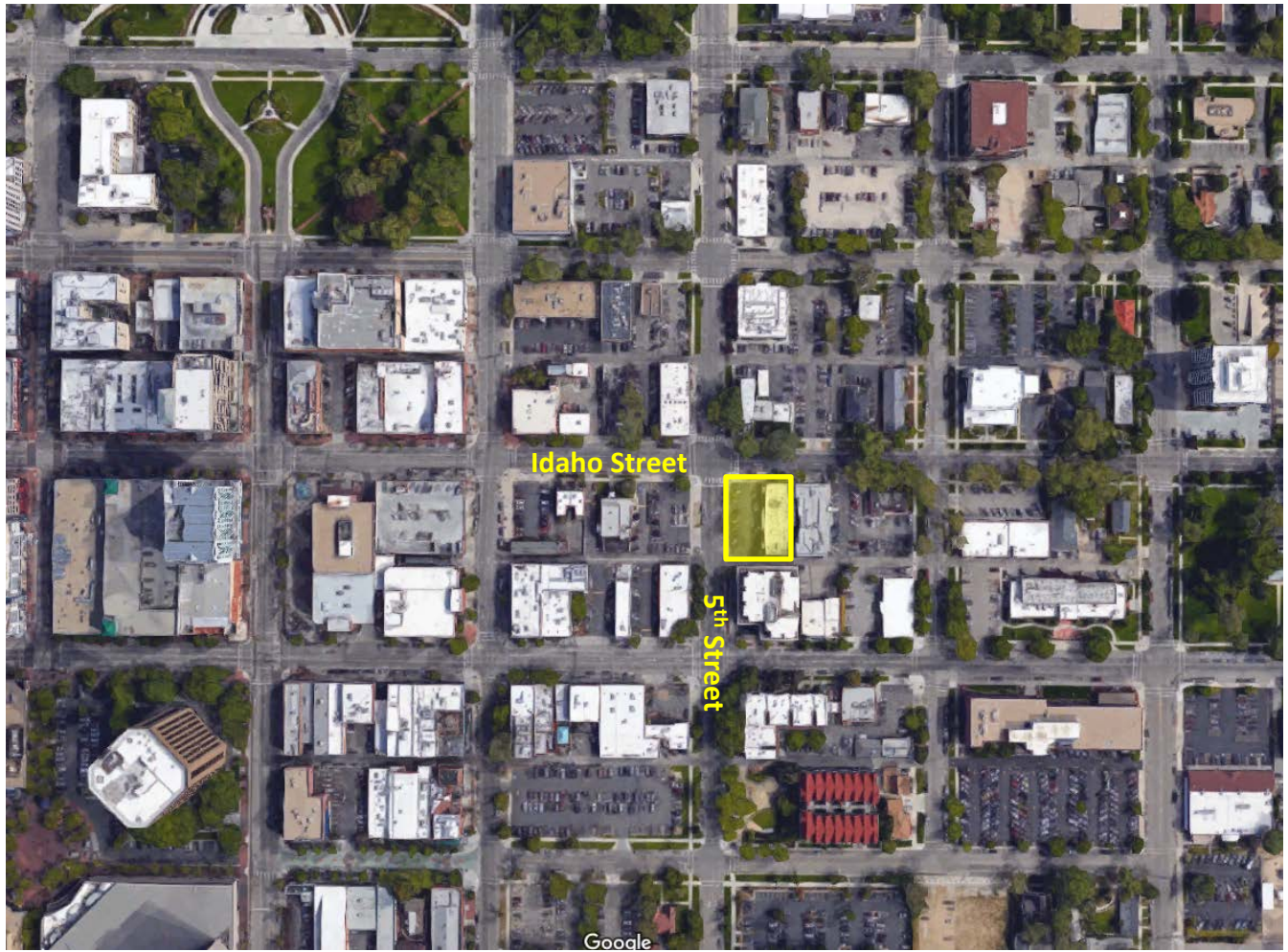
Staff Recommendation:

Provide feedback and direct for staff to continue negotiating and finalizing the terms of the Type 1 Participation Agreement for future board approval.

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Brownfield's Building, LLC.

Attachment 1 – Site Map



Attachment 2 – Existing Conditions



Looking South to Existing Building



Looking Southwest along 5th Street

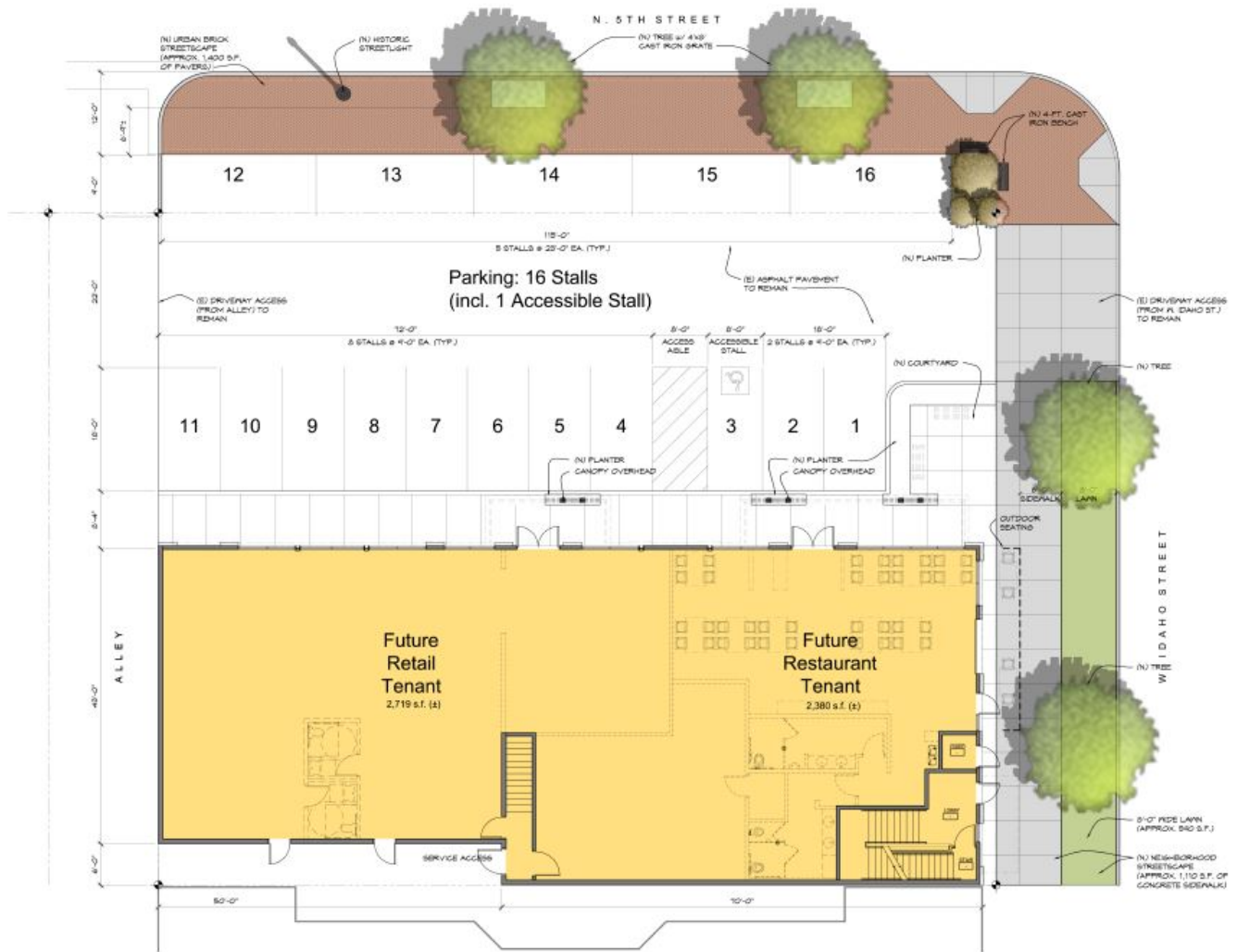


Looking Southeast along Idaho Street

Attachment 3 – Rendering



Attachment 4 – Public Improvements Plan



1 GROUND FLOOR / SITE - ALTERNATE OPTION
1/2" = 1'-0"



AGENDA BILL

Agenda Subject: Parking Wait List Policy Update		Date: February 12, 2018
Staff Contact: Max Clark, Director of Parking & Mobility	Attachments: Resolution No. 1524 Proposed Updated Wait List Policy Proposed Waitlist Format Template	
Action Requested: Approve the proposed updated policy and template		

Fiscal Notes:

This measure will be revenue neutral. The new \$20.00 per space wait list fee will be converted, upon transition from wait list to customer, the traditional \$20.00 per space application fee.

Background:

CCDC management team has examined the existing wait list policy and have noted a few areas where changes will be beneficial to the agency:

1. **NEW WAIT LIST FEE** -- The practice of allowing prospective customers to "sign up for free" on the waiting list has created an unreliable measure of true demand for garage parking. The recommendation is to establish a non-refundable \$20 Wait List Fee. Adding a small fee to be on the wait list -- a fee that will be converted to cover the traditional application fee of the same amount -- will naturally pare the list to prospects seeking a parking space in the ParkBOI garage system. Customers choosing to leave the wait list will forfeit their fee.
2. **SINGLE LIST MANAGEMENT** - The agency/operator currently attempt to maintain garage-by-garage lists, and allow individuals to request an unlimited number of spaces in any combinations of garages they choose -- all at no cost. The inflated, inaccurate, and unreliable lists contain hundreds of duplications and serve no use for business decision making by agency leadership. Combining all prospective buyers to a single list, whether they want "first available" or a specific garage, will deduplicate and strengthen this important measurable.
3. **WAIT LIST CONTROL** -- At the request of the Executive Director, the parking operator will maintain and control the list in the manner specified by CCDC. The new fee structure and single list system will be monitored by CCDC's management team as we continually work toward improving business practices in this area of our overall enterprise. Finally, specific administrative direction is provided to our parking operator to manage the wait lists.

With the adoption of these policies and at least 800 public parking spaces coming on-line February, 2018, we anticipate the elimination of the existing wait lists and the formation of one new waitlist shortly thereafter. These new wait list policies are acceptable in protecting the tax exempt bond status of facilities financed in that manner. The improvements also provide a means for those seriously interested in parking to obtain it, and provide a truer representation of the actual parking demand in CCDC's network of six (soon to be seven) public parking facilities.

Staff Recommendation:

Approve the updated Wait List Policies.

Suggested Motion:

I move Resolution No. 1524 adopting the updated Wait List Policy for the ParkBOI off-street garage parking system.

RESOLUTION NO. 1524

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING A 2018 WAIT LIST POLICY FOR AGENCY PARKING GARAGES THAT SUPERSEDES THE 2016 WAIT LIST POLICY FOUND IN THE PARKING MANAGEMENT PLAN; AUTHORIZING THE AGENCY EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency"); and,

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 1987 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Boise Central District Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5026 on August 19, 1987, approving the Boise Central District Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 1994 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "1994 Amended Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the 1994 Amended Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 2007 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Central District Plan") and, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the Central District Plan; and,

WHEREAS, the City after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan") and following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the “Westside Plan”), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the “30th Street Plan”), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the Central District Plan, the River Myrtle-Old Boise Plan, the Westside Plan, and the 30th Street Plan are collectively referred to as the “Downtown Urban Renewal Plans”; and,

WHEREAS, as authorized by the Act and the Downtown Urban Renewal Plans, the Agency may acquire, develop, construct, operate, and maintain public parking facilities and enter into agreements necessary or convenient to the exercise of such powers; and,

WHEREAS, the Boise Central District Project Area Parking Management Plan governs the parking policies and procedures for the “Project Area” defined in the Central District Plan, and references throughout the Boise Central District Project Area Parking Management Plan to the “Project Area” shall be deemed to include the project area as defined in the Central District Plan with the inclusion of the 10th & Front Garage, which is now part of the Westside Urban Renewal Project Area, and the 9th & Front Garage, a portion of which is within the River Myrtle-Old Boise Plan; and,

WHEREAS, the Agency adopted a wait list policy for its public parking facilities in January 2014 with adoption of Resolution No. 1336, and the Agency then amended that policy in September 2016 with adoption of Resolution No. 1466; and,

WHEREAS, Agency staff has drafted proposed changes to the wait list policy, attached hereto as Exhibit A (the “2018 Wait List Policy”); and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and public to adopt the 2018 Wait List Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the 2018 Wait List Policy, attached hereto as Exhibit A and incorporated herein as if set out in full, is hereby approved and adopted by the Agency Board and shall supersede the 2016 Wait List Policy found in the Parking Management Plan.

Section 3: That the Executive Director is hereby authorized, permitted, and directed to take all action to implement the 2018 Wait List Policy for all public parking garages currently owned and future owned by the Agency.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Boise City, Idaho, on February 12, 2018.
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on February 12, 2018.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST

By: _____
David Bieter, Secretary



Monthly Parking Wait List Policy

February 2018

Parking demand in downtown Boise exceeds supply. The ParkBOI public, off-street, structured parking garage system offers monthly parking passes to the general public who are frequent users of the system typically because they work or live downtown. This policy ensures the fair and effective administration of a Wait List for monthly parking permits.

General Policy

- A. CCDC's ParkBOI Parking Operator will maintain a Wait List for customers desiring a monthly parking pass at a ParkBOI parking garage. The Parking Operator will record the date each customer was added to the Wait List. This date will be the customer's Priority Date. Customers will be listed on a first come-first served basis, by garage. Prospective customers may sign up for one garage of their choice or be listed on a "first available space" basis. Contact information including name, phone number, and email address will be collected for each customer on the Wait List. Customers must provide the required \$20.00 nonrefundable Wait List Fee before they will be added to the Wait List.
- B. Customers may choose to purchase monthly parking at a ParkBOI garage with available monthly parking and still be put onto the Wait List for a different garage. The Parking Operator will indicate on the Wait List if the customer currently has a monthly permit and if so, in which garage. In this case, the \$20 Wait List Fee will not be assessed.
- C. As parking becomes available, customers on the Wait List will be contacted in Priority Date order. A customer will have three business days to respond to email or telephone notification of the available monthly parking space. If the customer declines the parking space or is unresponsive or unreachable, the customer will be removed from the Wait List and the customer with the next Priority Date will be contacted.
- D. The \$20 Wait List Fee will be applied to the parking card activation fee when a monthly pass is issued. If the customer does not respond to the notification within three business days or declines the monthly parking space, the customer will be removed from the Wait List and forfeit the \$20.00 Wait List Fee.
- E. Carpool participants certified by ACHD Commuteride will go to the top of the Wait List for the garage of their choice. A carpool exemption must be noted on the Wait List.

Parking Operator Wait List Management Guidelines

An accurate Wait List is essential for gauging parking demand and for an orderly and predictable assignment of monthly permits in ParkBOI parking garage. The Parking Operator will manage the Wait List according to this policy and these guidelines.

- A. Signup is allowed for either one specific garage or for the first available garage. The date of signup is the Priority Date which determines the customer's place on the master Wait List or on a specific garage's Wait List.
- B. A \$20 per space non-refundable Wait List fee is required to be placed on the Wait List.
- C. When a monthly parking space becomes available customers on the Wait List will be contacted by Priority Date.
- D. Current monthly pass holders seeking to transfer to another ParkBOI garage do not receive priority over individuals or corporations on existing Wait Lists.
- E. All monthly fees must be paid in-full prior to the first each month. Accounts 30 days in arrears are subject to cancelation.
- F. Existing customers with outstanding fees are ineligible for additional monthly parking permits.
- G. The Wait List should be maintained in the attached format and should be easily sortable.
- H. The Parking Operator must keep the Wait List as current as possible. Each customer on the Wait List must be contacted annually to determine if they would like to remain on the Wait List. Customers who cannot be reached or do not respond within three business days will be removed from the Wait List and their Wait List Fee forfeited.

Company	Name	Mobile Phone #	Email	Capitol & Main	9th & Main	9th & Front	Capitol & Front	Capitol & Myrtle	10th & Front	5th & Broad	11th & Front	First Available	Total	Date on List	Time on List	Date Contacted	Notes
Boise Company	Jane Doe	208-599-5309	jdoe@boisecompany.com	1									3	10/1/2016	8:30 AM		
	John Smith	951-338-3355	johnsmith@gmail.com									1		2/23/2017	2:25 PM		
Idaho Rocks	Molly Gem	208-655-8255	mollyg@boiserocks.com								1			5/19/2017	9:45 AM		
TOTALS				1	0	0	0	0	0	0	1	1					



AGENDA BILL

Agenda Subject: Updated Parking Enforcement & Collection Policy		Date: February 12, 2018
Staff Contact: Max Clark, Director of Parking & Mobility	Attachments: Resolution No. 1525 adopting revised policy Updated Enforcement & Collections Policy	
Action Requested: Approved the updated policy.		

Fiscal Notes:

This measure is expected to be revenue neutral. The proposed fine increases and billing operations changes should lead to reduced violations and enhance productivity for ParkBOI employees.

Background:

This is an update to an existing policy, first adopted in 2002 and revised in 2014. Part of the impetus for updating this policy was the Downtown Garage Customer Survey findings from August 2017, where the feedback we received was for more aggressive enforcement of parking issues surrounding large vehicles obstructing drive aisles. Some of the other major customer comments/complaints included trucks being too large and taking more than one space (or crowding neighboring cars), and the misuse of specialized spaces such as Accessible or Electric Vehicle Charging.

In general, the updated policy includes measures designed to:

1. Better define the violations we will be monitoring and citing for in the facilities;
2. Ensure that fees and fines accurately reflect—and discourage--the severity of the various infractions and the staff time it takes to enforce and process payments;
3. We are proposing a \$200.00 threshold in fine money owed the parking entity, above which we may impound the scofflaw's vehicle until all fines have been paid. We have already taken measures to ensure monthly customers stay current with their payments; and
4. We will be encouraging customers to use our web based payment system for monthly pass signup and fee payment; and for hourly customer payment of fines. CCDC has led the effort to create ParkBOI.com which offers the convenient online system for users.

5. Promote safe driving and parking in the facilities by prohibiting trailers, motorcycles and bicycles parking inside the gates of the garages.

Staff Recommendation:

Approve the updated Parking Enforcement & Collections Policy.

Suggested Motion:

I move for the approval of Resolution No. 1525 adopting an updated Parking Enforcement & Collections Policy.

RESOLUTION NO. 1525

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF BOISE, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, ADOPTING A PARKING ENFORCEMENT & COLLECTION POLICY FOR THE PARKBOI PARKING SYSTEM; RESCINDING A PRIOR PARKING ENFORCEMENT & COLLECTION POLICY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE APPROPRIATE ACTION SET FORTH IN THE POLICY; AUTHORIZING AND DELEGATING TO THE EXECUTIVE DIRECTOR THE ABILITY TO MAKE MINOR MODIFICATIONS TO THE POLICY AND TO ESTABLISH ADMINISTRATIVE PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively, the "Act"), as a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency").

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 1987 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Boise Central District Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5026 on August 19, 1987, approving the Boise Central District Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 1994 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "1994 Amended Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the 1994 Amended Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 2007 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Central District Plan") and, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the Central District Plan; and,

WHEREAS, the City after notice duly published, conducted a public hearing on the River Street-Myrtle Street Urban Renewal Plan (the "River Street Plan"), and following said public hearing the City adopted its Ordinance No. 5596 on December 6, 1994, approving the River Street Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project (annexation of the Old Boise Eastside Study Area and Several Minor Parcels) and Renamed River Myrtle-Old Boise Urban Renewal Project (the "River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6362 on November 30, 2004, approving the River Myrtle-Old Boise Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the Westside Downtown Urban Renewal Plan (the "Westside Plan"), and following said public hearing, the City adopted its Ordinance No. 6108 on December 4, 2001, approving the Westside Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan"), and following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings; and,

WHEREAS, the Amended and Restated Urban Renewal Plan, the River Myrtle-Old Boise Plan, the Westside Plan, and the 30th Street Plan are collectively referred to as the "Downtown Urban Renewal Plans"; and,

WHEREAS, the Agency is empowered by the Act, among other things, to construct off-street parking facilities, to issue bonds, to finance the construction, operation, and maintenance of such facilities, and to adopt policies necessary or convenient to the exercise of such powers; and,

WHEREAS, the Agency presently owns and operates six (6) parking garages and will soon add two (2) parking garages as part of the Agency's ParkBOI Off Street Garage System; and,

WHEREAS, the Agency adopted Resolution No. 1367 on November 10, 2014, approving a Parking Enforcement & Collection Policy; and,

WHEREAS, as a result of increased misuse of parking spaces and challenges collection monies owed us, Agency staff recommends replacing the 2014 Parking Enforcement & Collection Policy with a new Parking Enforcement & Collection Policy; and,

WHEREAS, Agency staff with the assistance of the Agency's Parking Operator, have drafted a new Parking Enforcement & Collection Policy for the ParkBOI Off Street System to replace and supersede the 2014 Parking Enforcement & Collection Policy; and,

WHEREAS, the new and updated Parking Enforcement & Collection Policy is attached hereto as Exhibit A and incorporated herein as if set forth in full; and,

WHEREAS, the Agency Board finds it in the best interests of the Agency and public to rescind the 2014 policy and approve the new Parking Enforcement & Collection Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the 2014 Parking Enforcement & Collection Policy is rescinded.

Section 3: That the Parking Enforcement & Collection Policy, a copy of which is attached hereto as Exhibit A and incorporated herein as if set out in full, is hereby approved and adopted.

Section 4: That the Executive Director is hereby authorized to take all action to implement the Parking Enforcement & Collection Policy, and also authorized to make minor modifications to the policy and to establish administrative procedures as needed.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Urban Renewal Agency of Boise City, Idaho, on February 12, 2018.
Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on February 12, 2018.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David Bieter, Secretary



Parking Enforcement & Collection Policy
ParkBOI Off Street Garage System

Adopted by Board: July 18, 2002 – Resolution No. 896

Amended: November 10, 2014 – Resolution No. 1367

Amended: February 12, 2018 – Resolution No. 1525

1.0-Scope

This policy applies to all parking facilities owned/managed by or on behalf of the Capital City Development Corporation (the Agency). The following list represents the parking facilities currently operated by the Agency, whose parking function is referred to as the ParkBOI Off Street System (ParkBOI). Future additional parking facilities will be subject to this policy even though not specifically listed herein.

Central District

9th & Main Garage

Capitol & Main Garage

Capitol & Front Garage

Westside District

10th & Front Garage

River Myrtle - Old Boise District

9th & Front Garage

Capitol & Myrtle Garage

5th & Broad Garage

11th & Front Garage

2.0-Policy Objective

The Agency recognizes that a component of operating a public parking system includes setting guidelines for maintaining safe conditions such as fire lanes and accessible parking spaces and providing for adequate ingress/egress. In addition, the Agency has a fiduciary responsibility to maintain the integrity of revenues so that parking operations are supported and bond covenants are satisfied. The Agency acknowledges that without the ability to enforce the guidelines, those guidelines will not be effective.

3.0-Minimum Guidelines

Parking guidelines are established and posted for each facility. The Executive Director or his/her designee may direct the issuing of violation notices to collect fees and fines within any of the above listed facilities. The Executive Director or his/her designee may choose to waive the fines and fees after conversing with the cited parking customer. In addition to the levying of fines and fees, the Executive Director or his/her designee may tow vehicles for repeated violations of the guidelines.

4.0-Responsibilities and Authority

A. Agency Responsibility

- The Executive Director or his/her designee shall cause adequate posting of signage in addition to the daily enforcement of parking guidelines.
- The Executive Director or his/her designee may utilize handheld terminals for the issuance of violations, including payment due.
- The Executive Director or his/her designee may utilize License Plate Recognition Technology to verify monthly parking guidelines are enforced.
- The Executive Director or his/her designee shall cause the collection of fines or fees from resultant violations.
- The Executive Director or his/her designee shall cause an annual review of the results of the collection process with a goal of ascertaining the success of the program and determining areas of improvement.
- The Executive Committee shall no less than annually receive a report on the status of the process with any recommendations for change from the Executive Director.
- The Executive Director or his/her designee may determine to delegate the responsibilities and authorities within this policy to subordinate positions as necessary for administration efficiency or convenience
- The Board of Commissioners shall approve the policy and any amendments to the policy.

B. Customer Responsibility:

- **Parkers are required to utilize the facility according to the established and posted guidelines.**

Failure to do so may result in the levying of citations or impoundment.

-Parkers are required to provide staff representing the facilities owned/managed by or on behalf of the Capital City Development Corporation (the Agency), correct information as to the vehicle (make model color), user, vehicle identification (license number or temp number, issuing state or VIN number, address and other requested information for the purposes of allowing a vehicle to remit payment after leaving an Agency owned/managed facility. Fraudulent information will be considered a theft of services intent and may result in immediate towing of the vehicle from the premises and/or forwarding the case to the Boise Police Department for theft prosecution if not remitted in the required time allowance.

5.0-Execution

A. Types of Violations:

Descriptive understanding of Violation

All parking dues or issued violations are a result of non- payment of the incurred parking charge at the

conclusion of an hourly format stay in an Agency owned/managed facility, improperly parked vehicles or vehicles in violation of posted parking regulations that impact the safe use or parking of vehicles and the pedestrians who move within the facility

Properly Parked Vehicles:

A vehicle is deemed properly parked when placed inside the striped lines of a designated stall in the facility and is parked within the time limits posted (if any), and when parked in the assigned designated area previously agreed to by the user either directly at the time of direction by facility staff, by signed contract, or by agreement with third party securing the right to park in the designated facility.

Properly Parked Motorcycle & Bicycle:

Parked in a designated space or area deemed safe and or authorized for Motorcycle or Bicycle parking. Motorcycle or bicycle parking outside of the designated areas authorized by The Agency, its designated agent, or by facility staff in unusual circumstances. Motorcycles and bicycles will be required to pay for parking anywhere on the facility property.

Non-Payment:

Non-payment shall be defined as a vehicle or person in custody of the vehicle who has used the facility and continues to owe parking fees or violation fines after leaving the facility due to a lack of funds, unacceptable payment format at the pay device or a violation fine assessed to the vehicle. The parking charge and or fine will be the final and enforceable responsibility of the vehicles registered owner.

Improperly Parked:

Any vehicle parked outside of a designated striped space or parked outside of a designated area as directed by facility staff, by signed contract, or by agreement with third party securing the right to park in the designated facility, will be considered improperly parked and is subject to fine.

Invalid Permit:

Invalid permits are defined as any out of allocated time or specific dated permits that had been previously issued or authorized in writing by the Agency or its designated agent and or are no longer valid and or any permit or authorization not issued by the Agency or its designee agent.

No Valid Permit:

Any vehicle parked in a permit only or authorized vehicles only space or area signed, striped, permanently or temporarily or otherwise restricted.

Blocking Fire Lane:

Any vehicle stopped or parked in a designated striped or signed area either permanently or temporarily fire lane area. Facility staff may by voice only, declare an area a fire lane in case of emergency and vehicles and users will be required to comply.

Accessible Violation:

All vehicles parked in an accessible designated space or area are required by Boise City code and Idaho state law to display a valid accessibility tag issued by an authorized authority or agency. The Agency and or facility staff may not issue accessibility permits for use in the Agency owned/managed facilities.

Parked in a Reserved Stall:

Defined as any vehicle parked in a designated reserved stall without authorization from the easement holder, entity, or person assigned to the designated stall (vehicle is also subject to relocation, or towing out of the facility).

Illegal Entry or Exit Violation:

Any vehicle and or person/user entering or exiting the facility with a vehicle in violation of proper ingress / egress procedure. Including any attempt to exit through the entrance lanes or other area not designated for vehicle travel in that direction or area. The Agency or facility staff may direct traffic through non-typical areas or in opposite typical lane flow direction in case of unusual circumstances and such instances will not be subject to violation. Vehicle and or person/user may be subject to additional charges for repair and or maintenance caused by illegal entry or exit violation.

Electric Vehicle Charging Violation:

Any vehicle parked in an EV Charging space which is not a fully electric or hybrid electric car is subject to a citation. Electric vehicles left in the spaces past their charging times will be either cited or assessed additional fees through their charging account.

B. Types of Fees

Wait List Fee:

This is a non-refundable fee for being placed on the wait list. If the customer takes monthly parking when contacted the \$20.00 wait list fee will be applied to the activation fee.

Activation Fee:

This is a charge for activating a monthly parking account of \$20.00. This covers the administrative and access card cost for new monthly parker.

Late Monthly Payment:

A fee of \$25.00 would be assessed to any monthly customer that pays late or is deactivated for late payment. A payment is considered late if received after the first seven days of the month.

Monthly Parking Check Fee:

To encourage auto payments or ACH payments a \$10.00 check convenience fee is assessed. Cash payments will not be accepted for monthly parking.

Below is a table detailing types of violations and associated fees:

Fee/ Fine	Current Fee/Fine	Proposed
Wait List Fee	\$00.00	\$20.00
Activation Fee	\$15.00	\$20.00
Non-Payment	\$12.00	\$25.00
Monthly Parking Check Fee	\$00.00	\$10.00
Late Monthly Payment	\$00.00	\$25.00

Improperly Parked	\$12.00	\$25.00
Invalid Permit	\$12.00	\$25.00
No Valid Permit	\$12.00	\$25.00
Blocking Fire Lane	\$25.00	\$150.00
Accessible Violation	\$100.00	\$150.00
Parked in Reserved Stall	\$55.00	\$100.00
Illegal Entry/Exit	\$12.00	\$100.00 plus any damages to the equipment
EV Charging Station	\$00.00	\$100.00

C. Violation Payment/Collection:

- Upon issuance of a parking due for lack of funds or unacceptable payment format at the pay device, the customer is instructed to remit the parking charge using the ParkBOI website within the 14-day payment period. Payments are accepted over the phone or in person at the ParkBOI parking office.
- Upon issuance of a violation, the notice is placed on the customer vehicle. If the violation is a drive-off for non-payment, the customer is mailed a violation notice to the customer's address on file.
- The handheld terminal software integrates with the ParkBOI website making it easy for customers to pay at their convenience 24/7 and is ParkBOI branded to create a seamless experience for the customer.
- If payment is not received within 14 days, an additional fine of \$25.00 is added to the Fee/Fine.
- For violations which are not paid within 30 days, the license plate number is provided to the Idaho Department of Transportation to acquire the registered owners mailing information. There is a \$10.00 fee for this service, which is included in the late fee above.
 - A collection letter will be sent at the 30-day mark on ParkBOI letterhead to the registered owner of the vehicle encouraging payment of the violation and accumulated fees. Additional letters may be issues at the discretion of the parking operator.
 - If after 30 days of the issuance of the letter there is no response or payment, the file may be turned over to a collection company for further action.
 - Vehicles with violations in excess of \$200 may be impounded until payment is made in full. The towing company collects monies owed us and themselves before said car is released.

D. Payment Processing:

Violations paid on-line through the enforcement system are assessed a transactional fee and a credit card processing charge. These fees are a cost of doing business which are absorbed by ParkBOI. Payments made online are processed on a nightly basis and directly deposited to ParkBOI in a CCDC bank account. These monies are paid on a net proceed basis to ParkBOI. A funding detail report, with garage breakout, is printed to reconcile with the bank statement.

6.0-Extraordinary Circumstances

Should any vehicle be so parked that in the opinion of the Executive Director there may be imminent danger to the public or an impediment to the flow of traffic, the vehicle may be impounded immediately at owner's risk and expense.



AGENDA BILL

Agenda Subject: Resolution #1526 Central District CMGC Contract Amendment, GMP #1		Date: February 12, 2018
Staff Contact: Doug Woodruff and Mary Watson	Attachments: 1. Resolution #1526 which includes 1 st Amendment to CM/GC Contract with Guho Corp.	
Action Requested: Adopt Resolution No. 1526 authorizing the amendment of the Central District CMGC contract.		

Background:

Construction of Central District Closeout Improvements is planned to begin on February 26, 2018, and be substantially complete by June 15, 2018. This Amendment No. 1 to the Construction Manager / General Contractor (CM/GC) contract with Guho Corp. represents authorization to proceed with the construction of project elements such as:

- 8th Street furnishing zone refurbishment that includes replacing the irrigation system, upgrading tree grates, installing permanent bike racks, placing more suitable flower planters, and fixing areas of buckled or broken brick paving;
- 8th Street pedestrian crossing enhancements at Main Street, Idaho Street, and Bannock Street that include enhanced facilities for the visually impaired as well as an improved pedestrian experience for anyone relying on wheeled conveyance such as strollers, carts, wheel chairs, or luggage;
- Retractable bollards that make it more convenient and safe to host pedestrian events on 8th Street; and,
- Strategic early procurement of light poles and tree grates for all phases of the project to take advantage of bulk pricing and to stay ahead of long lead-times.

Later this spring, CCDC and Guho Corp. will need to execute additional amendments (likely three more) for construction of Freak Alley / Union Alley improvements, Capitol Boulevard streetscape and protected bike lane improvements, and a collection of miscellaneous, district-wide streetscape repairs, thereby finalizing all project components.

The CM/GC construction delivery method contemplates that the construction agreement must be amended from time to time as the construction project moves forward so that the parties can

best address construction complexities and pertinent financial details – such as procurement of long lead-time materials and the award of subcontracts. Here, the CM/GC contract with Guho Corp. allows us to amend the contract by setting a Guaranteed Maximum Price (GMP) to proceed with those portions of the project which have been approved and bid.

Guho Corp. has competitively bid the various subcontractor packages included in this Amendment No. 1 and is required by state law to award the contracts to the lowest responsive bidders. Representatives from CCDC have been present for bid openings. Upon approval of Resolution #1526, Guho will begin awarding subcontracts and mobilizing for construction.

Fiscal Notes:

Amendment No. 1 to the CM/GC contract with Guho Corp. approves \$762,238 for construction services to complete improvements on 8th Street between Bannock Street and Main Street and for early procurement of light poles and tree grates for remaining phases of the project.

This Amendment does not include costs for construction of improvements in Freak and Union Alleys, planned streetscape improvements on Capitol Boulevard, miscellaneous repairs throughout the district, nor planned streetscape improvements on Idaho Street. CCDC and Guho Corp. anticipate a sequence of three additional GMP Amendments in the coming months to approve construction costs for the remaining phases of the Central District Public Improvements Project.

Guho Corp. Contract Summary		
	<u>Estimate</u>	<u>Approved</u>
Pre-construction Services		\$ 80,060
TODAY: Amendment GMP No. 1 – 8th Street & long lead-time items		\$ 762,238*
Amendment GMP No. 2 – Freak & Union Alleys	\$ 568,000	
Amendment GMP No. 3 – Capitol Blvd, Misc. Repairs	\$ 1,060,000	
<u>Amendment GMP No. 4 – Idaho Street Streetscape</u>	<u>\$ 700,000</u>	
Estimated Subtotal:	\$ 2,328,000	
Amended Contract Amount:		\$ 842,298
Estimated Final Contract Amount:	\$ 3,170,298	

** Approved upon today's adoption of Resolution #1526, this agenda bill's recommendation.*

The Estimated Final Contract Amount is within the approved FY2018 agency budget.

In order to address any unforeseen circumstances that can arise during construction, Resolution #1526 authorizes the Executive Director to amend the GMP amount up to 5%, if determined necessary in his best judgment.

Staff Recommendation:

Staff recommends the Board find it in the best interest of CCDC and the public to adopt Resolution #1526 approving Amendment No. 1 to the CM/GC contract with Guho Corp. for GMP #1 for the specified Central District Public Improvements and long lead-time items.

Suggested Motion:

I move to adopt Resolution #1526 authorizing the amendment of the Central District CMGC Agreement with Guho Corporation.

RESOLUTION NO. 1526

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGER / GENERAL CONTRACTOR CONSTRUCTION AGREEMENT BETWEEN THE AGENCY AND GUHO CORP. TO ESTABLISH THE GUARANTEED MAXIMUM PRICE (GMP) FOR CONSTRUCTION OF THE CENTRAL DISTRICT PUBLIC IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended and supplemented, Chapter 29, Title 50, Idaho Code (collectively the "Act"), a duly created and functioning urban renewal agency for Boise City, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the City of Boise City, Idaho (the "City"), after notice duly published, conducted a public hearing on the 1987 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Boise Central District Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5026 on August 19, 1987, approving the Boise Central District Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 1994 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "1994 Amended Urban Renewal Plan") and, following said public hearing, the City adopted its Ordinance No. 5597 on December 6, 1994, approving the 1994 Amended Urban Renewal Plan and making certain findings; and,

WHEREAS, the City, after notice duly published, conducted a public hearing on the 2007 Amended and Restated Urban Renewal Plan for the Boise Central District Project I, Idaho R-4, and Project II, Idaho R-5 (the "Central District Plan") and, following said public hearing, the City adopted its Ordinance No. 6576 on June 26, 2007, effective upon publication on July 23, 2007, approving the Central District Plan; and,

WHEREAS, upon approval of Resolution No. 1510 by its Board of Commissioners on October 9, 2017, the Agency entered into a Construction Manager / General Contractor (CM/GC) construction agreement with Guho Corp, for the Central District Public Improvements Project ("Project") using the CM/GC construction delivery method; and

WHEREAS, the CM/GC construction delivery method contemplates that the construction agreement must be amended from time to time as the construction project moves forward so that the parties to the agreement can best address construction complexities and pertinent financial details, including procurement of materials and buy-out of subcontracts; and

WHEREAS, the Agency and Guho Corp. desire to amend the CM/GC construction agreement at this time with the execution of "Amendment No. 1 to Standard Agreement and General Conditions Between Owner and Construction Manager," attached as Exhibit A, in order to establish a Guaranteed Maximum Price (GMP) for the initial phase of construction services associated with the Agency's Central District Public Improvements Project using the CM/GC construction delivery method; and

WHEREAS, the Board of Commissioners finds it to be in the best public interest to approve the Amendment and to authorize the Executive Director to execute same.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That Amendment No. 1 to the Construction Manager / General Contractor construction agreement between the Agency and Guho Corp., attached hereto as Exhibit A and incorporated herein by reference, is approved as to both form and content.

Section 3: That the Executive Director of the Agency is hereby authorized to execute Amendment No. 1 to the Construction Manager / General Contractor construction agreement with Guho Corp., approving the Guaranteed Maximum Price of SEVEN HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED THIRTY-EIGHT DOLLARS (\$762,238.00), plus up to 5% of this amount to address unforeseen circumstances if determined necessary in his best judgment.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on February 12, 2018.
Signed by the Chairman of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on February 12, 2018.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
David Bieter, Secretary

**AMENDMENT NO. 1 TO THE
STANDARD AGREEMENT AND GENERAL CONDITIONS
BETWEEN OWNER AND CONSTRUCTION MANAGER
(WHERE THE CM IS AT-RISK)**

DATED FEBRUARY 12, 2018

Pursuant to Section 3.4 of the Agreement dated November 21, 2017, between the Owner, Capital City Development Corporation, and the Construction Manager, Guho Corp., for the Central District Public Improvements Project located in downtown Boise, the Owner and the Contractor desire now to establish a Guaranteed Maximum Price (the "GMP") for the Work. The Owner and the Contractor hereby agree as follows:

ARTICLE 1 GUARANTEED MAXIMUM PRICE

The Contractor's GMP for the Work, including the Cost of the Work as defined in Article 8 and the Contractor's Fee as set forth in Section 7.3, is SEVEN HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED THIRTY-EIGHT DOLLARS (\$762,238.00).

The GMP is for the performance of the Work in accordance with the exhibits listed below, which are a part of this Agreement:

EXHIBIT A:	Schedule of Values -2 pages
EXHIBIT B:	Cost Estimate Detail -3 pages
EXHIBIT C:	Allowances -1 page
EXHIBIT D:	General Conditions -1 page
EXHIBIT F:	Purchase Orders -1 page
EXHIBIT G:	Subcontracts -1 page
EXHIBIT H:	Self Perform Work -1 page
EXHIBIT I:	Assumptions and Clarification -2 pages
EXHIBIT J:	Schedule – dated February 5, 2018 -3 pages
EXHIBIT K:	Plans and Specs -21 pages

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work is June 15, 2018.

ARTICLE 3 DATE OF FINAL COMPLETION

The Date of Final Completion of the Work is Twenty-One (21) Days after the Date of Substantial Completion, subject to adjustments as provided for in the Contract Documents.

[End of Amendment No. 1 | *Signatures appear on the following page.*]

IN WITNESS WHEREOF, Owner and Construction Manager have executed this Agreement with an effective date as first written above.

OWNER: Capital City Development Corporation

By: _____
John Brunelle, Executive Director

Approved as to Form:


Mary Watson, General Counsel | Contracts Manager

CONSTRUCTION MANAGER: Guho Corp.

By: 
Anthony Guho, Vice-President

Attest: D. OWEN



Budget Info / For Office Use	
Fund/District	301
Account	6250
Activity Code	18008
PO #	180059
Contract Term	September 30, 2018



**GMP AMENDMENT 1
EXHIBIT A**

CCDC Central District
Renovation

SCHEDULE OF VALUES

<u>Job Cost Phase</u>	<u>Description</u>	<u>Total Amount</u>	<u>Area Total</u>	<u>GMP 1 Total</u>
1				
1	8th Street Streetscapes			
01-2119	TESTING AND INSPECTIONS	12,000		
01-3110	PROJECT MANAGEMENT	10,719		
01-3111	PROJECT SUPERVISION	54,444		
01-5200	CONSTRUCTION FACILITIES	317		
01-5526	TRAFFIC CONTROL	27,600		
01-5529	STAGING AREAS	20,900		
01-5600	TEMP BARRIERS AND ENCLOSURES	3,120		
01-5713	EROSION/SEDIMENT CTRL. (SWPPP)	1,200		
01-7419	WASTE MANAGEMENT AND DISPOSAL	1,000		
02-4113	DEMO / SALVAGE	29,328		
12-9300	SITE FURNISHINGS	12,189		
26-0010	ELECTRICAL SUBCONTRACTOR	60,724		
26-0100	ELECTRICAL SERVICES	33,600		
26-5613	LIGHT POLES & STANDARDS	33,547		
31-1313	TREE REMOVAL	2,160		
31-2000	EXCAVATION	8,992		
32-1100	BASE COURSE	2,824		
32-1313	CONCRETE PAVING	32,373		
32-1416	BRICK PAVERS	53,759		
32-1613	CURB & GUTTER	8,001		
32-1726	PED RAMPS	15,407		
32-3913	BOLLARDS	8,145		
32-8000	IRRIGATION	45,380		
32-9100	LANDSCAPING	5,060		
32-9443	TREE GRATES/FRAMES	56,964		
34-4000	SIGNAGE	<u>2,000</u>		
	Total Cost	\$	541,753	
	CM/GC Fee	\$	40,631	
	5% Contingency	\$	27,088	
	Bond	\$	<u>7,612</u>	
	1 8th Street Streetscapes Total		\$	617,084
2	Freak / Union Alleys			
	Total Cost			
	CM/GC Fee			
	10% Contingency			
	Bond			
	2 Freak / Union Alleys Total			



**GMP AMENDMENT 1
EXHIBIT A**

SCHEDULE OF VALUES

CCDC Central District
Renovation

3 Capitol Blvd Streetscapes			
12-9300	SITE FURNISHINGS	1,526	
26-5613	LIGHT POLES & STANDARDS	18,870	
32-9443	TREE GRATES/FRAMES	<u>31,701</u>	
		Total Cost	\$ 52,097
		CM/GC Fee	\$ 3,907
		Contingency	\$ -
		Bond	\$ <u>699</u>
3 Capitol Blvd Streetscapes			\$ 56,704
4 Repair Work			
12-9300	SITE FURNISHINGS	7,462	
32-9443	TREE GRATES/FRAMES	<u>73,803</u>	
		Total Cost	\$ 81,265
		CM/GC Fee	\$ 6,095
		10% Contingency	\$ -
		Bond	\$ <u>1,091</u>
4 Repair Work Total			\$ 88,451
GMP 1 TOTAL			\$ 762,238



**GMP AMENDMENT 1
EXHIBIT B**

COST ESTIMATE DETAIL

**CCDC Central District
Renovation**

<u>GMP</u>	<u>AREA</u>	<u>Job Cost Phase</u>	<u>Description</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
1						
	1		8th Street Streetscapes			
	01-2119	TESTING AND INSPECTIONS ALLOWANCE				
			Testing and Inspections Allowance	1.00 allo	12,000.00 /allo	\$ 12,000
	01-3110	PROJECT MANAGEMENT				
			Project Manager	128.00 HR	83.74 /HR	\$ 10,719
	01-3111	PROJECT SUPERVISION				
			Superintendent Senior	128.00 HR	83.74 /HR	\$ 10,719
			Superintendent	640.00 HR	68.32 /HR	\$ 43,725
	01-5200	CONSTRUCTION FACILITIES				
			Portable Toilet	3.50 mth	90.68 /mth	\$ 317
	01-5526	TRAFFIC CONTROL				
			Traffic Control and Temp Signage Allowance	1.00 allo	7,500.00 /allo	\$ 7,500
			Traffic Control (Flagging)	240.00 hrs	26.25 /hrs	\$ 6,300
			Traffic Control and Signage Allowance	1.00 allo	7,500.00 /allo	\$ 7,500
			Traffic Temp Control (Flagging)	240.00 hrs	26.25 /hrs	\$ 6,300
	01-5529	STAGING AREAS				
			5,000 lb FORKLIFT	3.50 MTH	2,800.00 /mth	\$ 9,800
			Staging Yard Rental	3.00 mth	2,700.00 /mth	\$ 8,100
			Chain-link Fence	4 mth	750 /mth	\$ 3,000
	01-5600	TEMP BARRIERS AND ENCLOSURES				
			Temporary Orange Plastic Fencing	1,200.00 ft	1.30 /ft	\$ 1,560
			Temporary Orange Plastic Fencing '	1,200.00 ft	1.30 /ft	\$ 1,560
	01-5713	EROSION/SEDIMENT CTRL. (SWPPP)				
			SWPPP Allowance	1.00 allo	1,200.00 /allo	\$ 1,200
	01-7419	WASTE MANAGEMENT AND DISPOSAL				
			Trash	1.00 mth	500.00 /mth	\$ 500
			Trash	1.00 mth	500.00 /mth	\$ 500
	02-4113	DEMO / SALVAGE				
			Brick Paver Salvage	2,610.00 sf	3.22 /sf	\$ 8,404
			Brick Paver Salvage (Ped Ramps)	1,088.00 sf	3.22 /sf	\$ 3,503
			Brick Paver Salvage	3,413.00 sf	3.22 /sf	\$ 10,990
			Brick Paver Salvage (Ped Ramps)	1,084.00 sf	3.22 /sf	\$ 3,490
			Misc. Demo, Bike Racks, Signs, Parking Meters, Etc.	1.00 ls	2,940.00 /ls	\$ 2,940
	12-9300	SITE FURNISHINGS				
			Bike Rack, Cast In, Powder Coat Green	23.00 ea	169.60 /ea	\$ 3,901
			Bike Rack, Cast In, Powder Coat Green	30.00 ea	169.60 /ea	\$ 5,088
			Bike Rack, Install	23.00 ea	50.00 /ea	\$ 1,150
			Bike Rack, Install	30.00 ea	50.00 /ea	\$ 1,500
			Parking Meter, Install	11.00 ea	50.00 /ea	\$ 550
	26-0010	ELECTRICAL SUBCONTRACTOR				
			Light Pole Base (Demo and Replace)	5.00 ea	1,827.00 /ea	\$ 9,135
			Electrical Subcontractor	8.00 ls	2,310.44 /ls	\$ 18,484
			Light Pole Base (Demo and Replace)	8.00 ea	1,827.70 /ea	\$ 14,622
			Electrical Subcontractor	8.00 ls	2,310.44 /ls	\$ 18,484



**GMP AMENDMENT 1
EXHIBIT B**

COST ESTIMATE DETAIL

**CCDC Central District
Renovation**

26-0100	ELECTRICAL SERVICES				
	Electrical Subcontractor- Journeyman Elect.	200.00 hrs	65.00 /hrs	\$	13,000
	Electrical Subcontractor- Apprentice Elect.	200.00 ls	48.00 /ls	\$	9,600
	Electrical Subcontractor- Material Allowance	10,000.00 allo	1.00 /allo	\$	10,000
	Electrical Subcontractor- Material Allowance Elect. Markup	10,000.00 allo	0.10 /allo	\$	1,000
26-5613	LIGHT POLES & STANDARDS				
	Historical Light Pole	8.00 ls	2,096.68 /ls	\$	16,773
	Historical Light Pole	8.00 ls	2,096.68 /ls	\$	16,773
31-1313	TREE REMOVAL				
	Tree Removal	12.00 ea	180.00 /ea	\$	2,160
31-2000	EXCAVATION				
	Selective Excavation at Trees to Remain	20.00 ea	281.00 /ea	\$	5,620
	Excavation at New Trees	12.00 ea	281.00 /ea	\$	3,372
32-1100	BASE COURSE				
	Sidewalk Base Section	1,088.00 sqft	1.30 /sqft	\$	1,414
	Sidewalk Base Section	1,084.00 sqft	1.30 /sqft	\$	1,409
32-1313	CONCRETE PAVING				
	Concrete Paving	888.00 sf	10.43 /sf	\$	9,262
	Concrete Paving	702.00 sf	10.43 /sf	\$	7,320
	Concrete Paving Demo and Prep	888.00 sf	9.93 /sf	\$	8,820
	Concrete Paving Demo and Prep	702.00 sf	9.93 /sf	\$	6,971
32-1416	BRICK PAVERS				
	Endicott Unit Pavers Furnishing Zone (Reuse)	2,610.00 sqft	6.56 /sqft	\$	17,122
	Endicott Unit Pavers Furnishing Zone (Reuse)	3,413.00 sqft	6.56 /sqft	\$	22,389
	Endicott Unit Pavers Corners (Reuse)	1,088.00 sqft	6.56 /sqft	\$	7,137
	Endicott Unit Pavers Corners (Reuse)	1,084.00 sqft	6.56 /sqft	\$	7,111
32-1613	CURB & GUTTER				
	Curb and Gutter Demo- Allowance	300.00 lf	2.00 /lf	\$	600
	Curb and Gutter Replacement Allowance	300.00 lf	24.67 /lf	\$	7,401
32-1726	PED RAMPS				
	Concrete Ped Corner w/ Curb	4.00 ea	1,925.97 /ea	\$	7,704
	Concrete Ped Corner w/ Curb	4.00 ea	1,925.85 /ea	\$	7,703
32-3913	BOLLARDS				
	Retractable Bollard Excavation	16.00 ea	336.00 /ea	\$	5,376
	Bollard Use Tax	16.00 ea	109.13 /ea	\$	1,746
	Knox Box	3.00 ea	341.00 /ea	\$	1,023
32-8000	IRRIGATION				
	Irrigation & Sprinklers	1.00 lsum	35,380.00 /lsum	\$	35,380
	Irrigation Point of Connection- Suez Allowance	1.00 ls	10,000.00 /ls	\$	10,000
32-9100	LANDSCAPING				
	Plant Trees	12.00 ea	300.00 /ea	\$	3,600
	Use Tax on City Provided Trees	12.00 ea	15.00 /ea	\$	180
	18" Root Guide	12.00 ea	105.00 /ea	\$	1,260



**GMP AMENDMENT 1
EXHIBIT B**

COST ESTIMATE DETAIL

**CCDC Central District
Renovation**

32-9443	TREE GRATES/FRAMES				
	4x2 Kiva Grate	64.00 ea	297.66 /ea	\$	19,050
	Tree Foundation Retro Fit	20.00 ea	330.31 /ea	\$	6,606
	4x8 Frame Brick	12.00 ea	628.35 /ea	\$	7,540
	Tree Foundation New	12.00 ea	483.33 /ea	\$	5,800
	4x8 Frame Brick (retro)	20.00 ea	628.35 /ea	\$	12,567
	Retro Fit Tree Grate Frame Install	20.00 ea	225.00 /ea	\$	4,500
	Tree Grate Frame Install	12.00 ea	75.00 /ea	\$	900
34-4000	SIGNAGE				
	Signage Allowance	1.00 allo	2,000.00 /allo	\$	2,000
3	Capitol Blvd Streetscapes				
12-9300	SITE FURNISHINGS				
	Bike Rack, Cast In, Powder Coat Green	5.00 ea	169.60 /ea	\$	848
	Bike Rack, Cast In, Powder Coat Green	2.00 ea	169.60 /ea	\$	339
	Bike Rack, Cast In, Powder Coat Green	2.00 ea	169.60 /ea	\$	339
26-5613	LIGHT POLES & STANDARDS				
	Historical Light Pole	5.00 ls	2,096.68 /ls	\$	10,483
	Historical Light Pole	2.00 ls	2,096.68 /ls	\$	4,193
	Historical Light Pole	2.00 ls	2,096.68 /ls	\$	4,193
32-9443	TREE GRATES/FRAMES				
	4x8 Kiva Grate	8.00 ea	1,202.64 /ea	\$	9,621
	4x8 Frame Brick	8.00 ea	628.35 /ea	\$	5,027
	4x8 Kiva Grate	4.00 ea	1,202.64 /ea	\$	4,811
	4x8 Frame Brick	4.00 ea	628.35 /ea	\$	2,513
	4x8 Kiva Grate	4.00 ea	1,202.64 /ea	\$	4,811
	4x8 Frame Brick	4.00 ea	628.35 /ea	\$	2,513
	4x8 Kiva Grate	2.00 ea	1,202.64 /ea	\$	2,405
4	Repair Work				
12-9300	SITE FURNISHINGS				
	Bike Rack, Cast In, Powder Coat Green	44.00 ea	169.60 /ea	\$	7,462
32-9443	TREE GRATES/FRAMES				
	4x4 Tree Grate	125.00 ea	590.42 /ea	\$	73,803

GMP AMENDMENT 1
EXHIBIT C

ALLOWANCES

CCDC Central District
Renovation

<u>GMP</u>	<u>AREA</u>	<u>Job Cost Phase</u>	<u>Description</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
1						
	1		8th Street Streetscapes			
	01-2119	TESTING AND INSPECTIONS				
			Testing and Inspections Allowance	1.00 allo	12,000.00 /allo	\$ 12,000
	01-5526	TRAFFIC CONTROL				
			Traffic Control and Temp Signage Allowance	1.00 allo	7,500.00 /allo	\$ 7,500
			Traffic Control and Temp Signage Allowance	1.00 allo	7,500.00 /allo	\$ 7,500
	01-5713	EROSION/SEDIMENT CTRL. (SWPPP)				
			SWPPP Allowance	1.00 allo	1,200.00 /allo	\$ 1,200
	26-0100	ELECTRICAL SERVICES				
			Electrical Subcontractor- Journeyman Elect.	200.00 hrs	65.00 /hrs	\$ 13,000
			Electrical Subcontractor- Apprentice Elect.	200.00 ls	48.00 /ls	\$ 9,600
			Electrical Subcontractor- Material Allowance	10,000.00 allo	1.00 /allo	\$ 10,000
			Electrical Subcontractor- Material Allowance Elect. Markup	10,000.00 allo	0.10 /allo	\$ 1,000
	32-1613	CURB & GUTTER				
			Curb and Gutter Demo- Allowance	300.00 lf	2.00 /lf	\$ 600
			Curb and Gutter Replacement Allowance	300.00 lf	24.67 /lf	\$ 7,401
	32-8000	IRRIGATION				
			Irrigation Point of Connection- Suez Allowance	1.00 ls	10,000.00 /ls	\$ 10,000
	34-4000	SIGNAGE				
			Signage	1.00 allo	2,000.00 /allo	\$ 2,000
					Allowances	\$ 81,801



**GMP AMENDMENT 1
EXHIBIT D**

GENERAL CONDITIONS

**CCDC Central District
Renovation**

<u>GMP</u>	<u>AREA</u>	<u>Job Cost Phase</u>	<u>Description</u>	<u>Takeoff Quantity</u>	<u>Total Cost/Unit</u>	<u>Total Amount</u>
1						
	1		8th Street Streetscapes			
	01-3110	PROJECT MANAGEMENT				
			Project Manager	128.00 HR	83.74 /HR	10,719
	01-3111	PROJECT SUPERVISION				
			Superintendent Senior	128.00 HR	83.74 /HR	10,719
			Superintendent	640.00 HR	68.32 /HR	43,725
	01-5200	CONSTRUCTION FACILITIES				
			Portable Toilet	3.50 mth	90.68 /mth	317
	01-5529	STAGING AREAS				
			5,000 lb FORKLIFT	3.50 MTH	2,800.00 /mth	9,800
			Staging Yard Rental	3.00 mth	2,700.00 /mth	8,100
			Chain-link Fence	4 mth	750 /mth	3,000
	01-5600	TEMP BARRIERS AND ENCLOSURES				
			Temporary Orange Plastic Fencing	1,200.00 ft	1.30 /ft	1,560
			Temporary Orange Plastic Fencing	1,200.00 ft	1.30 /ft	1,560
	01-5713	EROSION/SEDIMENT CTRL. (SWPPP)				
			SWPPP Allowance	1.00 allo	1,200.00 /allo	1,200
	01-7419	WASTE MANAGEMENT AND DISPOSAL				
			Trash	1.00 mth	500.00 /mth	500
			Trash	1.00 mth	500.00 /mth	500
General Conditions						91,700



**GMP AMENDMENT 1
EXHIBIT E**

PURCHASE ORDERS

**CCDC Central District
Renovation**

GMP	Area	Job Cost Code	Description	Quantity	Price	Amount	Area Total	Vendor Total
1								
			CED					
1			8th Street Streetscapes					
	26-5613		LIGHT POLES & STANDARDS					
			Historical Light Pole	8.00 ls	2,096.68 /ls	\$ 16,773		
			Historical Light Pole	8.00 ls	2,096.68 /ls	\$ 16,773		
			1 8th Street Streetscapes			\$	33,546	
3			Capitol Blvd Streetscapes					
	26-5613		LIGHT POLES & STANDARDS					
			Historical Light Pole	5.00 ls	2,096.68 /ls	\$ 10,483		
			Historical Light Pole	2.00 ls	2,096.68 /ls	\$ 4,193		
			Historical Light Pole	2.00 ls	2,096.68 /ls	\$ 4,193		
			3 Capitol Blvd Streetscapes			\$	18,869	
							CED \$	52,415
			KB Welding					
1			8th Street Streetscapes					
	12-9300		SITE FURNISHINGS					
			Bike Rack, Cast In, Powder Coat Green	23.00 ea	169.60 /ea	\$ 3,901		
			Bike Rack, Cast In, Powder Coat Green	30.00 ea	169.60 /ea	\$ 5,088		
			1 8th Street Streetscapes			\$	8,989	
3			Capitol Blvd Streetscapes					
	12-9300		SITE FURNISHINGS					
			Bike Rack, Cast In, Powder Coat Green	5.00 ea	169.60 /ea	\$ 848		
			Bike Rack, Cast In, Powder Coat Green	2.00 ea	169.60 /ea	\$ 339		
			Bike Rack, Cast In, Powder Coat Green	2.00 ea	169.60 /ea	\$ 339		
			3 Capitol Blvd Streetscapes			\$	1,526	
4			Repair Work					
	12-9300		SITE FURNISHINGS					
			Bike Rack, Cast In, Powder Coat Green	44.00 ea	169.60 /ea	\$ 7,462		
			4 Repair Work			\$	7,462	
							KB Welding \$	17,978
			Knox Company					
1			8th Street Streetscapes					
	32-3913		BOLLARDS					
			Knox Box	3.00 ea	341.00 /ea	\$ 1,023		
			1 8th Street Streetscapes			\$	1,023	
							Knox Company \$	1,023
			Northwest Recreation					
1			8th Street Streetscapes					
	32-9443		TREE GRATES/FRAMES					
			4x2 Kiva Grate	64.00 ea	297.66 /ea	\$ 19,050		
			4x8 Frame Brick	12.00 ea	628.35 /ea	\$ 7,540		
			4x8 Frame Brick (retro)	20.00 ea	628.35 /ea	\$ 12,567		
			1 8th Street Streetscapes			\$	39,157	
3			Capitol Blvd Streetscapes					
	32-9443		TREE GRATES/FRAMES					
			4x8 Kiva Grate	8.00 ea	1,202.64 /ea	\$ 9,621		
			4x8 Frame Brick	8.00 ea	628.35 /ea	\$ 5,027		
			4x8 Kiva Grate	4.00 ea	1,202.64 /ea	\$ 4,811		
			4x8 Frame Brick	4.00 ea	628.35 /ea	\$ 2,513		
			4x8 Kiva Grate	4.00 ea	1,202.64 /ea	\$ 4,811		
			4x8 Frame Brick	4.00 ea	628.35 /ea	\$ 2,513		
			4x8 Kiva Grate	2.00 ea	1,202.64 /ea	\$ 2,405		
			3 Capitol Blvd Streetscapes			\$	31,701	
4			Repair Work					
	32-9443		TREE GRATES/FRAMES					
			4x4 Tree Grate	125.00 ea	590.42 /ea	\$ 73,803		
			4 Repair Work			\$	73,803	
							Northwest Recreation \$	144,661
			Purchase Orders			\$		216,077



**GMP AMENDMENT 1
EXHIBIT F**

SUBCONTRACTS

**CCDC Central District
Renovation**

<u>GMP</u>	<u>Area</u>	<u>Job Cost</u> <u>Phase</u>	<u>Description</u>	<u>Quantity</u>	<u>Sub Amount</u>	<u>Phase Total</u>
1						
A-1 Concrete						
1		8th Street Streetscapes				
	32-1313	CONCRETE PAVING	Concrete Paving	888.00 sf	9,262	
			Concrete Paving	702.00 sf	7,320	
	32-1613	CURB & GUTTER	Curb and Gutter Replacement Allowance	300.00 lf	7,401	
	32-1726	PED RAMPS	Concrete Ped Corner w/ Curb	4.00 ea	7,704	
			Concrete Ped Corner w/ Curb	4.00 ea	7,703	
	32-9443	TREE GRATES/FRAMES	Precast Tree Foundation Retro Fit	20.00 ea	6,606	
			Precast Tree Foundation New	12.00 ea	5,800	
					A-1 Concrete	51,797
Badger Daylighting						
1		8th Street Streetscapes				
	32-3913	BOLLARDS	Retractable Bollard Excavation	16.00 ea	5,376	
					Badger Daylighting	5,376
Boden Haus						
1		8th Street Streetscapes				
	02-4113	DEMO / SALVAGE	Brick Paver Salvage	2,610.00 sf	8,404	
			Brick Paver Salvage (Ped Ramps)	1,088.00 sf	3,503	
			Brick Paver Salvage	3,413.00 sf	10,990	
			Brick Paver Salvage (Ped Ramps)	1,084.00 sf	3,490	
	31-1313	TREE REMOVAL	Tree Removal	12.00 ea	2,160	
	31-2000	EXCAVATION	Selective Excavation at Trees to Remain	20.00 ea	5,620	
			Excavation at New Trees	12.00 ea	3,372	
	32-1416	BRICK PAVERS	Endicott Unit Pavers Furnishing Zone (Reuse)	2,610.00 sqft	17,122	
			Endicott Unit Pavers Furnishing Zone (Reuse)	3,413.00 sqft	22,389	
			Endicott Unit Pavers Corners (Reuse)	1,088.00 sqft	7,137	
			Endicott Unit Pavers Corners (Reuse)	1,084.00 sqft	7,111	
	32-8000	IRRIGATION	Irrigation & Sprinklers	1.00 lsum	35,380	
	32-9100	LANDSCAPING	Plant Trees	12.00 ea	3,600	
					Boden Haus	130,279
Quality Elect.						
1		8th Street Streetscapes				
	26-0010	ELECTRICAL SUBCONTRACTOR	Light Pole Base (Demo and Replace)	5.00 ea	9,135	
			Electrical Subcontractor	8.00 ls	18,484	
			Light Pole Base (Demo and Replace)	8.00 ea	14,622	
			Electrical Subcontractor	8.00 ls	18,484	
	26-0100	ELECT OPERATION & MAINT	Electrical Subcontractor- Journeyman Elect.	200.00 hrs	13,000	
			Electrical Subcontractor- Apprentice Elect.	200.00 ls	9,600	
			Electrical Subcontractor- Material Allowance	10,000.00 allo	10,000	
			Electrical Subcontractor- Material Allowance Elect. Markup	10,000.00 allo	1,000	
					Quality Elect.	94,324
Road Work Ahead						
1		8th Street Streetscapes				
	01-5526	TRAFFIC CONTROL	Traffic Control (Flagging)	240.00 hrs	6,300	
			Traffic Control (Flagging)	240.00 hrs	6,300	
					Road Work Ahead	12,600
Suez						
1		8th Street Streetscapes				
	32-8000	IRRIGATION	Irrigation Point of Connection- Suez Allowance	1.00 ls	10,000	
					Suez	10,000
Subcontracts					\$	304,376.00



**GMP AMENDMENT 1
EXHIBIT G**

SELF PERFORM WORK

**CCDC Central District
Renovation**

Guho Corp				
1	8th Street Streetscapes			
02-4113	DEMO / SALVAGE			
	Misc. Demo, Bike Racks, Signs, Parking Meters, Etc.	1.00 ls		2,940
12-9300	SITE FURNISHINGS			
	Bike Rack, Install	23.00 ea		1,150
	Bike Rack, Install	30.00 ea		1,500
	Parking Meter Install	11.00 ea		550
32-1100	BASE COURSE			
	Sidewalk Base Section	1,088.00 sqft		1,414
	Sidewalk Base Section	1,084.00 sqft		1,409
32-1313	CONCRETE PAVING			
	Concrete Paving Demo and Prep	888.00 sf		8,820
	Concrete Paving Demo and Prep	702.00 sf		6,971
32-9443	TREE GRATES/FRAMES			
	Retro Fit Tree Grate Frame Install	20.00 ea		4,500
	Tree Grate Frame Install	12.00 ea		900
	1 8th Street Streetscapes			
			Guho Corp	30,154
Self- Perform				\$ 30,154.00



**GMP AMENDMENT 1
EXHIBIT H**

**CCDC Central District
Renovation**

**GMP 1
Assumptions and Clarifications**

Traffic Control

- 8th Street will be closed to thru traffic
- Delivery Access Open
- Dismount from Bikes in construction areas
- Parking Stalls will be utilized as a loading zone and construction area, shared with the businesses during construction
- Furnishing Zone will be fenced off with 4 ft tall orange fence on each side
- A 5 ft sidewalk pedestrian zone will remain open to the maximum extent possible during construction
- Alley Access will remain open until the start of the alley project
- Flagger will be provided during construction working hours to control access as required
- Construction Hours are Monday-Friday 6am to 6pm, Saturdays possible
- No ACHD ROW Permit Fees included (Private Street)

Pavers and Hardscape

- Pavers will be salvaged and reused
- Damaged pavers will be replaced with pavers provided from CCDC
- Paver at the Alleys and Trash Area @ 8th and Main not included in scope to be addressed in Phase II Alley Project
- Existing Grades will be match at demo limits, not addressing areas outside the furnishing zones or corners
- (300 LF) of Curb demo and replace allowance

Light Poles and Electrical

- (16) New Light Poles Provided for 8th Street
- (9) New Light Poles for future Capitol Blvd Streetscapes Phase
- Light Poles bases to be evaluated at the start of construction
 - Credit will be issued if light pole bases are acceptable
 - If bases remain the anchor bolts may need to be replaced based on their conditions
- Scope of Work Limits under item (26-0010 Electrical Subcontractor)
 - Complete Electrical System from southern most light pole to northern pole
 - Connect to existing conduits at the end light poles
- Light Poles along 8th Street will be demoed at the start of construction and installed at the end, no temp lighting included.
- New Electrical Service for 8th Street will be fed from the existing panel at Fork
 - Allowance for time and materials set for reconfiguring existing system to feed from new location
 - Time and Material will be tracked daily by the project Superintendent
 - Assumes conduits in place at corners and road crossing to allow for complete routing to new service
 - Power for Future Alley projects will feed from 8th Street lighting Circuits



**GMP AMENDMENT 1
EXHIBIT H**

**CCDC Central District
Renovation**

Sprinkler and Irrigation-

- Allowance is set for a new water meter on Bannock
- A licensed plumber will cap the existing irrigation service in the basement
- Irrigation Controller in Parking Garage will be replaced with a puck timer, existing valves to remain
- Backflow preventer is in working conditions and up to current codes
- Existing Ground Hydrants to be removed
- No connection for drinking fountains on the corners
- 18" Root Guide included at new tree locations

Misc. Items

- (3) Knox Boxes provided and installed on Signal Cabinets for Bollard Keys
 - No tamper switch
- Signage Allowance (\$2,000) for new and replacement signs along 8th Street
- No Stripping or Crosswalk painting/ thermal plastic
- No Trash Receptacles
- No Precast Concrete Planters
- Parking Meters removed and reset by City of Boise
- Parking Meter Post provided by City of Boise Installed by Guho Corp

Owner Provided Items

- (16) Retractable Bollards
 - Use tax on \$29,110 value
- (12) Replacement Trees Provided by City of Boise
 - \$250/tree use tax included in GMP
- Replacement Pavers
- City of Boise Permit Fees

Allowances

- Testing and Inspections Services by Allwest
 - Compaction Test on Backfill in trenches and subgrade
 - Concrete Cylinders for Concrete Paving
- Traffic Control
 - Pedestrian and vehicle traffic control as required by ACHD, CoB
 - Custom Signage for Business Access and Detours
- Electrical Services
 - Allowance for time and materials set for reconfiguring existing system to feed from new location
 - Time and Material will be tracked daily by the project Superintendent
 - Power for Future Alley projects will feed from 8th Street lighting Circuits
 - Assumes conduits in place at corners and road crossing to allow for complete routing to new service
 - Electrical Work between light poles on each block is included under Electrical Subcontractor Line item 26-0010



GMP AMENDMENT 1
EXHIBIT H

CCDC Central District
Renovation

- Curb and Gutter Allowance
 - Demo and Replace damaged curb and gutter along 8th Street.
 - Curb on corners as shown on C50 included under item (32-1726 Ped Ramps)
- Sprinkler and Irrigation-
 - Suez Estimate \$7,206 for New water meter
 - Additional Asphalt, Concrete and Curb Repair
 - A licensed plumber will cap the existing irrigation service in the basement
- Signage Allowance
 - Reset or Replace existing signs along 8th Street
 - New Signage required for new bollards

Material Procurement for Future Phases

Capitol Blvd Streetscapes

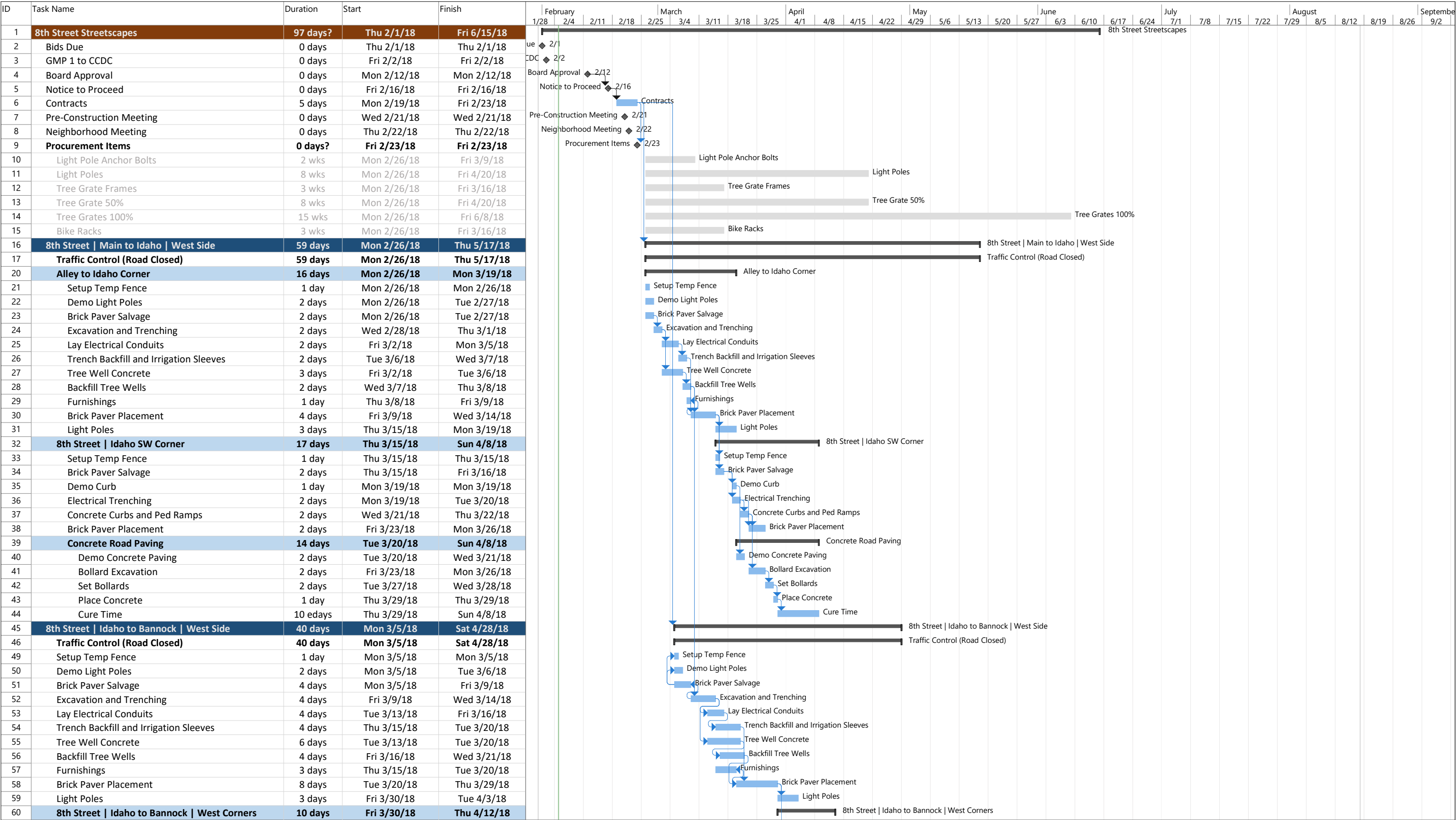
- No install, supply only- install covered in future GMP's
- (9) Bike Racks
- (9) Light Poles
- (18) Tree Grates and Frames

Central District Repair Work

- No install, supply only- install covered in future GMP's
- (44) Bike Racks
- (125) Tree Grates

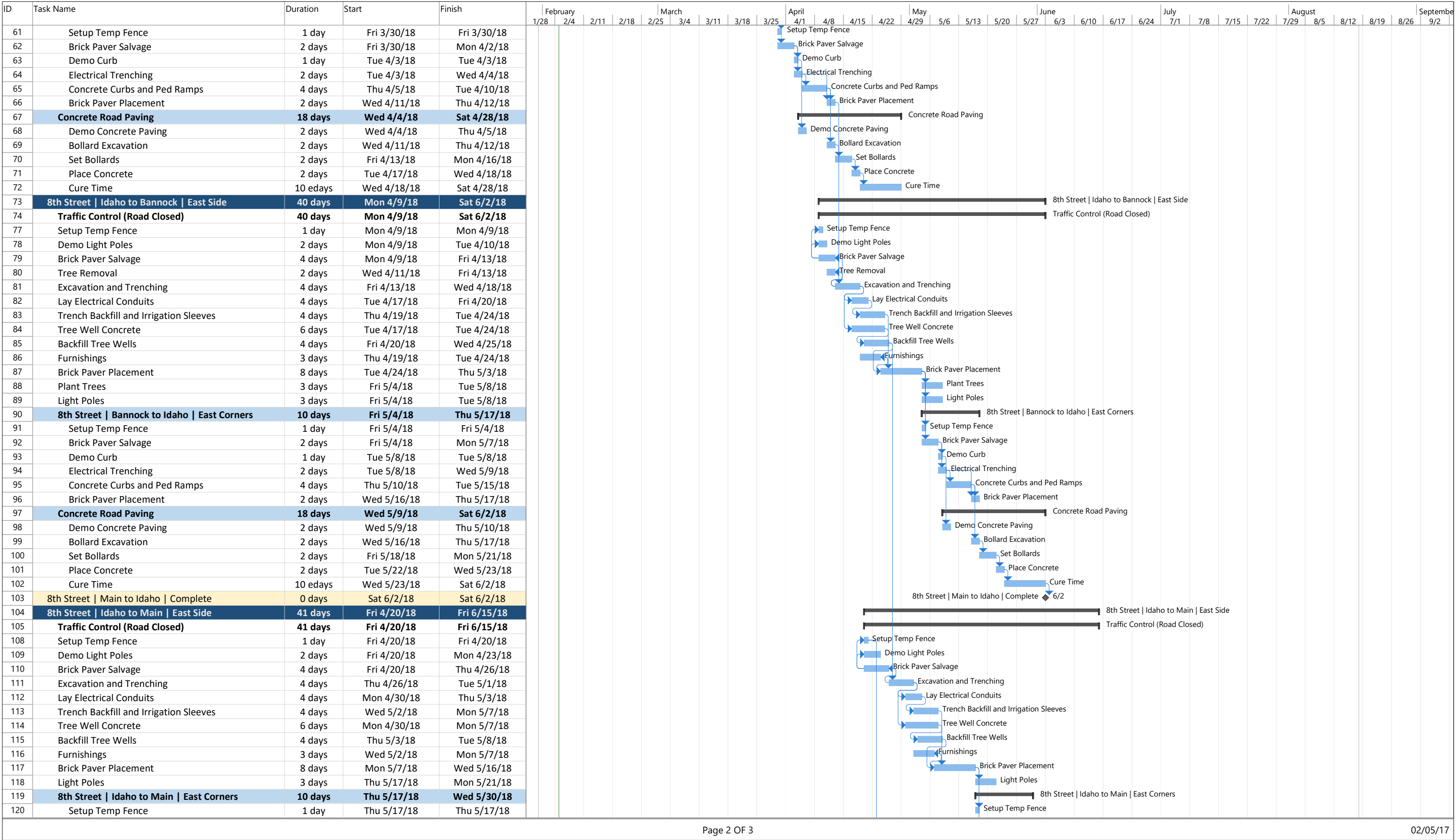


CCDC Central District Renovation
Pre-Construction Schedule
February 5, 2017





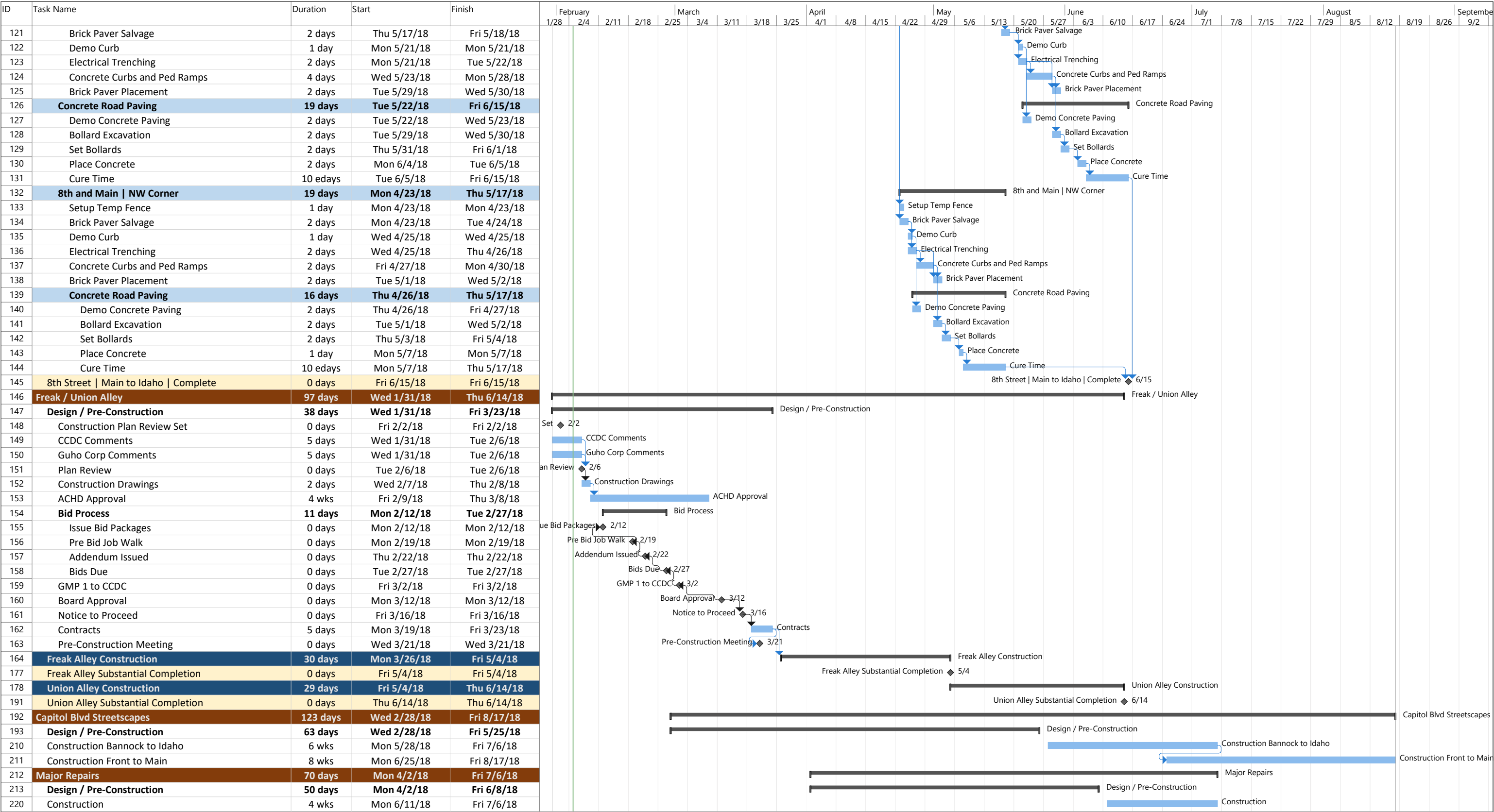
CCDC Central District Renovation
Pre-Construction Schedule
February 5, 2017



CCDC Central District Renovation

Pre-Construction Schedule

February 5, 2017



GENERAL NOTES

- A. FOR SPECIFICATIONS CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC), THE ACHD SUPPLEMENT TO THE ISPMC, AND THE 2009 INTERNATIONAL PLUMBING CODE UNLESS OTHERWISE NOTED.
- B. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION – WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED.
- C. ALL LOT DIMENSION, EASEMENTS AND CERTAIN OFF–SITE EASEMENTS ARE TO BE TAKEN FROM THE PLAT.
- D. DO NOT SCALE DRAWINGS.
- E. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, THEY SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION.
- F. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS (IE 1"=10' TAKES PRECEDENCE OVER 1"=100').
- G. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
- H. THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- I. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- J. ALL AC PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
- K. THE CONTRACTOR(S) SHALL KEEP ALL AREAS OF CONSTRUCTION CLEAN AND FREE OF DEBRIS. AFTER CONSTRUCTION IS COMPLETE, THE GENERAL CONTRACTOR SHALL PROVIDE FINAL CLEAN UP.
- L. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS FOR ACCURACY PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- M. THE CONTRACTOR SHALL CALL DIGLINE AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED AT LEAST TWO WORKING DAYS PRIOR TO THE BEGINNING OF EXCAVATION. CONTACT OTHER UTILITY OWNERS WHICH DIGLINE DOES NOT MARK, TO HAVE THEM LOCATE THEIR FACILITIES.
- N. WHERE NO MATERIAL NOTES OCCUR, THE GRAPHIC MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS. SEE LEGEND ON THIS SHEET.
- O. ALL NEW CONSTRUCTION TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES (A.D.A.A.G.).
- P. UNLESS OTHERWISE INDICATED ALL DRAWINGS, NOTES WHICH DO NOT READ "NIC", "EXISTING", "EXISTING TO REMAIN", OR "BY OTHERS" SHALL INDICATE NEW WORK WHICH SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.
- Q. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THIS REQUIREMENT IF REQUESTED BY THE AGENCY OR THE ENGINEER.
- R. ALL COSTS OF RETESTING PREVIOUSLY FAILED TESTS SHALL BE BACK CHARGED TO THE CONTRACTOR BY THE OWNER.
- S. ALL COSTS INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- T. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE STORM WATER POLLUTION PREVENTION PLAN NOTICE OF INTENT (N.O.I.) PRIOR TO ANY CONSTRUCTION.
- U. ALL CONSTRUCTION ADDENDA, CHANGE ORDERS, OR DESIGN CLARIFICATIONS FOR THOSE ITEMS REGULATED BY THE CODES MUST BE SUBMITTED TO THE FIELD INSPECTOR FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WITH ANY OF THE PROPOSED WORK RELATED TO THE FIELD CHANGE.
- V. CONTRACTOR SHALL WORK FROM AND HAVE ON SITE AT ALL TIMES ONLY STAMPED, AGENCY APPROVED, DRAWINGS FOR THIS PROJECT.
- W. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- X. MANHOLE LIDS AND DRAINAGE STRUCTURES SHALL BE HS–25 TRAFFIC RATED.
- Y. ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- Z. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- AA. IF A CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, OR SOILS REPORT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
- AB. SEE LANDSCAPE DRAWINGS FOR LAWN, SHRUB AND TREE PLANTING AND IRRIGATION SYSTEM.
- AC. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING, POWER, AND COMMUNICATION.
- AD. THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER WITHIN FIVE WORKING DAYS AFTER THE COMPLETION OF WORK. RECORD DRAWINGS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE JURISDICTION HAVING AUTHORITY.
- AE. SITE GRADING AND PREPARATION, PAVEMENT THICKNESSES, AND MATERIAL SPECIFICATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS REPORT FOR THIS SITE PREPARED BY STRATA, DATED JANUARY 7, 2016, STRATA FILE NO. B0153874, AND TITLED "GEOTECHNICAL ENGINEERING EVALUATION" AND ALL ADDENDA TO THE SOILS REPORT.
- AF. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE HIS WORK.
- AG. ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IBC 2012.
- AH. THE CONTRACTOR SHALL CALL DIGLINE (1–208–342–1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED AT LEAST TWO WORKING DAYS PRIOR TO THE BEGINNING OF EXCAVATION.

8TH STREET RENOVATION

PROJECT ADDRESS

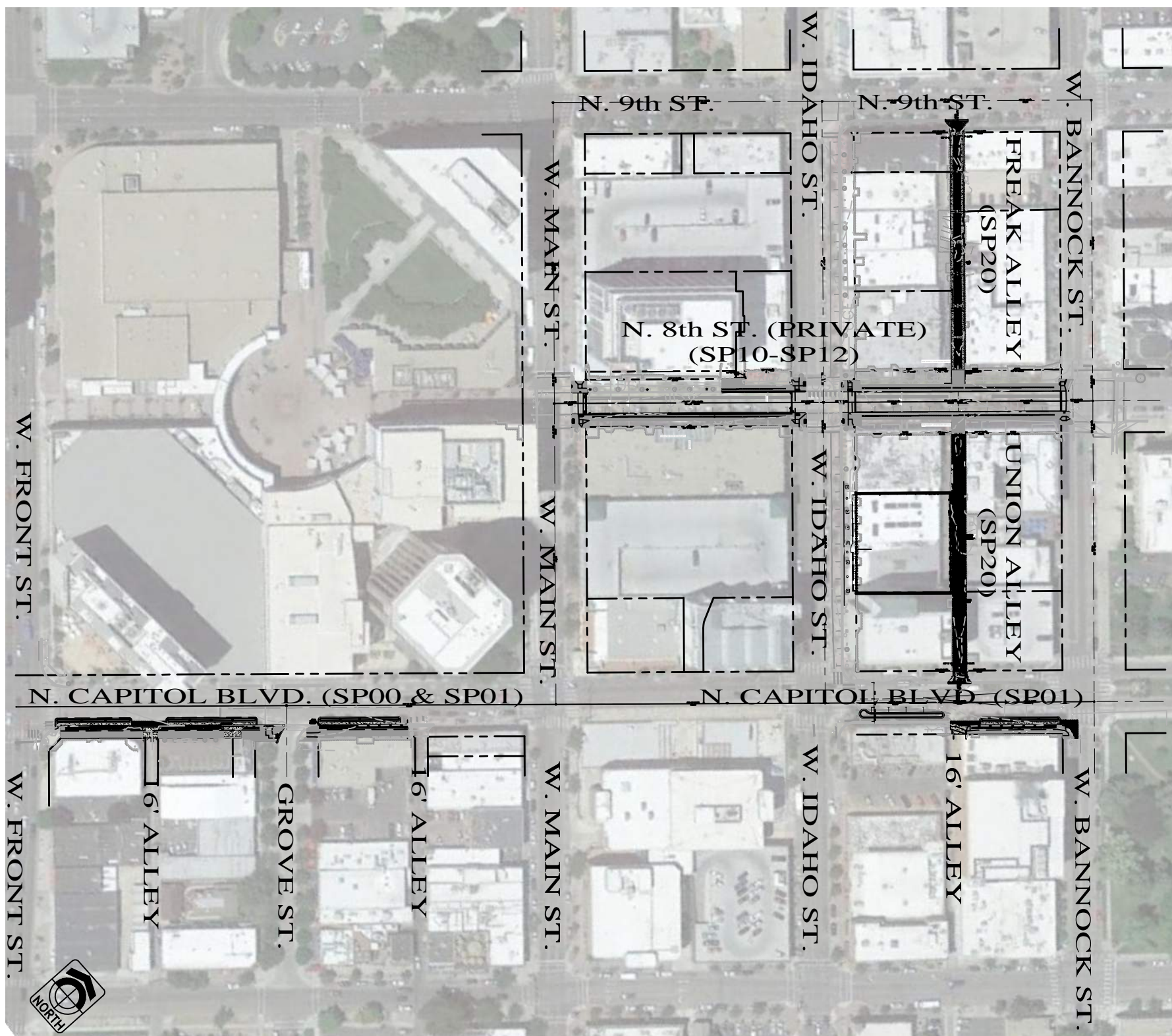
BOISE, IDAHO 83702

ACHD PAVEMENT REPAIR NOTE

- ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLANS. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF THE ACHD POLICY MANUAL.
- ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
 - IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
 - CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
 - FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
 - ANY EXCEPTIONS TO THESE RULES SHALL BE PRE–APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
 - THE 9TH STREET SECTION SHALL BE THE GREATER OF THE EXISTING STREET PAVEMENT SECTION OR 4–INCHES OF AC, 4–INCHES OF 3/4–INCH CRUSHED AGGREGATE, AND 26–INCHES OF 6–INCH MINUS PIT RUN.
 - PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS WITHIN S. 9TH. CONTACT ACHD CONSTRUCTION SERVICES FOR COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS, 208–387–6280.

VICINITY MAP

(NOT TO SCALE)



MATERIALS & SYMBOL LIST

- PROPOSED ASPHALT
- PROPOSED RED CLAY PAVERS
- PROPOSED DARK CLAY PAVERS, RUNNING BOND PATTERN
- PROPOSED DARK CLAY PAVERS, HERRINGBONE PATTERN
- PROPOSED CONCRETE
- URBAN ACCESSORIES TREE GRATE AND FRAME, 8'X4" KIVA MODEL
- SINGLE BEND BIKE RACK FROM KB FABRICATION AND WELDING, INC.
- TRASH RECEPTACLE
- PROPOSED LIGHT AND LIGHT POLE

CODE DATA

APPLICABLE BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE (IBC)
AS ADOPTED BY THE CITY OF BOISE

PROJECT INFORMATION

THE PROPOSED STREESCAPE PROJECT ON 8TH STREET IS LOCATED FROM MAIN STREET TO IDAHO STREET. ON THE SOUTH WEST SIDE IMPROVEMENTS WILL GO ALL THE WAY FROM MAIN TO IDAHO. ON THE NORTHEAST SIDE, THE IMPROVEMENTS WILL BE APPROXIMATELY 90 LINEAR FEET NEAR THE INTERSECTION OF IDAHO STREET AND 8TH STREET. FROM IDAHO STREET TO BANNOCK STREET BOTH SIDES OF 8TH STREET WILL BE IMPROVED. THE PROPOSED IMPROVEMENTS CONSIST OF REMOVING APPROXIMATELY 7' OF THE EXISTING PAVERS AND REPLACING WITH NEW PAVERS, REMOVING EXISTING TREES AND REPLACING WITH NEW TREES ON THE SOUTHWEST SIDE OF 8TH STREET FROM IDAHO TO BANNOCK, REMOVING EXISTING STREET LIGHTS AND REPLACING WITH NEW ONES, NEW BIKE RACKS, OVERHEAD AND MAKING THE RAMP AREAS ACCESSIBLE AND NEW DETECTABLE WARNINGS.

- PLANNING & ZONING**
BOISE CITY PLANNING & ZONING
150 NORTH CAPITOL BLVD.
BOISE, ID. 83702
PHONE: (208) 384–3830
- POWER**
IDAHO POWER COMPANY
10790 WEST FRANKLIN ROAD
BOISE, ID. 83709
PHONE: (208) 388–2200
- BUILDING DEPARTMENT**
BOISE CITY BUILDING DEPARTMENT
150 NORTH CAPITOL BLVD.
BOISE, ID. 83702
PHONE: (208) 384–3801
- WATER**
UNITED WATER IDAHO
8248 VICTORY ROAD
BOISE, ID. 83709
PHONE: (208) 362–7330
- PUBLIC WORKS**
BOISE CITY PUBLIC WORKS
150 NORTH CAPITOL BLVD.
BOISE, ID. 83702
PHONE: (208) 384–3900
- NATURAL GAS**
INTERMOUNTAIN GAS COMPANY
555 SOUTH COLE ROAD
BOISE, ID. 83707
PHONE: (208) 377–6000
- FIRE DEPARTMENT**
BOISE CITY FIRE DEPARTMENT
150 NORTH CAPITOL BLVD.
BOISE, ID. 83702
PHONE: (208) 384–3827
- TELEPHONE**
CENTURYLINK
350 N MILWAUKEE ST.
BOISE, ID. 83704
PHONE: (208) 378–1809

- CIVIL**
CSHOA
200 BROAD STREET
BOISE, IDAHO 83702
P: (208) 343–4635
F: (208) 343–1858
CONTACT: JEFF WARD
E–MAIL: JEFF.WARD@CSHOA.COM
http://www.cshqa.com
- OWNER**
CAPITAL CITY DEVELOPMENT CORP. (CCDC)
121 N. 9TH ST. SUITE 501
BOISE, ID 83702
P: (208)384–4264
CONTACT: DOUG WOODRUFF & MATT EDMOND
EMAIL: DWOODRUFF@CCDCBOISE.COM
MEDMOND@CCDCBOISE.COM
- TRAFFIC ENGINEERING**
KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 301
BOISE, IDAHO 83702
P: (208) 338–2683
F: (208) 338–2685
CONTACT: JOHN RINGERT
E–MAIL: JRINGERT@KITTELSON.COM
http://www.kittelson.com
- ELECTRICAL**
CSHOA
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F: (208) 343–1858
CONTACT: AMY DOCKTER
E–MAIL: AMY.DOCKTER@CSHOA.COM
http://www.cshqs.com
- STRUCTURAL**
ALLY STRUCTURAL CONSULTING
3778 PLANTATION RIVER, SUITE 102
BOISE, IDAHO 83703
P: (208) 949–5993
CONTACT: CRAIG BRASHER
E–MAIL: CBRASHER@ALLYSTRUCTURAL.COM
http://www.allystructural.com
- LANDSCAPE**
CSHOA
200 BROAD STREET
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E–MAIL: KYLE.HEMLY@CSHOA.COM
http://www.cshqs.com

DRAWING INDEX

- GENERAL**
- G01 TITLE SHEET
- CIVIL**
- C21 8TH STREET ESC PLAN
C22 8TH STREET ESC PLAN
C50 8TH STREET RAMP IMPROVEMENTS
- LANDSCAPE**
- L20 8TH STREET LANDSCAPE PLAN
L21 8TH STREET LANDSCAPE PLAN
L40 8TH STREET IRRIGATION PLAN
L41 8TH STREET IRRIGATION PLAN
L60 8TH STREET DETAIL SHEET
- ELECTRICAL**
- E01 ELECTRICAL SYMBOLS, ABBREVIATIONS AND SPECIFICATIONS
E02 HISTORICAL LIGHTS DETAILS
E12 8TH STREET ELECTRICAL DEMOLITION PLAN
E13 8TH STREET ELECTRICAL DEMOLITION PLAN
E14 FOR REFERENCE ONLY
E22 8TH STREET ELECTRICAL
E23 8TH STREET ELECTRICAL

PRELIMINARY
NOT FOR
CONSTRUCTION

KYLE D. HEMLY, LANDSCAPE ARCHITECT
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BOISE IDAHO
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CENTRAL DISTRICT RENOVATION
BOISE, ID

CSHOA

BID SET
01-23-18

PROJECT
17081

DATE
01–23–18

DRAWN

CHECKED

REVISED

SHEET TITLE

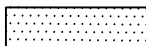
































COVER
SHEET

SHEET

G01

ORIGINAL SHEET SIZE
24" x 36"

ABBREVIATIONS	
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ASPH	ASPHALT
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFTG	BOTTOM OF FOOTING
BLDG	BUILDING
BTM	BOTTOM
℄	CENTERLINE
C	CURVE
CB	CATCH BASIN
CB/SB	CATCH BASIN/SEDIMENT BOX
CONC	CONCRETE
CSP	CORRUGATED STEEL PIPE
DEPT	DEPARTMENT
DEQ	DEPARTMENT OF ENVIRONMENTAL QUALITY
DESC	DESCRIPTION
DIA	DIAMETER
E	ELECTRICAL / EAST / EASTING
EG	EXISTING GRADE
ELEV	ELEVATION
ELL	ELBOW
EOP	EDGE OF PAVEMENT
EST	ESTIMATE
EW	EACH WAY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FOC	FACE OF CURB
FT	FEET
G	GAS
GALS	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GPD	GALLONS PER DAY
GRND	GROUND
GRVL	GRAVEL
GRT	TOP OF GRATE
HDPE	HIGH DENSITY POLYETHYLENE
IE	INVERT ELEVATION
INV	INVERT
L	LENGTH / LINE
LF	LINEAR FEET
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH / NORTHING
NO.	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OWS	OIL WATER SEPARATOR
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PE	POLYETHYLENE
PERF	PERFORATED
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PS	PRESSURIZED SEWER
PT	POINT OF TANGENCY
PVC	POLYVINYLCHORIDE
PVMT	PAVEMENT
QUAN	QUANTITY
R	RADIUS
RE:	REFER TO
ROW	RIGHT OF WAY
S	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDWK	SIDEWALK
SQ FT	SQUARE FEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
T	TELEPHONE
TBC	TOP BACK OF CURB
TC	TOP OF CONCRETE
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TMC	TOP OF MOUNTABLE CURB
TOC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL
W	WATER / WEST
W/	WITH
WV	WATER VALVE

LEGEND	
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	RIGHT OF WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	FINISH GRADE CONTOUR (MAJOR)
	FINISH GRADE CONTOUR (MINOR)
	EXISTING GRADE CONTOUR (MAJOR)
	FENCE
	BUILDING
	INFLOW CURB AND GUTTER
	OUTFLOW CURB AND GUTTER
	PARKING COUNT
	ACCESSIBLE PARKING SYMBOL
	SIGN
	BIKE RACK
	LUMINAIRE
	ELECTRICAL TRANSFORMER
	STORM WATER LINE
	STORM WATER MANHOLE
	STORM WATER CLEANOUT
	CATCH BASIN
	OIL WATER SEPARATOR
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	GAS LINE
	COMMUNICATION LINE
	ELECTRICAL LINE

PRELIMINARY
NOT FOR
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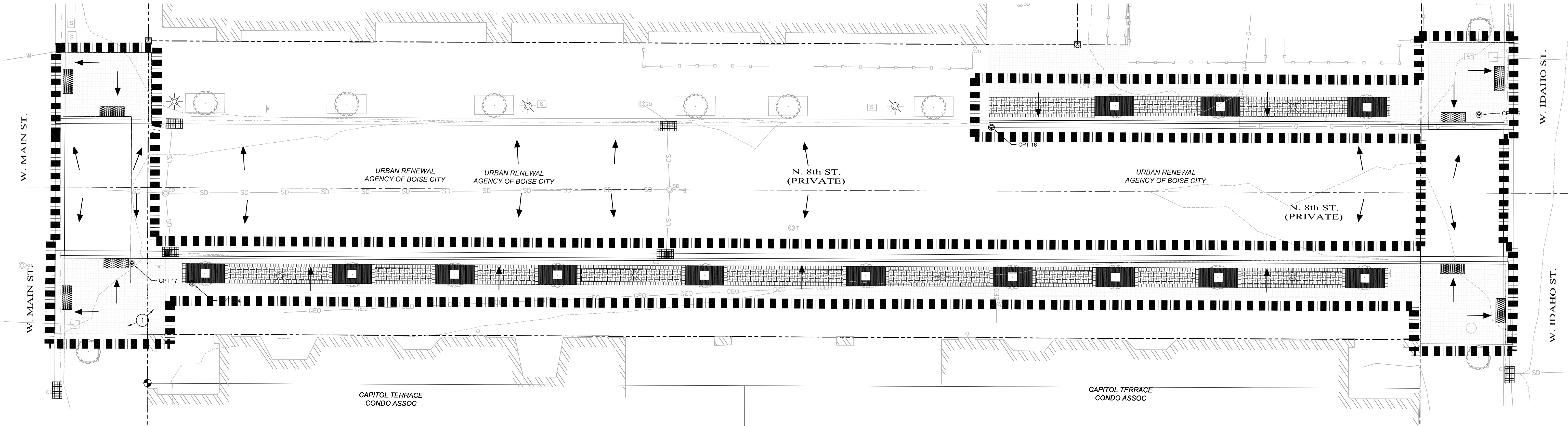
PROJECT 17081	DATE 01-23-18
DRAWN JPN	CHECKED JTW

REVISED

SHEET TITLE
GENERAL
INFORMATION
SHEET

SHEET
C00
ORIGINAL SHEET SIZE
24" x 36"

BID SET 01/23/18



 **1 8TH STREET EROSION & SEDIMENT CONTROL PLAN (MAIN ST. - IDAHO ST.)**
1"=10'
0 5 10 20 30 40
SCALE IN FEET

EROSION CONTROL NOTES:

- A. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE CONSTRUCTION SITE EROSION CONTROL & SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
- B. CONTRACTOR OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- C. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION AND SEDIMENT CONTROL PLAN FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED.
- D. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- E. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, ADJACENT OPEN WATER SURFACES OR VIOLATE APPLICABLE WATER STANDARDS.
- F. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- G. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- H. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- I. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- J. CONCRETE WASHOUT MUST BE CONTAINED IN AN ABOVE GROUND CONTAINER PER IDEQ STORM WATER BMP #13.
- STOCKPILED TOPSOIL NOTES:**
- K. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
- L. IN ANY SEASON, SEDIMENT LEACHING FROM STOCKPILES MUST BE PREVENTED.
- STORM WATER NOTES:**
- M. OPERATORS ARE RESPONSIBLE TO PREPARE AND FILE A NOTICE OF INTENT (NOI) AS REQUIRED BY THE EPA AND DEVELOP A PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- N. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE STANDARDS AND THE CITY OF BOISE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
- O. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- P. THE CONTRACTOR SHALL CALL DIGLINE (1-208-342-1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- Q. ALL EROSION CONTROL AND STORM WATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
- R. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
- S. AT NO TIME SHALL MORE THAN ONE-HALF (1/2) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A PROTECTED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT COMPLETION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

GENERAL NOTES:


- A. SEE ESC NARRATIVE FOR IDEQ STORM WATER BMPs #31, #34, AND #35.
- B. CONSTRUCTION PARKING SHALL BE LOCATED ON EXISTING FACILITIES.

LEGEND:

- AREA OF ACTIVE CONSTRUCTION/CONTRACT LIMIT LINE
- DRAINAGE ARROWS
- ☐ PORTABLE TOILET, SEE C22 FOR LOCATION
- STORM DRAIN INLET PROTECTION PER IDEQ STORM WATER BMP #31

SHEET NOTES:

1. DESIGNATED AREA FOR WASHOUTS.

EROSION AND SEDIMENT CONTROL
DESIGNERS CERTIFICATION

JEFF WARD
CON07-00082
license number

CENTRAL DISTRICT RENOVATION BOISE, ID

CSHQA

**BID SET
01-23-18**

PROJECT 17081	DATE 01-23-18
DRAWN JPN	CHECKED JTW

REVISED

SHEET TITLE
**8TH STREET
ESC
PLAN**

SHEET

C21

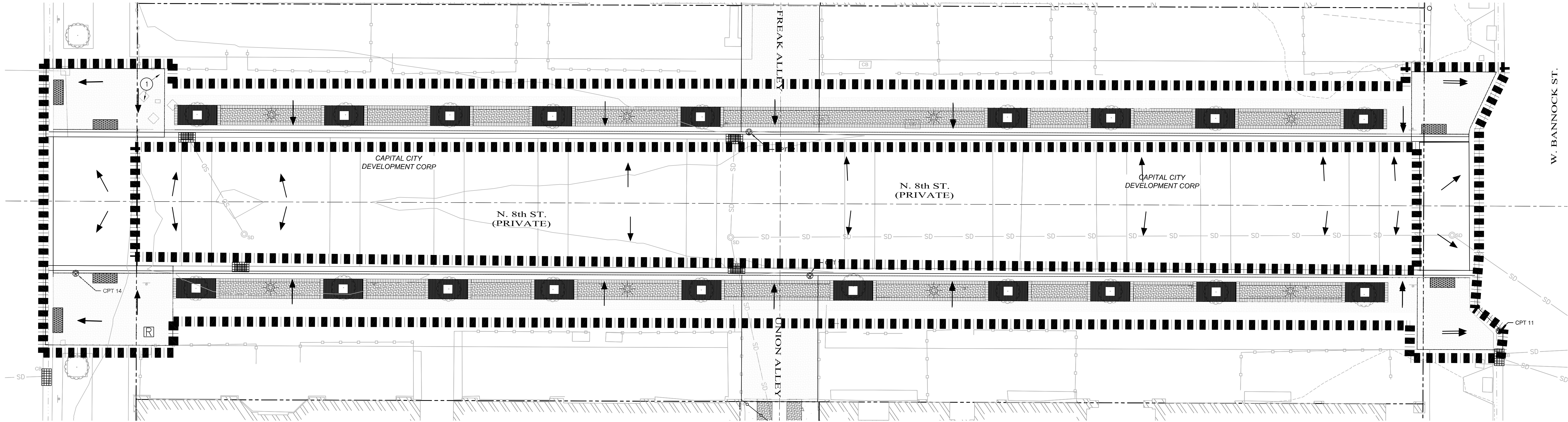
ORIGINAL SHEET SIZE
24" x 36"

PRELIMINARY
NOT FOR
CONSTRUCTION

JEFF T. WARD, P.E.
200 BROAD STREET
BOISE, IDAHO
PHONE: 208-343-4635 FAX: 208-343-1888

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1 8TH STREET EROSION & SEDIMENT CONTROL PLAN (IDAHO ST. - BANNOCK ST.)



EROSION CONTROL NOTES:

- A. ALL WORK ASSOCIATED WITH STABILIZING THE DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE CONSTRUCTION SITE EROSION CONTROL & SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
- B. CONTRACTOR OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- C. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION AND SEDIMENT CONTROL PLAN FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE LOCAL JURISDICTION, AND VEGETATION/LANDSCAPING IS ESTABLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE AFTER THE PROJECT IS APPROVED.
- D. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE MARKINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- E. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, ADJACENT OPEN WATER SURFACES OR VIOLATE APPLICABLE WATER STANDARDS.
- F. THE EROSION AND SEDIMENT CONTROL FACILITIES SHOWN ON THIS PLAN ARE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION PERIOD, THESE EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.
- G. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATIONS SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- H. STORM DRAIN INLETS, BASINS, AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS RE-ESTABLISHED.
- I. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.
- J. CONCRETE WASHOUT MUST BE CONTAINED IN AN ABOVE GROUND CONTAINER PER IDEQ STORM WATER BMP #13.

STOCKPILED TOPSOIL NOTES:

- K. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN NOVEMBER 1 AND MARCH 31.
- L. IN ANY SEASON, SEDIMENT LEACHING FROM STOCKPILES MUST BE PREVENTED.

STORM WATER NOTES:

- M. OPERATORS ARE RESPONSIBLE TO PREPARE AND FILE A NOTICE OF INTENT (NOI) AS REQUIRED BY THE EPA AND DEVELOP A PROJECT SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- N. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE STANDARDS AND THE CITY OF BOISE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PROGRAM AND FIELD MANUAL.
- O. SHOULD THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THIS DRAWING NOT PROVE ADEQUATE TO CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL INSTALL ADDITIONAL FACILITIES AS NECESSARY TO PROTECT ADJACENT PROPERTIES, SENSITIVE AREAS, NATURAL WATER COURSES, AND/OR STORM DRAINAGE SYSTEMS.
- P. THE CONTRACTOR SHALL CALL DIGILINE (1-208-342-1585) AND HAVE THE LOCATION OF EXISTING UTILITIES MARKED A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATIONS.
- Q. ALL EROSION CONTROL AND STORM WATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
- R. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND OTHER RELATED OR REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY IN THE MUNICIPALITY'S RIGHT-OF-WAY. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY WHEN WORKING IN THE ROAD RIGHT-OF-WAY.
- S. AT NO TIME SHALL MORE THAN ONE-HALF (1/2) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A PROTECTED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PROJECT COMPLETION. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

GENERAL NOTES:

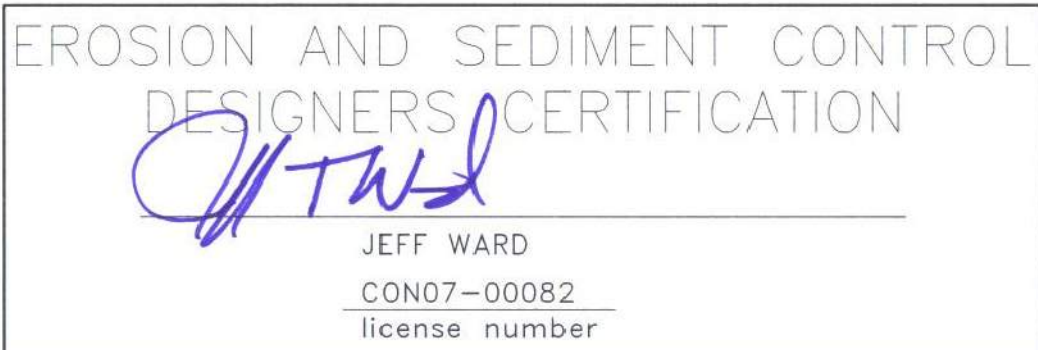
- A. SEE ESC NARRATIVE FOR IDEQ STORM WATER BMPs #31, #34, AND #35.
- B. CONSTRUCTION PARKING SHALL BE LOCATED ON EXISTING FACILITIES.

LEGEND:

- AREA OF ACTIVE CONSTRUCTION/CONTRACT LIMIT LINE
- DRAINAGE ARROWS
- R PORTABLE TOILET
- STORM DRAIN INLET PROTECTION PER IDEQ STORM WATER BMP #31

SHEET NOTES:

1. DESIGNATED AREA FOR WASHOUTS.



CENTRAL DISTRICT RENOVATION BOISE, ID

CSHQ

BID SET 01-23-18

PROJECT	DATE
17081	01-23-18
DRAWN	CHECKED
JPN	JTW

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SHEET TITLE

8TH STREET ESC PLAN

SHEET

C22

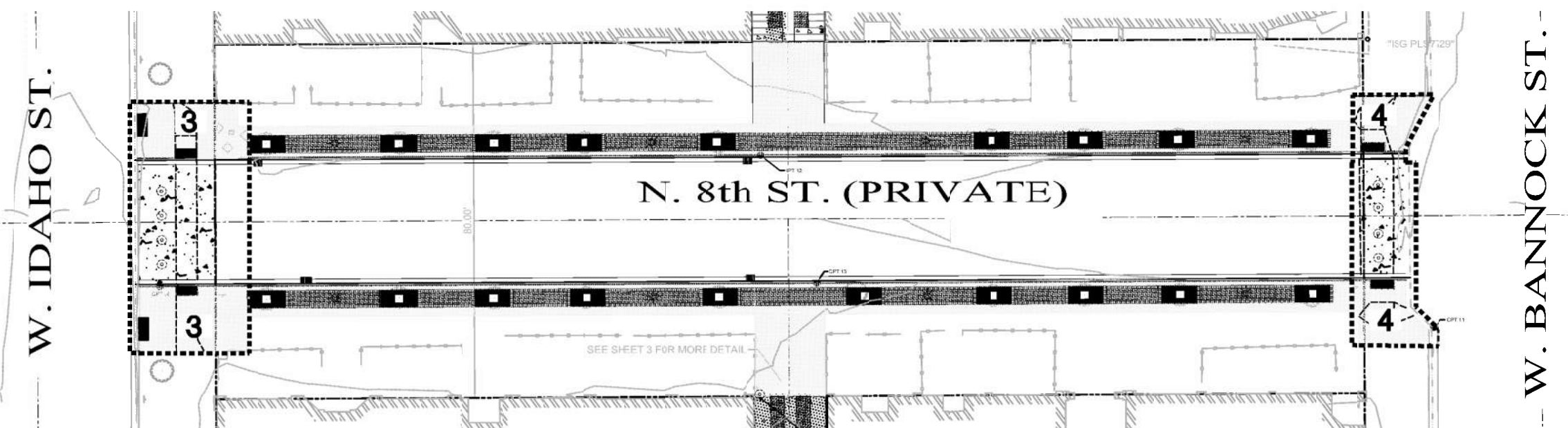
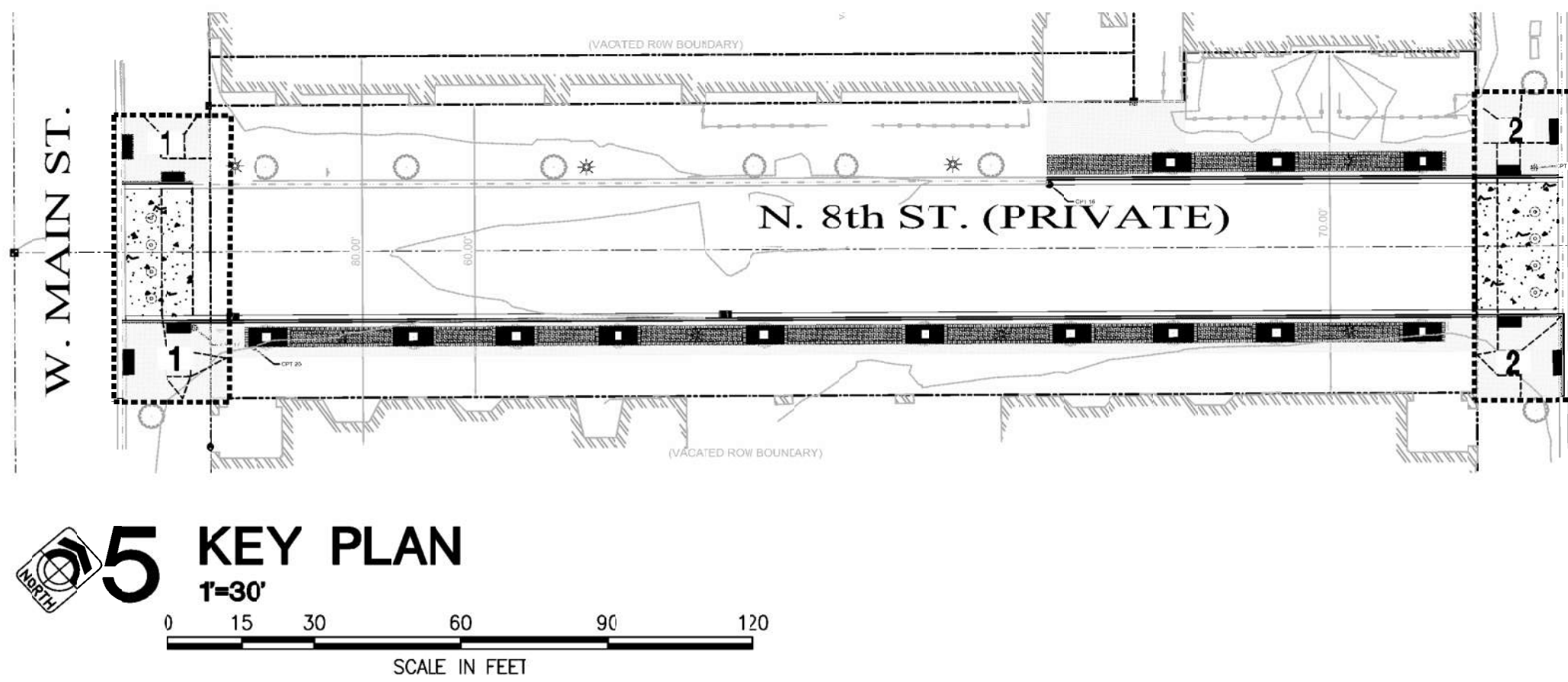
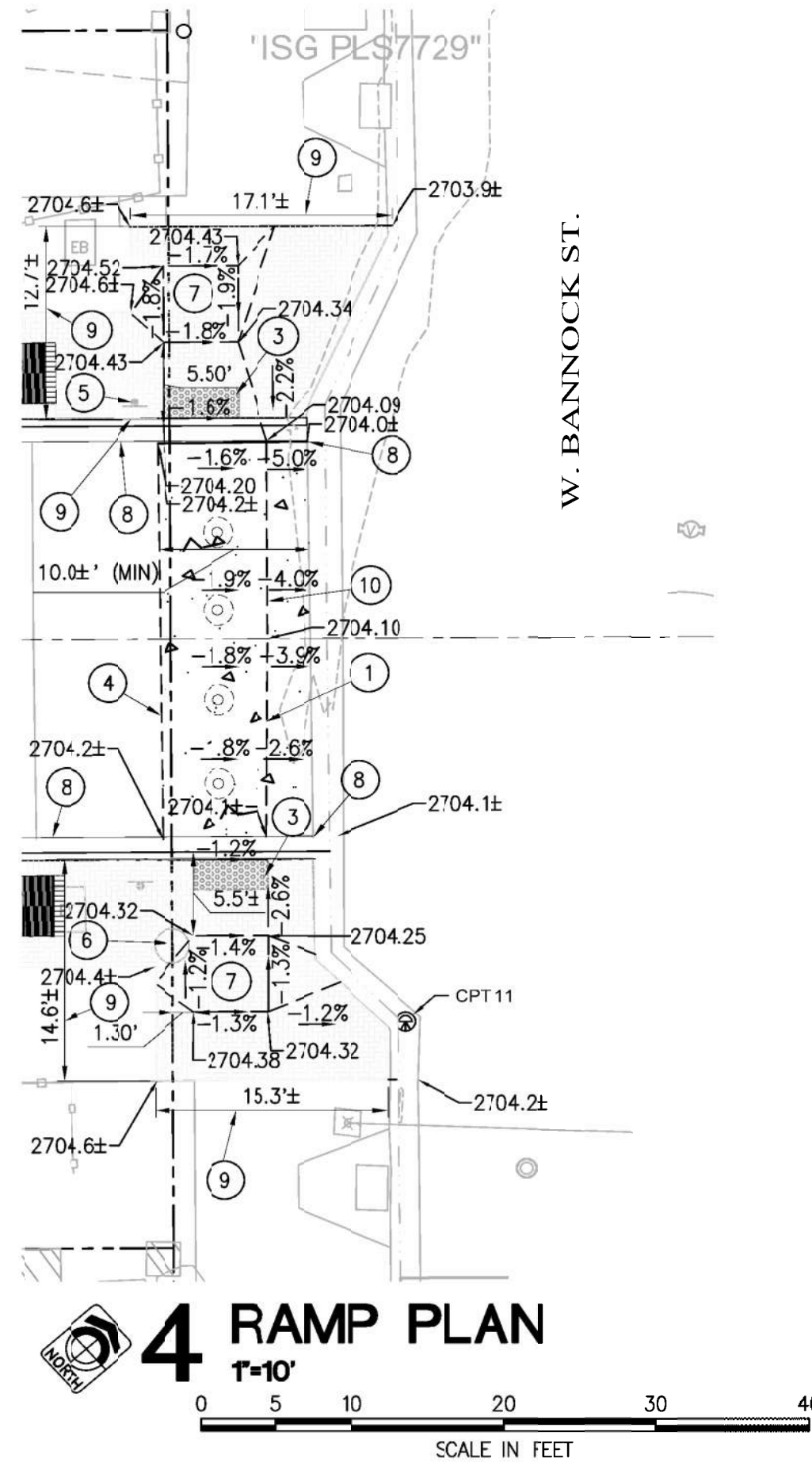
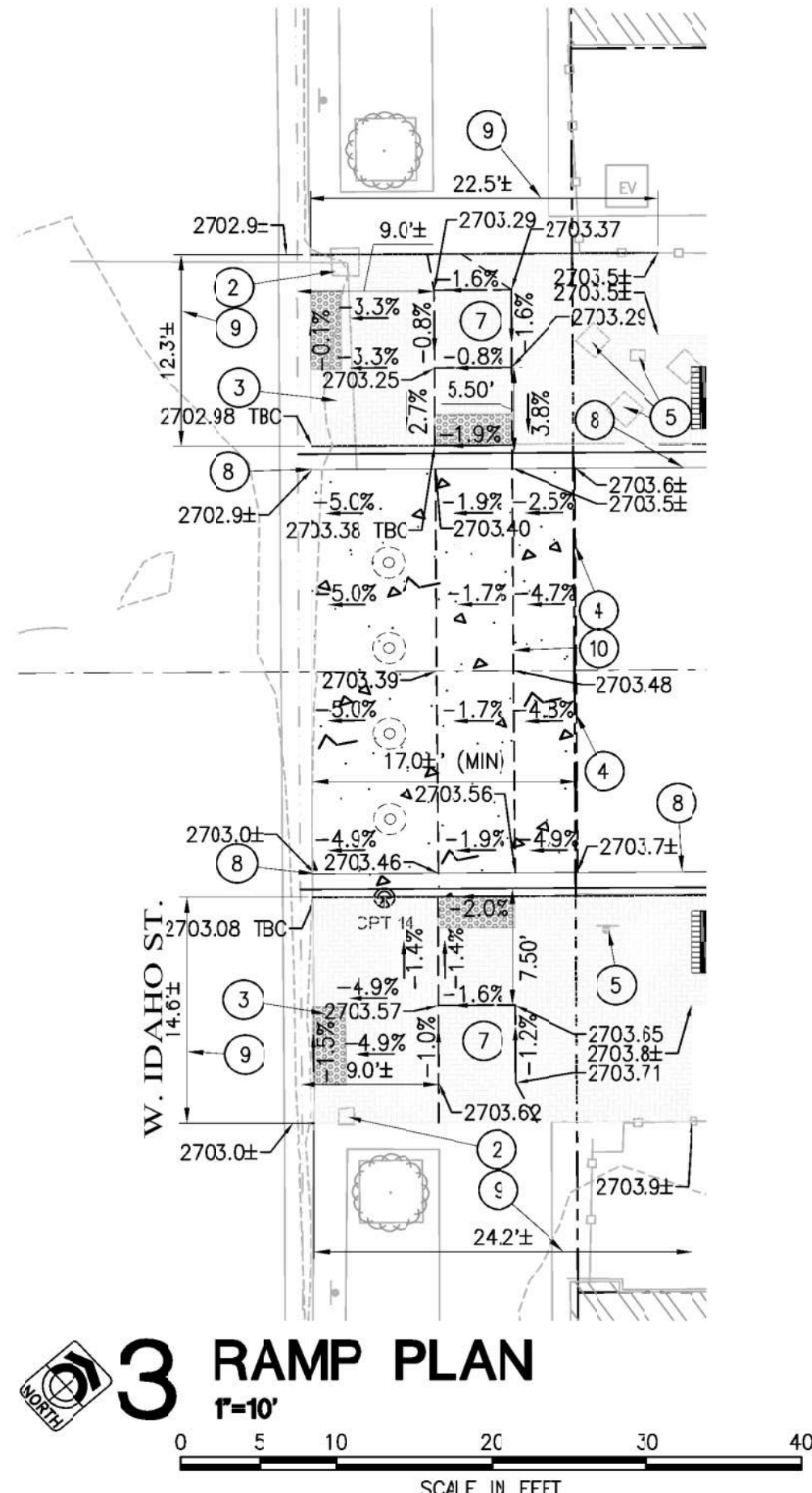
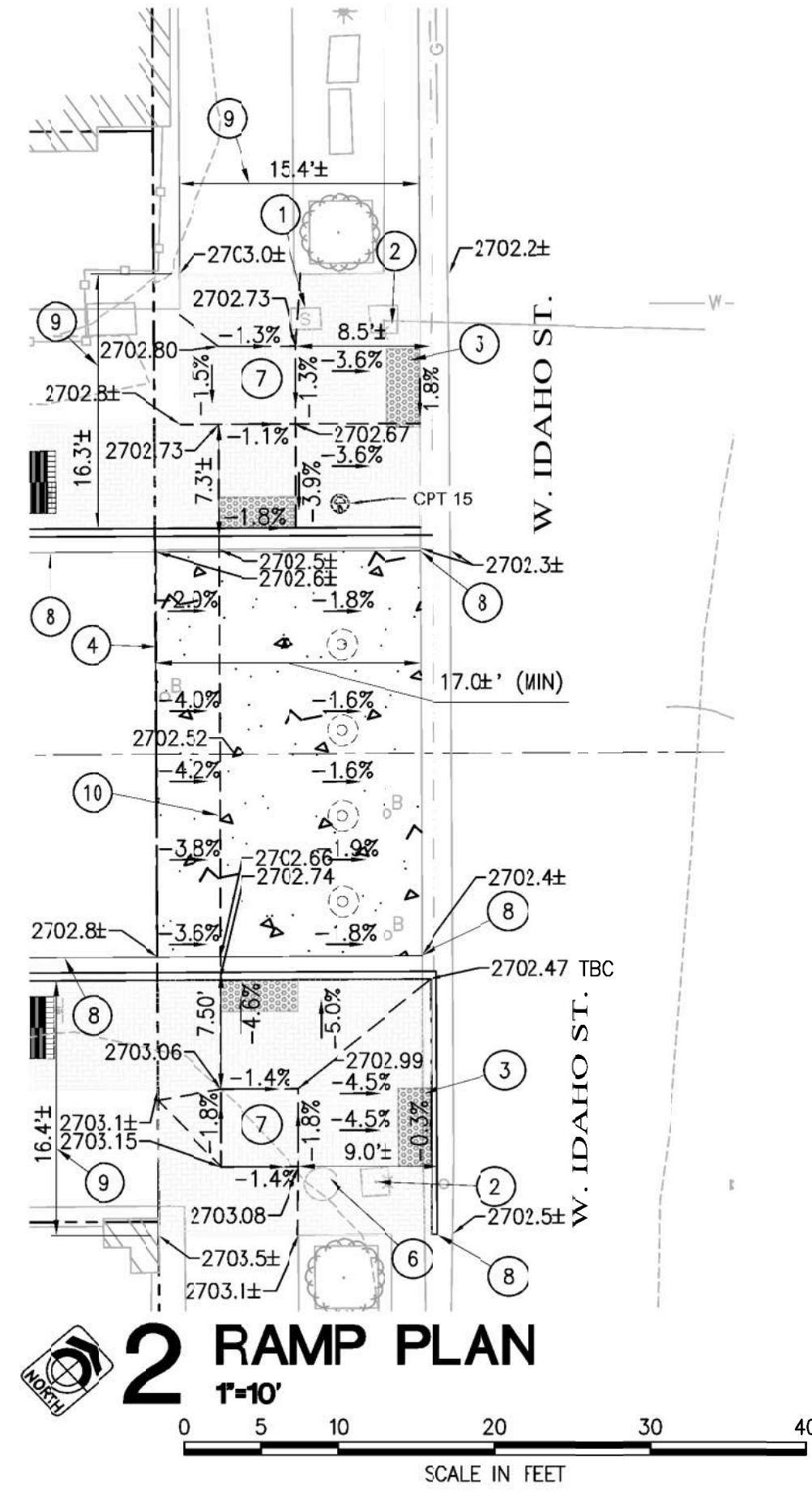
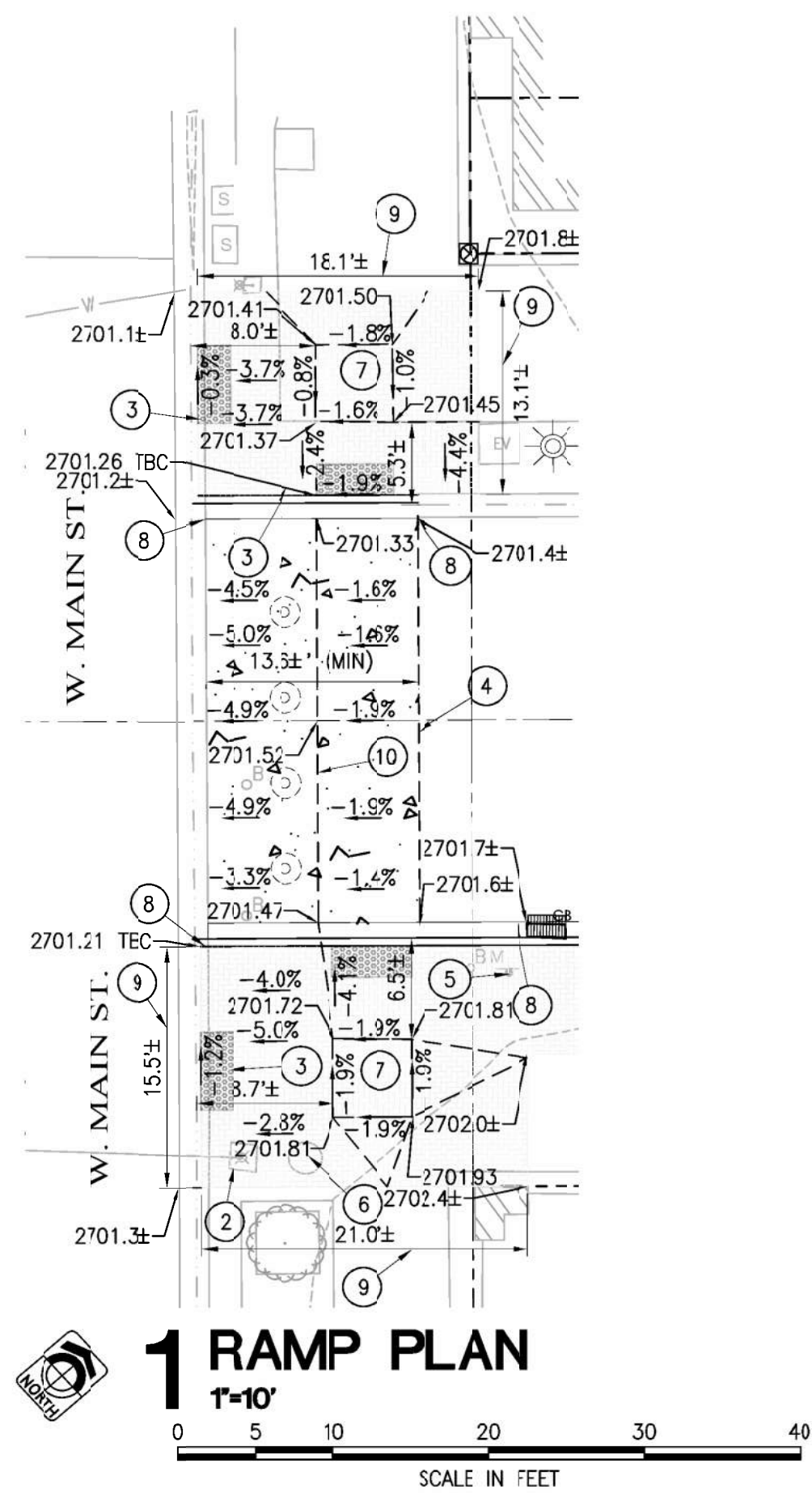
ORIGINAL SHEET SIZE 24" x 36"

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GENERAL NOTES

- FOR GENERAL NOTES SEE DRAWING C0.0.
- ALL WORK IN ROW SHALL BE IN ACCORDANCE WITH CURRENT ACHD STANDARDS AND THE ISPC STANDARDS. NO EXCEPTIONS TO DISTRICT POLICY STANDARDS, AND THE ISPC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
- ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- ALL ASPHALT REPAIR PER ISPC SD-301, SD-303, AND SD-806
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER.
- THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR RAMP SHALL BE 2%.
- UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW ASPHALT MUST BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. NEW ASPHALT SLOPE TO BE MIN. 1.5% AND MAX. 5%, UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
- WATER VALVES, BLOW-OFFS, CLEANOUTS, AND MANHOLES SHALL BE PLACED SO AS TO NOT CONFLICT WITH ANY CURB, GUTTER, SIDEWALK, OR OTHER REQUIRED IMPROVEMENTS.
- THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
- REFER TO TOPOGRAPHICAL SURVEY BY FOX LAND SURVEYS INC. FOR PROJECT BENCHMARK.
- EXISTING PAVERS ARE TO BE REMOVED AND REUSED, OWNER WILL PROVIDE ADDITIONAL PAVERS AS NEEDED TO REPLACE DAMAGED OR UNUSABLE PAVERS.
- UNLESS OTHERWISE SPECIFICALLY SHOWN, NO PAVERS SHALL BE PLACED AT A SLOPE THAT EXCEEDS 5.0%.
- THIS PROJECT AND THE CONCRETE REMOVAL/REPLACEMENT PROJECT AS PART OF CCDC 8TH STREET BOLLARDS PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN, RE: DRAWINGS STAMPED 09/12/17 BY QUADRANT, TO BE COMPLETED AT THE SAME TIME BY THE SAME CONTRACTOR.

STORMWATER

THE IMPROVEMENTS DO NOT ALTER THE VOLUME OF PEAK FLOW OF STORMWATER ENTERING THE ACHD STORM SYSTEM.

LEGEND:

- | | |
|--|---|
| | RED CLAY PAVERS, SEE GENERAL NOTE K FOR ADDITIONAL INFORMATION |
| | 2700.17 PAVEMENT/CONCRETE ELEVATION UNLESS OTHERWISE NOTED |
| | EXISTING CONCRETE TO BE REMOVED/REPLACED, RE SHEET NOTE 4. BOTH PROJECTS TO BE COMPLETED AT THE SAME TIME BY THE SAME CONTRACTOR. |

SHEET NOTES:

- ADJUST EXISTING UTILITY BOX/LID/RM/MANHOLE TO MATCH FINISH GRADE. COORDINATE WITH UTILITY PRIOR TO ANY ALTERATION FOR REQUIREMENTS.
- ADJUST LIGHT/SIGNAL POLE BASE COVER AS REQUIRED TO MEET FINISHED GRADE.
- DETECTABLE WARNING PER ISPC SD-712, PLACED AGAINST BACK OF CURB, TYP.
- SAWCUT LINE, CONCRETE CUT SHALL BE MADE AT AN EXISTING JOINT. CONCRETE TO BE REMOVED/ REPLACED.
- ADJUST EXISTING PARKING METER OR SIGN OR PLAQUE/TOTEMS" AS REQUIRED TO MEET FINISHED GRADE.
- ADJUST CONCRETE WATER FOUNTAIN BASE TO MATCH FINISH GRADE.
- 5' X 5' LANDING. ALL SLOPES WITHIN THIS AREA SHALL NOT EXCEED 2%.
- REMOVE AND REPLACE CURB/CURB AND GUTTER.
- MINIMUM EXTENTS OF PAVEMENT REMOVAL/REPLACEMENT.
- GRADEBREAK, TYP.

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CENTRAL DISTRICT RENOVATION
BOISE, ID

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CSHQA

BID SET
01-23-18

PROJECT	DATE
17081	01-23-18
DRAWN	CHECKED
JPN	JTW

REVISED

SHEET TITLE

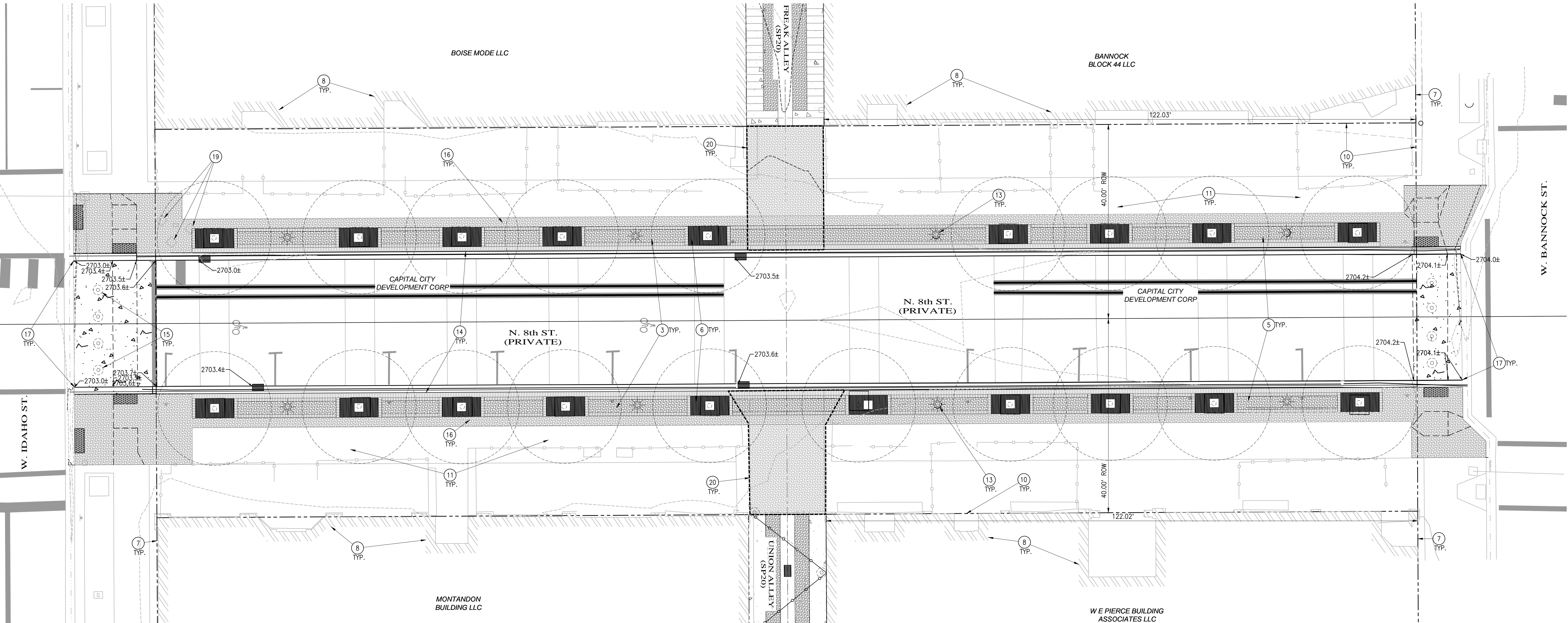
8TH STREET
RAMP
IMPROVEMENTS

SHEET

C50

ORIGINAL SHEET SIZE
24" x 36"

BID SET 01/23/18



1 8TH STREET LANDSCAPE PLAN
1"=10'
0 5 10 20 30 40
SCALE IN FEET

PLANT SCHEDULE	
SYMBOL	DESCRIPTION
TREES	
	TREES TO REMAIN

LEGEND:	
	REUSE EXISTING "1" BRICKS ALONG PEDESTRIAN ZONE. CCDC HAS ATTIC STOCK AS NEEDED
	PROPOSED DARK CLAY PAVERS, RUNNING BOND PATTERN
	PROPOSED DARK CLAY PAVERS, HERRINGBONE PATTERN

SHEET NOTES:	
<div>1. NOT USED.</div> <div>2. NOT USED.</div> <div>3. ENDICOTT CLAY PRODUCTS CO.-COLOR: MANGANESE IRONSPOT 4X8X2.25" PAVERS, WITH SINGLE SOLDIER COURSE ON EACH SIDE AND ENDS WITH HERRINGBONE FIELD RE: L60-6</div> <div>4. NOT USED.</div> <div>5. SINGLE BEND BIKE RACK FROM KB FABRICATION AND WELDING, INC. RE: L60-13</div> <div>6. URBAN ACCESSORIES TREE GRATE AND FRAME, 8" X 4' KIVA MODEL, CAST IRON. RE: L60-6, 2.</div> <div>7. RIGHT OF WAY LINE.</div> <div>8. EXISTING BUILDING.</div> <div>9. NOT USED.</div> <div>10. PROPERTY LINE.</div> <div>11. EXISTING IMPROVEMENTS TO REMAIN.</div> <div>12. NOT USED.</div> <div>13. NEW CITY OF BOISE STANDARD STREET LIGHTS RE: ELECTRICAL.</div> <div>14. REUSE EXISTING ENDICOTT CLAY PRODUCTS CO.-COLOR: MANGANESE IRONSPOT 4X12X2.25" PAVERS RE: L60-6.</div> <div>15. BOLLARD AND CONCRETE REMOVAL/REPLACEMENT BY OTHERS AS PART OF CCDC 8TH STREET BOLLARDS PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN, RE: DRAWINGS STAMPED 09/12/17 BY QUADRANT.</div> <div>16. REUSE EXISTING "1" BRICKS ALONG PEDESTRIAN ZONE.</div> <div>17. NEW CURB JUST AT CORNERS AND ALLEY APPROACHES.</div> <div>18. NOT USED.</div> <div>19. RETAIN & PROTECT EXISTING ART SCULPTURE.</div> <div>20. APPROACHES INDICATED BY DASHED LINE TO BE CONSTRUCTED BY FREAK AND UNION ALLEY PROJECT.</div>	

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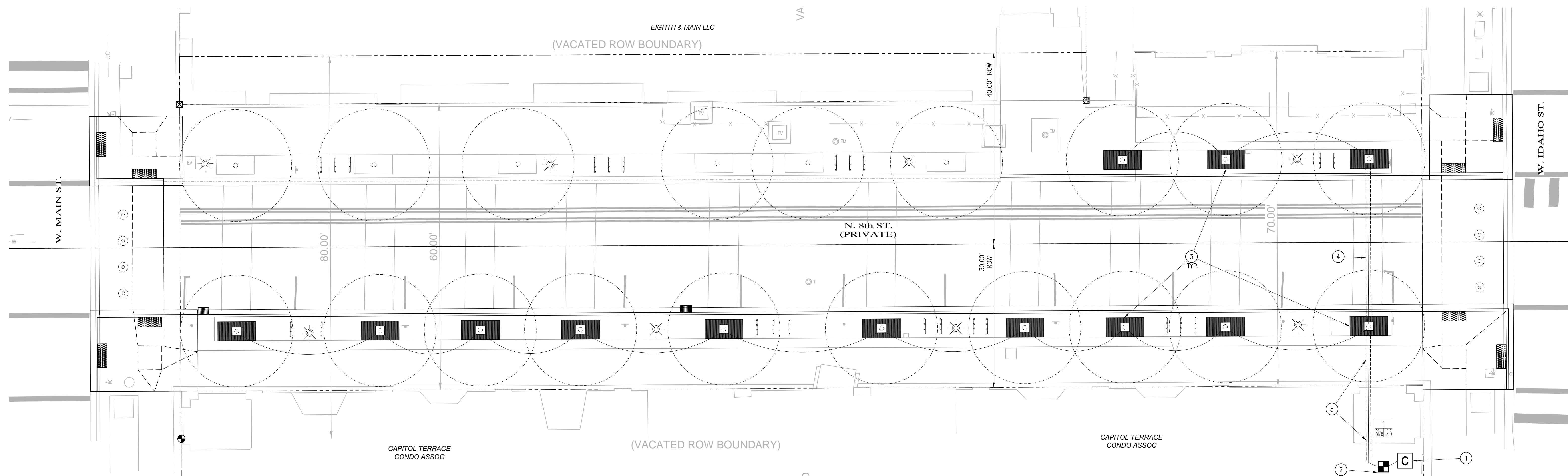
BID SET
01-23-18

PROJECT 17081	DATE 01-23-18
DRAWN EWA	CHECKED KDH

REVISED

SHEET TITLE
**8TH STREET
LANDSCAPE
PLAN**

SHEET
L21
ORIGINAL SHEET SIZE
24" x 36"



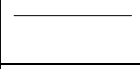



1 8TH STREET IRRIGATION PLAN
1"=10'
SCALE IN FEET

SHEET NOTES:

- IRRIGATION CONTROLLER LOCATED IN EXISTING NORTH FIRE ROOM (OFF IDAHO) ON STREET LEVEL IN THE PARKING GARAGE SHALL BE REPLACED IN THE CURRENT LOCATION. CONTACT BEN HOUPPT (208-319-1208) WITH CCDC FOR COORDINATION.
- POINT OF CONNECTION AND VALVE MANIFOLD ASSEMBLY LOCATED IN EXISTING NORTH FIRE ROOM (OFF IDAHO) ON STREET LEVEL IN THE PARKING GARAGE TO REMAIN.
- TREE WELL IRRIGATION DRIPLINE RE: L60-7.
- APPROXIMATE SLEEVE LOCATION IS UNKNOWN. CONTRACTOR RESPONSIBILITY TO LOCATE AND REUSE.
- APPROXIMATE LOCATION OF CURRENT IRRIGATION SYSTEM. INTERCEPT AND USE EXISTING PIPING

IRRIGATION SCHEDULE

SYMBOL	MANUFACT	MODEL	DESCRIPTION
	RAINBIRD	CONTROL ZONE KIT, HUNTER ICZ-101-25I	
	HUNTER	NODE-100	SINGLE-STATION CONTROLLER (DC LATCHING SOLENOID INCLUDED)
	1" PE CLASS 120/160. 2" CLASS 200 PVC SLEEVE FOR IRRIGATION LATERALS.		
	NETAFIM	TECHLINE CV	.4 GPH DRIPLINE AT 24" SPACING

GENERAL NOTES

- CONTRACTOR SHALL NOT INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT SITE CONDITIONS INHIBIT THE SPRINKLER SYSTEM FROM PERFORMING AS INTENDED. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED IN WRITING THAT SUCH CONDITIONS EXIST, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND REPAIR WORK NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING. REPORT ALL PROPOSED CHANGES IN SYSTEM DESIGN TO THE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. RE: CIVIL PLANS, SITE ELECTRICAL PLANS. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING; VALVES; HEADS; DRIP COMPONENTS; CONTROL WIRES AND EQUIPMENT; AND SLEEVES.
- ALL PE PIPING LOCATED BENEATH PAVERS SHALL BE INSTALLED IN A 2" CLASS 200 PVC SLEEVE
- MINIMIZE FITTINGS UNDER PAVER AREAS. PROVIDE CONTINUOUS PE PIPING RUNS WHERE POSSIBLE.
- IRRIGATION SYSTEM SHALL BE FULLY FLUSHED AND TESTED PRIOR TO COVERING WITH PAVERS OR SILVA CELLS. FLUSHING AND TESTING SHALL BE OBSERVED AND DOCUMENTED BY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT.

CENTRAL DISTRICT RENOVATION

BOISE, ID



BID SET
01-23-18

PROJECT 17081	DATE 01-23-18
DRAWN EWA	CHECKED KDH

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SHEET TITLE
8TH STREET
IRRIGATION
PLAN

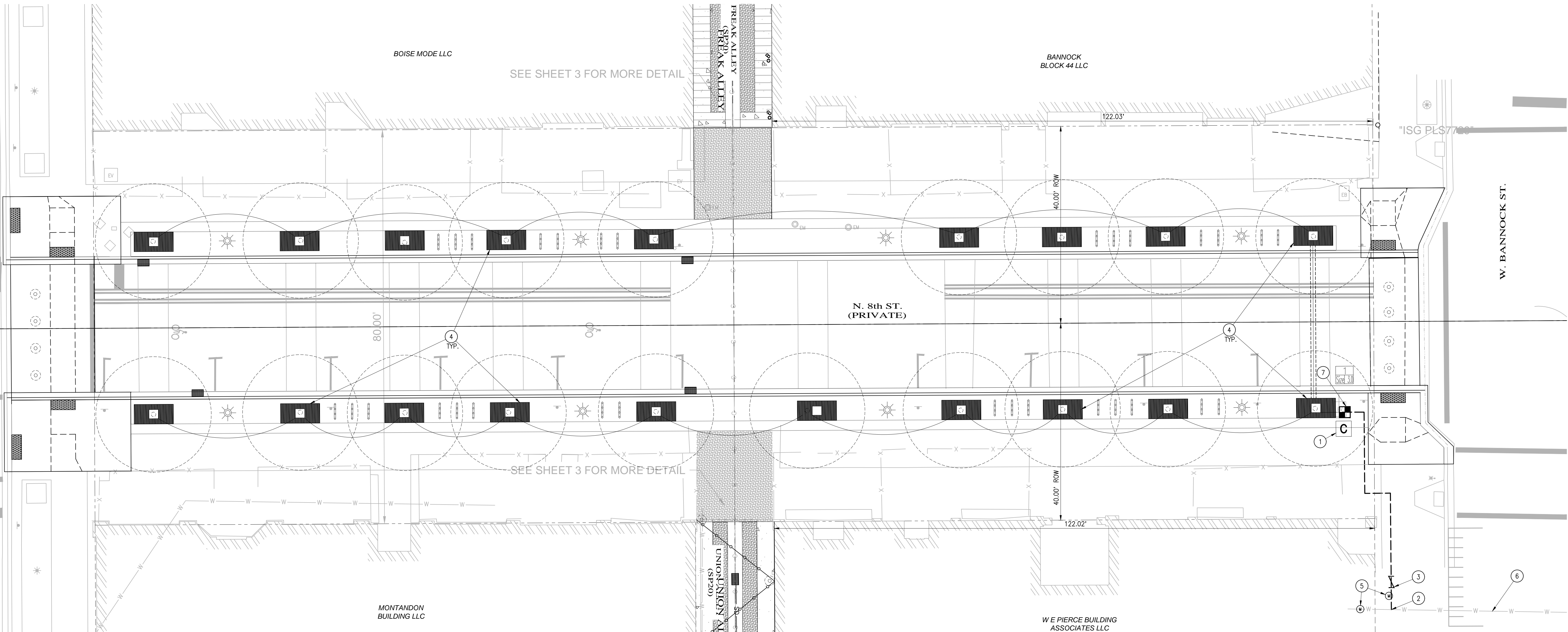
SHEET
L40
ORIGINAL SHEET SIZE
24" x 36"

PRELIMINARY
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1 8TH STREET SITE PLAN



SHEET NOTES:

1. IRRIGATION CONTROLLER LOCATED IN TRAFFIC RATED VALVE BOX.
2. POINT OF CONNECTION TO EXISTING WATER SERVICE.
3. BACKFLOW PREVENTER, LOCATED IN CONCRETE UTILITY BOX W/ METAL LID.
4. TREE WELL IRRIGATION DRIPLINE RE: L60-7.
5. 1" WATER METER AND BOX PER SUEZ STANDARDS.
6. EXISTING WATER SERVICE. CONTRACTOR TO CONFIRM LOCATION.
7. EXISTING VALVES TO REPAIR AND REPLACE. LOCATE VALVES IN CONCRETE BOX WITH METAL LIP.

IRRIGATION SCHEDULE

SYMBOL	MANUFACT	MODEL	DESCRIPTION
1	RAINBIRD	CONTROL ZONE KIT, HUNTER ICZ-101-25I	
C	HUNTER	NODE-100	SINGLE-STATION CONTROLLER (DC LATCHING SOLENOID INCLUDED)
		1" PE CLASS 120/160, 2" CLASS 200 PVC SLEEVE FOR IRRIGATION LATERALS.	
Z	BACKFLOW PREVENTER	APPROVED DOUBLE CHECK BACKFLOW DEVICE, 3/4". INSTALL PER PREVAILING CODES AND ORDINANCES.	
	NETAFIM	TECHLINE CV	.4 GPH DRIPLINE AT 24" SPACING

CENTRAL DISTRICT RENOVATION BOISE, ID



**BID SET
01-23-18**

PROJECT 17081	DATE 01-23-18
DRAWN EWA	CHECKED KDH

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SHEET TITLE
**8TH STREET
IRRIGATION
PLAN**

SHEET

L41

ORIGINAL SHEET SIZE
24" x 36"

BID SET 01/23/18

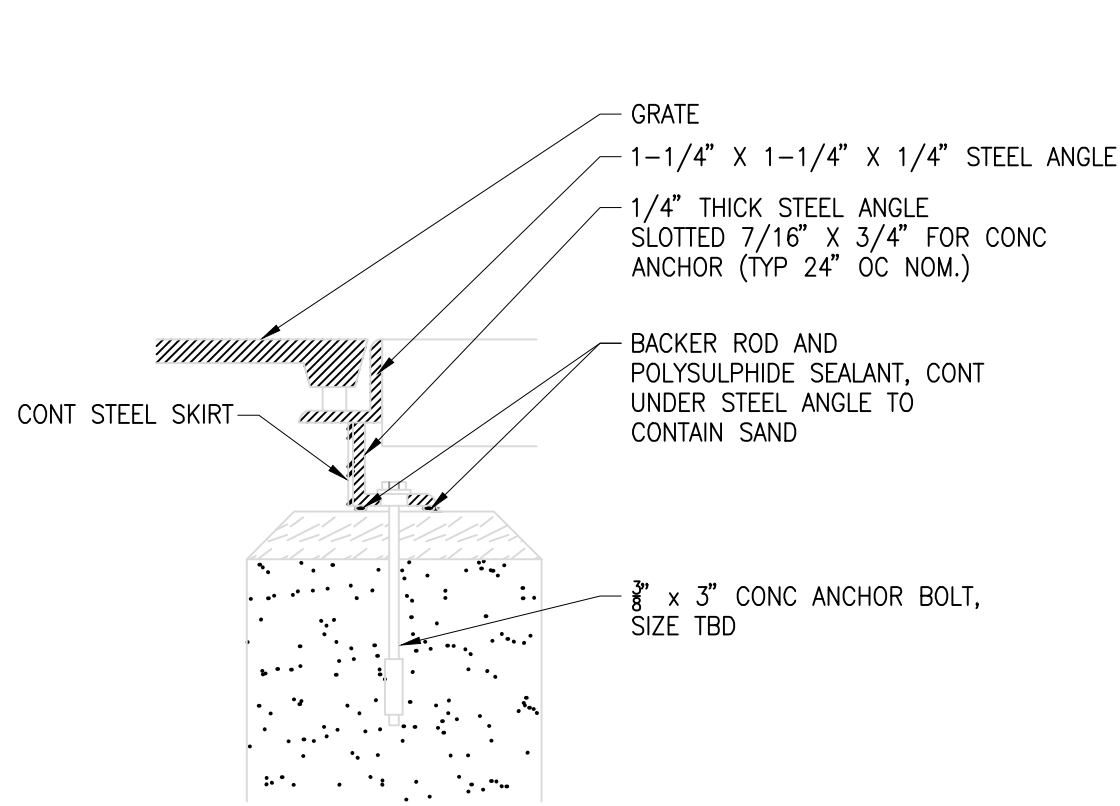
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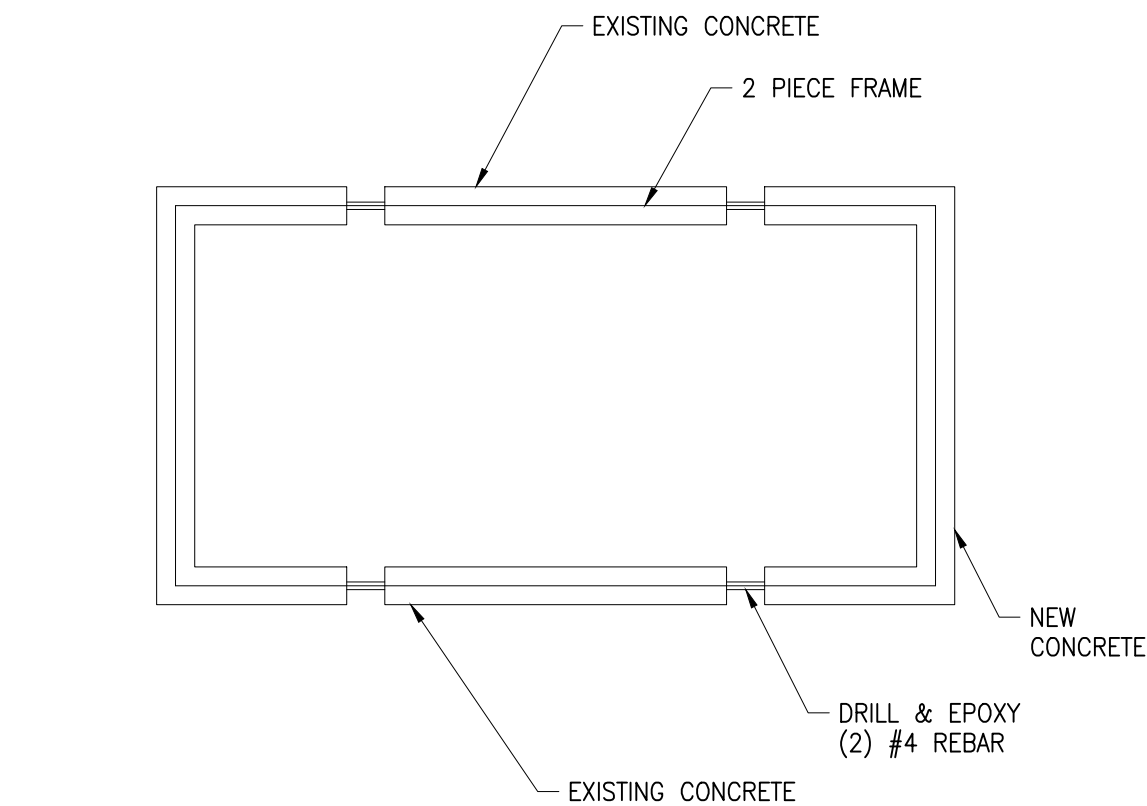
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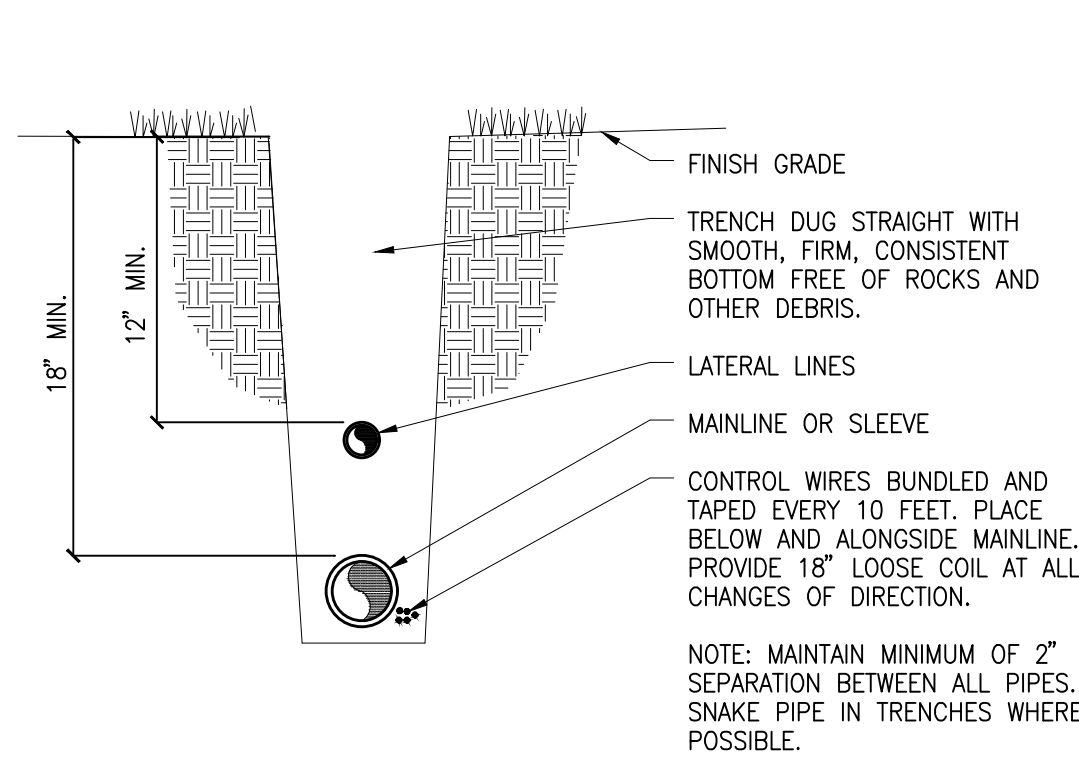
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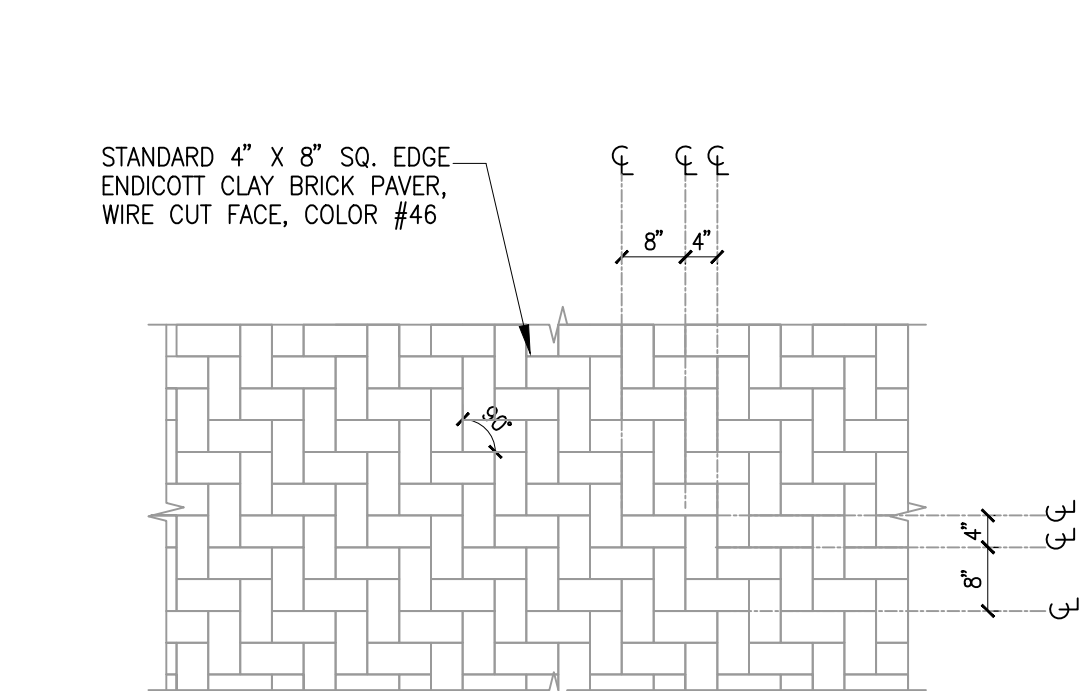
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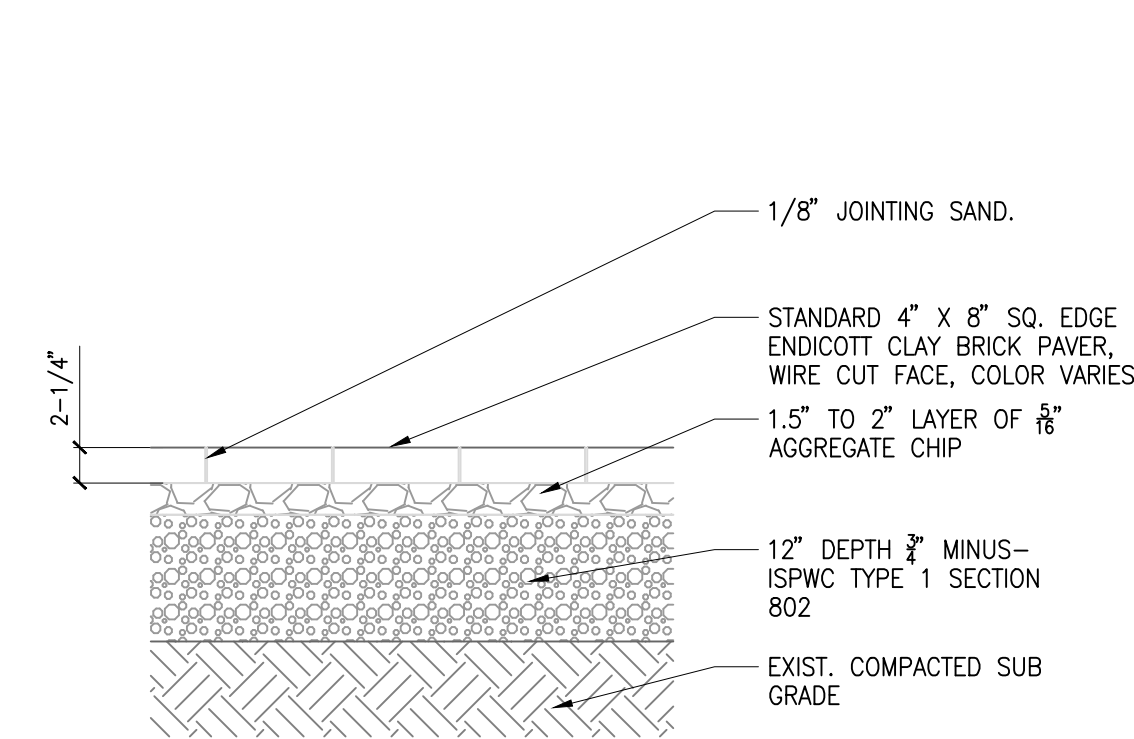
2 EXISTING EXTENDED TREE GRATE FRAME
SCALE: NOT TO SCALE



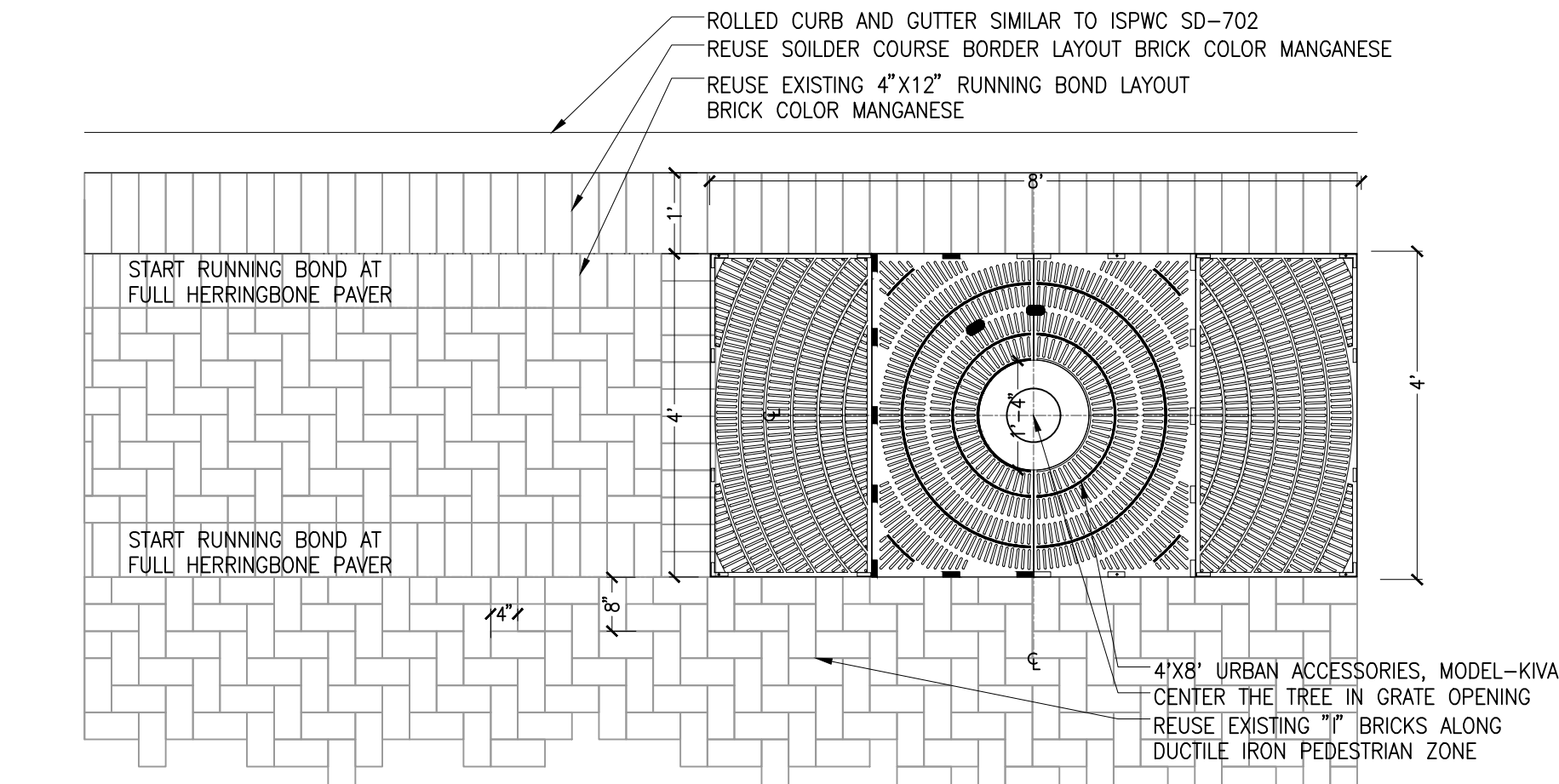
3 TRENCH SECTION
SCALE: NOT TO SCALE



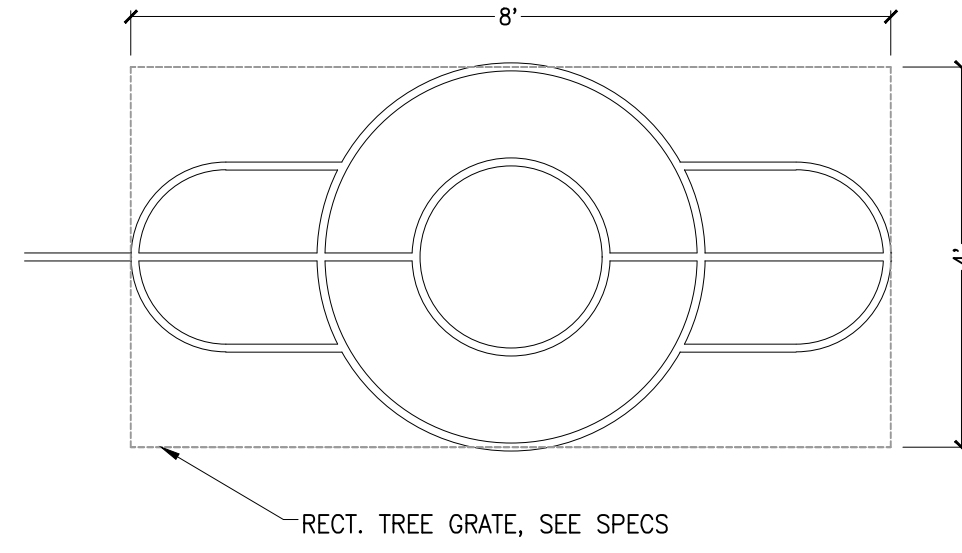
4 HERRINGBONE PAVING PATTERN
NOT TO SCALE



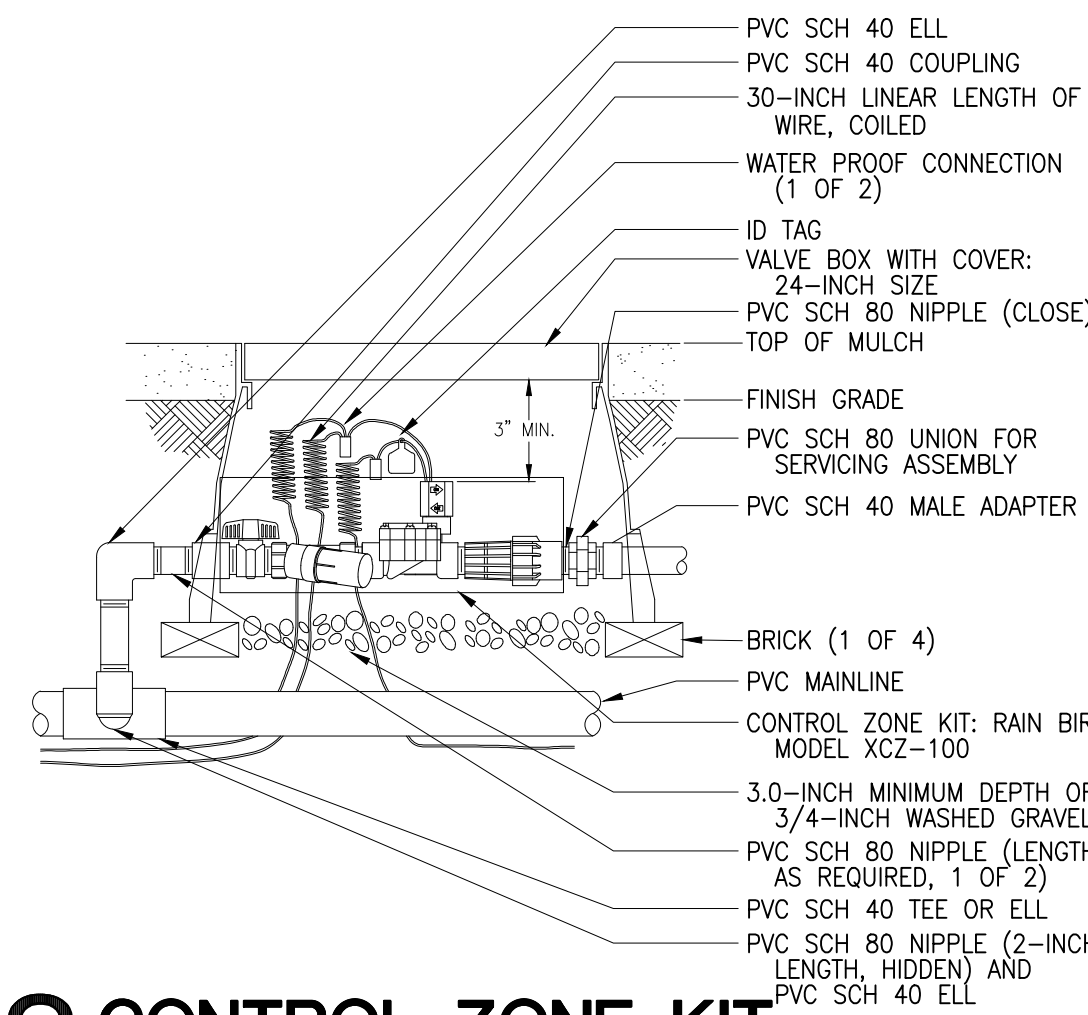
5 BRICK PAVER SECTION
NOT TO SCALE



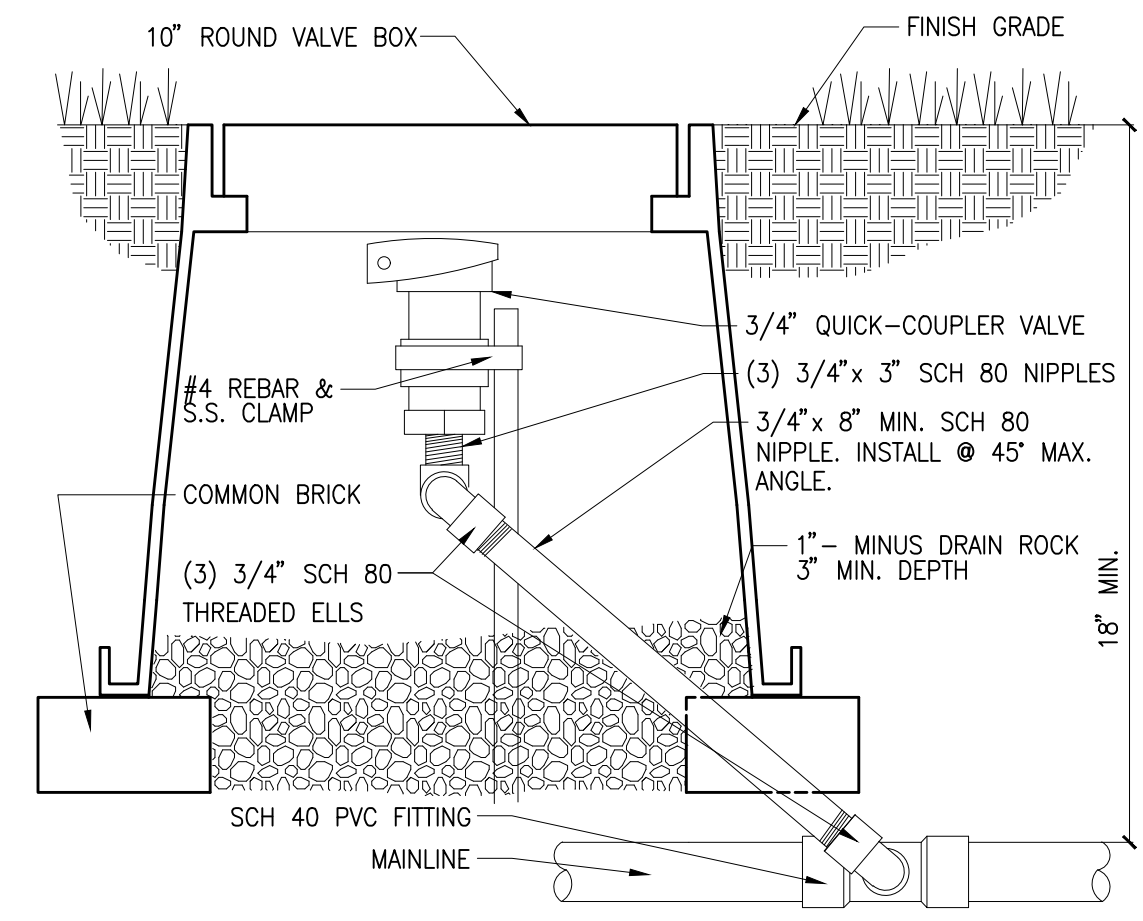
6 4'x8' TREE GRATE DETAIL W/ 4'x12" RUNNING BOND
NOT TO SCALE



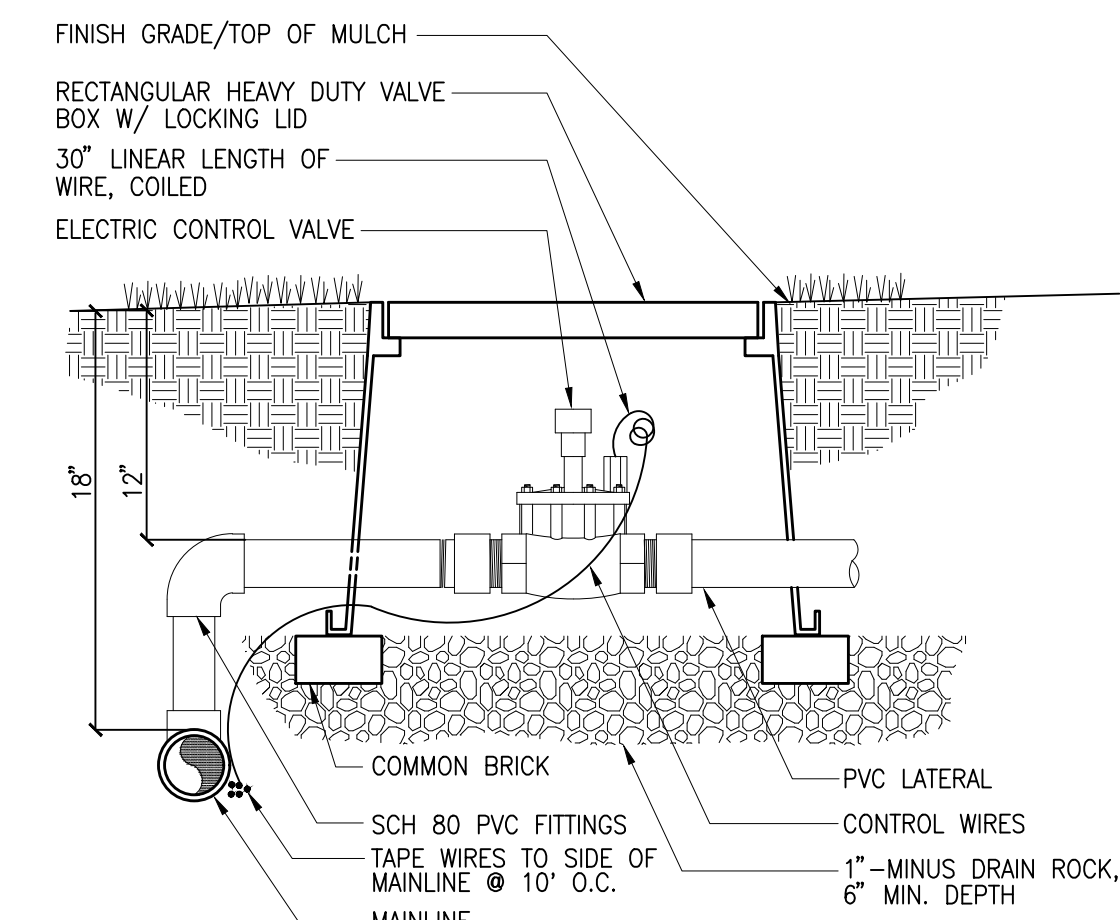
7 4'x8' IRRIGATION TREE GRATE DETAIL
NOT TO SCALE



8 CONTROL ZONE KIT
SCALE: NOT TO SCALE

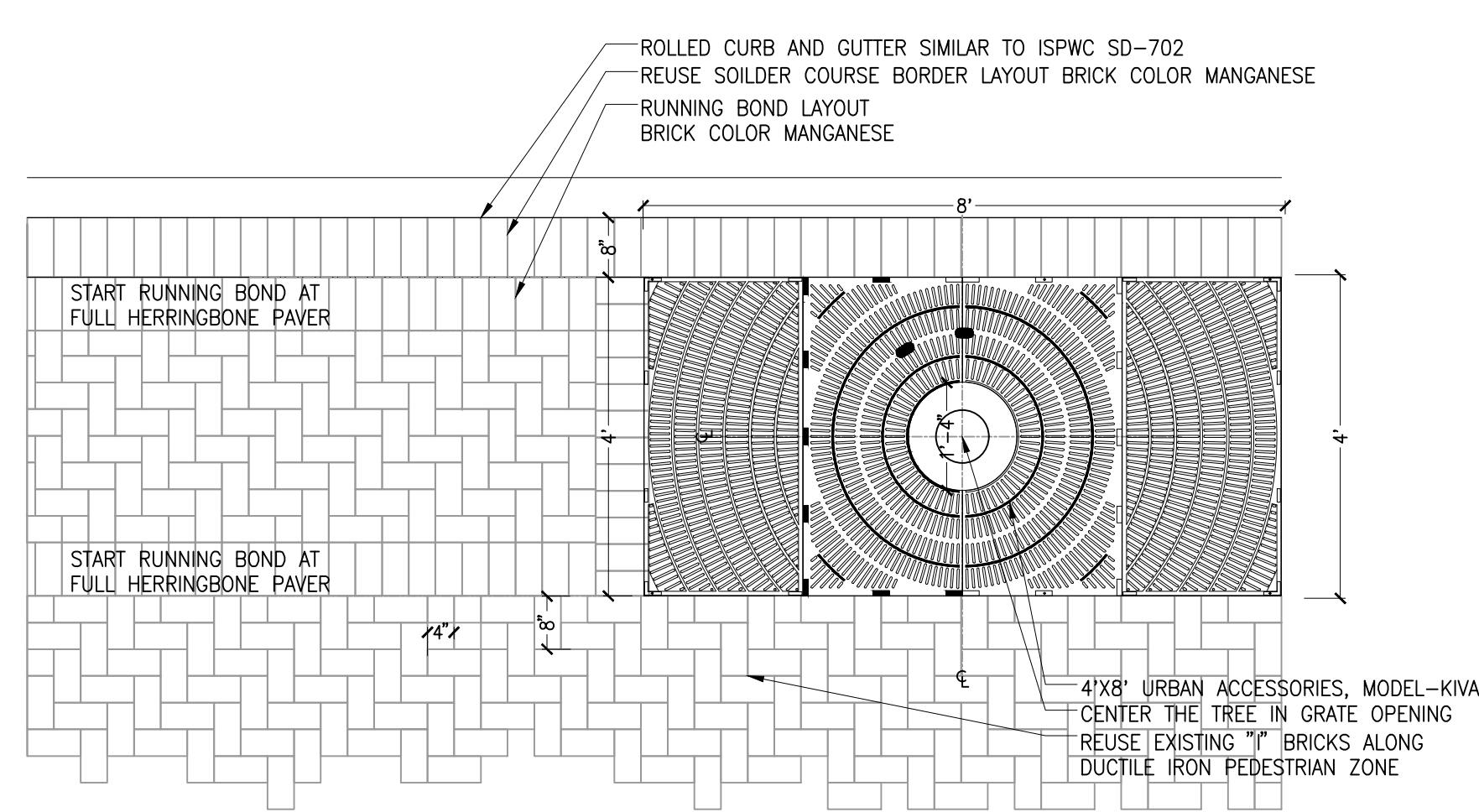


9 QUICK-COUPLER VALVE
SCALE: NOT TO SCALE

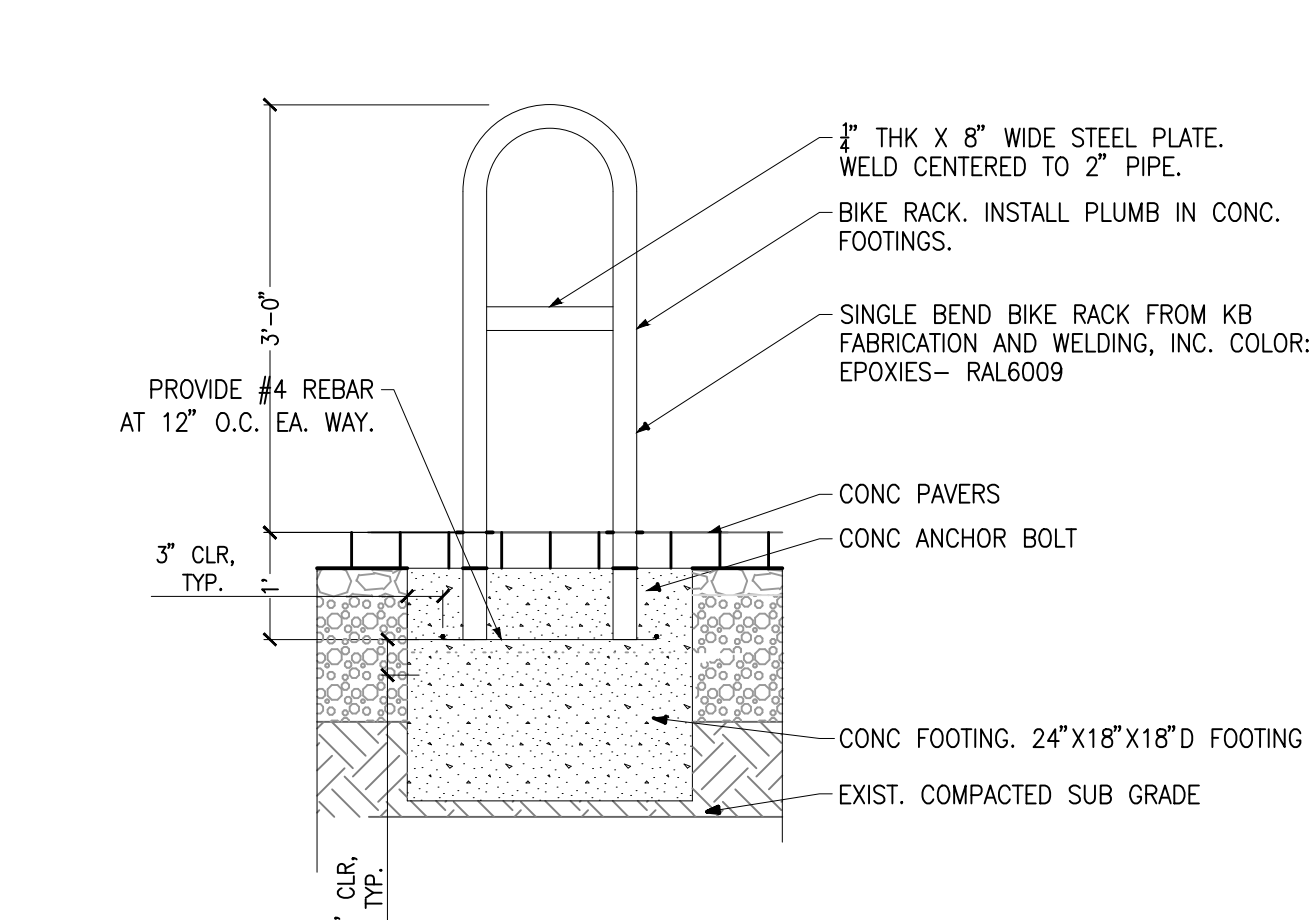


10 AUTOMATIC VALVE
SCALE: NOT TO SCALE

11 NOTE USED
SCALE: NOT TO SCALE



12 4'x8' TREE GRATE DETAIL W/ 4'x8" RUNNING BOND
NOT TO SCALE



13 BIKE RACK
NOT TO SCALE

CENTRAL DISTRICT RENOVATION
BOISE, ID

**PRELIMINARY
NOT FOR
CONSTRUCTION**

KYLE D. HEMLY, LANDSCAPE ARCHITECT
200 BROAD STREET
BOISE, ID 83702
PHONE: 208-343-4635 FAX: 208-343-1858

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF KYLE D. HEMLY, LANDSCAPE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF KYLE D. HEMLY, LANDSCAPE ARCHITECT, IS PROHIBITED.

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CSH60A

**BID SET
01-23-18**

PROJECT 17081	DATE 01-23-18
DRAWN EWA	CHECKED KDH

REVISED

SHEET TITLE
**DETAIL
SHEET**

SHEET
L60
ORIGINAL SHEET SIZE
24" x 36"

ELECTRICAL SPECIFICATIONS

1. THE DRAWINGS ARE INTENDED TO GRAPHICALLY REPRESENT THE OVERALL SCOPE OF WORK AND NOT TO PROVIDE EVERY DETAIL NECESSARY FOR FINAL PROJECT COMPLETION. ALL LOCATIONS ARE APPROXIMATE UNLESS DIMENSIONED, OR NOTED OTHERWISE. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE PROPER LOCATIONS WITH ALL CONTRACT DOCUMENTS AND WITH OTHER TRADES.
2. ALL CONTRACT DRAWINGS AND DOCUMENTS SHALL BE CONSIDERED AS PART OF THE ELECTRICAL WORK EVEN WHEN NOT SPECIFICALLY CALLED OUT OR REFERENCED.
3. MAINTAIN UP-TO-DATE 'AS-BUILT' SET OF CONTRACT DRAWINGS. THEY SHALL BE KEPT ON SITE AND AVAILABLE FOR EXAMINATION BY THE OWNER, OWNERS REPRESENTATIVE, OR AUTHORITY HAVING JURISDICTION.
4. THE SCOPE OF WORK INCLUDES, BUT SHALL NOT BE LIMITED TO; ALL LABOR, EQUIPMENT, MATERIALS, TRANSPORTATION, INSPECTIONS, AND START-UP TO FURNISH AND INSTALL A COMPLETE AND OPERATING ELECTRICAL SYSTEM IN COMPLIANCE WITH THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH THE PERMIT PROCESS.
6. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), STATE, AND LOCAL CODES. OTHER APPLICABLE CODES SHALL INCLUDE BUT NOT BE LIMITED TO:
- A. OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

B. AMERICAN WITH DISABILITIES ACT (ADA)

C. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)

D. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)

E. NATIONAL ELECTRICAL SAFETY CODE (NESC)

F. INTERNATIONAL BUILDING CODE (IBC)

G. INTERNATIONAL FIRE CODE (IFC)
7. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ANY SITE CONDITIONS THAT MAY IMPACT THE PROJECT WORK PRIOR TO BID.
8. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE PROJECT SCHEDULE AS WELL AS OTHER TRADES. THE CONTRACTOR SHALL REPLACE WORK REMOVED OR DAMAGED DUE TO INTERFERENCE WITH OTHER TRADES, NOT COORDINATED, AT THEIR EXPENSE. REPLACEMENT SHALL NOT IMPACT THE ORIGINAL PROJECT SCHEDULE.
9. INSTANCES WHERE ALL OR A PORTION OF THE PROJECT SITE WILL REMAIN OCCUPIED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE USE OF THE PREMISES FOR VEHICLE USE, EQUIPMENT STORAGE, AND ACCEPTABLE HOURS OF WORK WITH THE PROJECT MANAGER. THE OCCUPIED SPACES SHALL REMAIN FULLY FUNCTIONAL WITH POWER, LIGHTING, FIRE SAFETY, AND OTHER ANCILLARY SYSTEMS. ANY TYPE OF OUTAGE SHALL BE SCHEDULED IN ADVANCE WITH THE PROJECT MANAGER. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR LOSSES ATTRIBUTED TO UNSCHEDULED OUTAGES.
10. ON JOB SITES REQUIRING DEMOLITION, ALL ELECTRICAL EQUIPMENT REMOVED SHALL BE DISCARDED AND HAULED AWAY FROM THE PREMISES. CONDUIT, WIRE, AND BOXES SHALL BE REMOVED BACK TO THE PANEL, OR THE LAST JUNCTION BOX, WHICHEVER CAUSES THE LEAST AMOUNT OF DESTRUCTION TO THE EXISTING STRUCTURE, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL TEST ALL REMAINING CONDUCTORS THAT WILL BE REUSED FOR ELECTRICAL INTEGRITY. CONCEALED CONDUITS SHALL BE ABANDONED IN PLACE, CUT OFF FLUSH WITH THE EXISTING SURFACE, AND FILLED WITH A PERMANENT MATERIAL.
11. CONTRACTOR SHALL COORDINATE ELECTRICAL PATHWAY TRENCHING WITH CIVIL AND LANDSCAPE CONTRACTORS TO PROVIDE UNDERGROUND PATHWAY TO NEW LIGHT POLES.
12. ALL EQUIPMENT AND MATERIAL FURNISHED SHALL BE NEW AND FREE OF DEFECTS AND SHALL BE LISTED AND LABELED AS DESCRIBED IN NEC-100. ALL EQUIPMENT AND MATERIAL INSTALLED AS AN ASSEMBLY SHALL BE TESTED AND CERTIFIED AS AN ASSEMBLY.
13. EQUIPMENT AND MATERIAL FURNISHED SHALL BE THE MANUFACTURERS STANDARD CATALOG EQUIPMENT. FIRST OF A KIND EQUIPMENT IS NOT ACCEPTABLE. INSTALLATION SHALL CONFORM TO THE MANUFACTURERS RECOMMENDATIONS.
14. EQUIPMENT AND MATERIAL SHALL HAVE MINIMUM (1) YEAR WARRANTY FROM THE DATE OF SUBMITTAL COMPLETION. ANY FAILURE OF EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED TO LIKE NEW CONDITIONS WITHOUT CHARGE. LAMPS SHALL CARRY THE STANDARD FACTORY WARRANTY. FLUORESCENT LUMINAIRE BALLASTS SHALL HAVE MINIMUM (2) YEAR WARRANTY.
15. SPECIFIC EQUIPMENT AND MATERIAL HAS BEEN CALLED OUT BY MANUFACTURER AND MODEL NUMBER TO SET A STANDARD OF QUALITY AND TYPE. ACCEPTABLE EQUALS SHALL BE CAPABLE OF FITTING IN THE DESIGNATED SPACE, BE OF THE SAME COLOR, HAVE THE SAME PERFORMANCE CHARACTERISTICS, CARRY THE SAME WARRANTY, AND MEET THE PROJECT SCHEDULE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE DOCUMENTATION THAT CLEARLY INDICATES THE ITEMS TO BE FURNISHED ARE ACCEPTABLE EQUALS. THE ENGINEER RESERVES THE RIGHT TO REJECT QUESTIONABLE SUBMITTAL INFORMATION.

18. EQUIPMENT AND MATERIAL SHALL BE STORED IN A CLEAN AND SAFE MANNER. IT SHALL BE STORED IN AN ENVIRONMENT WHERE IT IS PROTECTED FROM DIRT, MOISTURE, AND PHYSICAL DAMAGE.
19. ALL MATERIALS AND EQUIPMENT SHALL BE FURNISHED AND INSTALLED IN A NEAT, WORKMANLIKE, SAFE, AND COMPLETE MANNER. THE OWNER, OWNERS REPRESENTATIVE, OR INSPECTOR HAS THE AUTHORITY TO CONDEMN WORK NOT MEETING THESE STANDARDS. THE WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER, WHILE MAINTAINING THE PROJECT SCHEDULE.
20. FURNISH AND INSTALL ALL SUPPORTS, FOUNDATIONS SUPPORT STRUCTURES REQUIRED FOR INSTALLATION OF EQUIPMENT. SUPPORTS SHALL BE CAPABLE OF SUSTAINING A MINIMUM OF FOUR TIMES THE FINISHED WEIGHT OF THE OBJECT.
21. THE CONTRACTOR SHALL CLEAN ALL EQUIPMENT INTERIORS AND EXTERIORS PRIOR TO OPERATION. THE ENTIRE ELECTRICAL SYSTEM SHALL BE TESTED IN THE PRESENCE OF THE OWNER, OR OWNERS REPRESENTATIVE BEFORE IT SHALL BE ACCEPTED FOR SERVICE.
22. ALL CONDUIT, WIRE, FITTINGS, SUPPORTS AND HANGERS SHALL BE FURNISHED AND INSTALLED AS NECESSARY TO FURNISH A COMPLETE WORKING ELECTRICAL SYSTEM.
23. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. IN AREAS WHERE SURFACE MOUNTING OF CONDUIT IS ACCEPTABLE THE CONDUIT SHALL BE RUN PARALLEL OR AT RIGHT ANGLES WITH STRUCTURAL MEMBERS. MULTIPLE RUNS OF CONDUIT IN THE SAME DIRECTION SHALL MAINTAIN SYMMETRICAL SPACING BETWEEN CONDUITS.
24. PVC COATED FLEXIBLE METAL CONDUIT SHALL BE FURNISHED AND INSTALLED FOR ALL UNDERGROUND OUTDOOR LOCATIONS. GALVANIZED CONDUIT FOR CONNECTIONS TO TRANSFORMERS, AND CONNECTIONS TO MOTORS. FURNISH AND INSTALL THE APPROPRIATELY RATED FITTINGS AS NECESSARY TO COMPLETE THE INSTALLATION. FLEXIBLE METAL CONDUIT SHALL CONTAIN A SEPARATE GROUND WIRE THROUGHOUT THE ENTIRE LENGTH.
26. DEVICES SHALL BE FURNISHED AND INSTALLED AS SHOWN ON THE DRAWINGS.
27. FURNISH AND INSTALL ALL DEVICES SHOWN ON THE DRAWINGS COMPLETE WITH ACCESSORIES AND OPTIONS LISTED. AFTER INSTALLATION ENSURE THAT THEY ARE CLEAN, AND FREE OF DIRT OR DEBRIS, AND THAT NO MONOGRAMS OR LABELS ARE VISIBLE ON THE FINISHED SURFACES.
28. PROVIDE WARNING TAPE AT 12" DEPTH ABOVE CONDUITS.
29. ALL CONDUCTORS SHALL BE STRANDED COPPER, 600 VOLT RATED. INSULATION TYPE SHALL BE THHN/THWN, FULLY COLOR CODED WITH GAUGE, TYPE AND MANUFACTURER MARKED EVERY 24" ALONG. CONDUCTOR COLOR CODE SHALL BE AS FOLLOWS:

480Y/277 VOLT SYSTEM		208Y/120 VOLT SYSTEM	
BROWN	PHASE A	BLACK	PHASE A
ORANGE	PHASE B	RED	PHASE B
YELLOW	PHASE C	BLUE	PHASE C
GRAY	NEUTRAL	WHITE	NEUTRAL
GREEN	GROUND	GREEN	GROUND

30. CONDUCTOR INSULATION RATING INSIDE LIGHT FIXTURES AND EQUIPMENT SHALL BE AS REQUIRED BY CODE AND MANUFACTURER'S RECOMMENDATIONS.
31. THE CONTRACTOR MAY COMBINE CONDUCTORS INTO COMMON HOMERUNS AT HIS DISCRETION, HOWEVER THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR MAINTAINING PROPER DERATION OF CONDUCTORS, VOLTAGE DROP, MOTOR STARTING CAPABILITIES, SHORT CIRCUIT REQUIREMENTS, AND AMPACITIES.
32. PANELBOARD DIRECTORIES SHALL BE UPDATED AS NECESSARY TO REFLECT THE FINISHED WORK. THE CONTRACTOR SHALL FURNISH ACCURATE AND TYPED PANEL SCHEDULES.

1 ABBREVIATIONS

NOT ALL OF THE ABBREVIATIONS ARE USED

#°C	SIZE OF TRADE	SIZE OF CONDUIT. # WILL BE REPLACED BY A NUMBER; I.E. 1/2", 2".
#P	NUMBER OF POLES. # IS REPLACED BY NUMBER, I.E. 1P, 2P, ETC.	
#W	NUMBER OF WIRES, # IS REPLACED WITH A NUMBER, I.E. 3W, 4W, ETC.	
A	AMPERE	
AC	ALTERNATING CURRENT	
ADA	AMERICANS WITH DISABILITIES ACT	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
AIC	AMPERE INTERRUPTING CAPACITY	
AL	ALUMINUM	
ANN	ANNUNCIATOR	
AUX	AUXILIARY	
AWG	AMERICAN WIRE GAUGE	
CB	CIRCUIT BREAKER	
CLG	CEILING	
C	CONDUIT	
CD	CANDELLA	
CT	CURRENT TRANSFORMER	
CU	COPPER	
DC	DIRECT CURRENT	
DPDT	DOUBLE POLE, DOUBLE THROW	
DPST	DOUBLE POLE, SINGLE THROW	
E	EXISTING	
EMT	ELECTRICAL METALLIC TUBING	
EP	EXPLOSION PROOF	
EMH	ELECTRIC WATER HEATER	
F	FUSE	
FACP	FIRE ALARM CONTROL PANEL	
GFI	GROUND FAULT INTERRUPTER	
GND	GROUND	
HOA	HAND-OFF-AUTO	
HP	HORSE POWER	
HVAC	HEATING VENTILAT AND AIR CONDITIONING	
I/O	INPUT / OUTPUT	
IG	ISOLATED GROUND	
INC	INCANDESCENT	
J-BOX	JUNCTION BOX	
KCMIL	THOUSAND CIRCULAR MIL	
KO	KNOCK OUT	
KV	KILOVOLT	

KVA	KILOVOLT AMPERE
KW	KILOWATT
KWH	KILOWATT HOUR
LV	LOW VOLTAGE
MCC	MOTOR CONTROL CENTER
MDSB	MAIN DISTRIBUTION SWITCHBOARD
MFR	MANUFACTURER
MLO	MAIN LUG ONLY
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NESC	NATIONAL ELECTRICAL SAFETY CODE
NO	NORMALLY OPEN
NO.	NUMBER
OC	
O.H.	OPPOSITE HAND — MIRRORED OR ROTATED LAYOUT
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PF	POWER FACTOR
PH	PHASE
REV	REVISION
RTU	ROOF TOP UNIT
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
SST	SOFT START/STOP MOTOR STARTER
SYMM	SYMMETRICAL
TIB	TELEPHONE TERMINAL BOARD
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY
V	VOLTAGE
VA	VOLT-AMPERE
VFD	VARIABLE FREQUENCY MOTOR DRIVE
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER SWITCH

2 SYMBOLS

	CONDUIT CONTINUATION
	UNDERGROUND CONDUIT CONTINUATION
	HOMERUN
	JUNCTION BOX
	ELECTRICAL DISTRIBUTION LOAD CENTER/PANELBOARD
	CONTROL BOARD
	PEDESTRIAN / SITE LIGHTING
	LIGHT FIXTURE CALLOUT
	SHEET NOTE CALLOUT
	REVISION DELTA

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E14	FOR REFERENCE ONLY
E22	8TH STREET ELECTRICAL PLAN
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PRELIMINARY
NOT FOR
CONSTRUCTION

CENTRAL DISTRICT RENOVATION

BOISE, ID

CSHQ

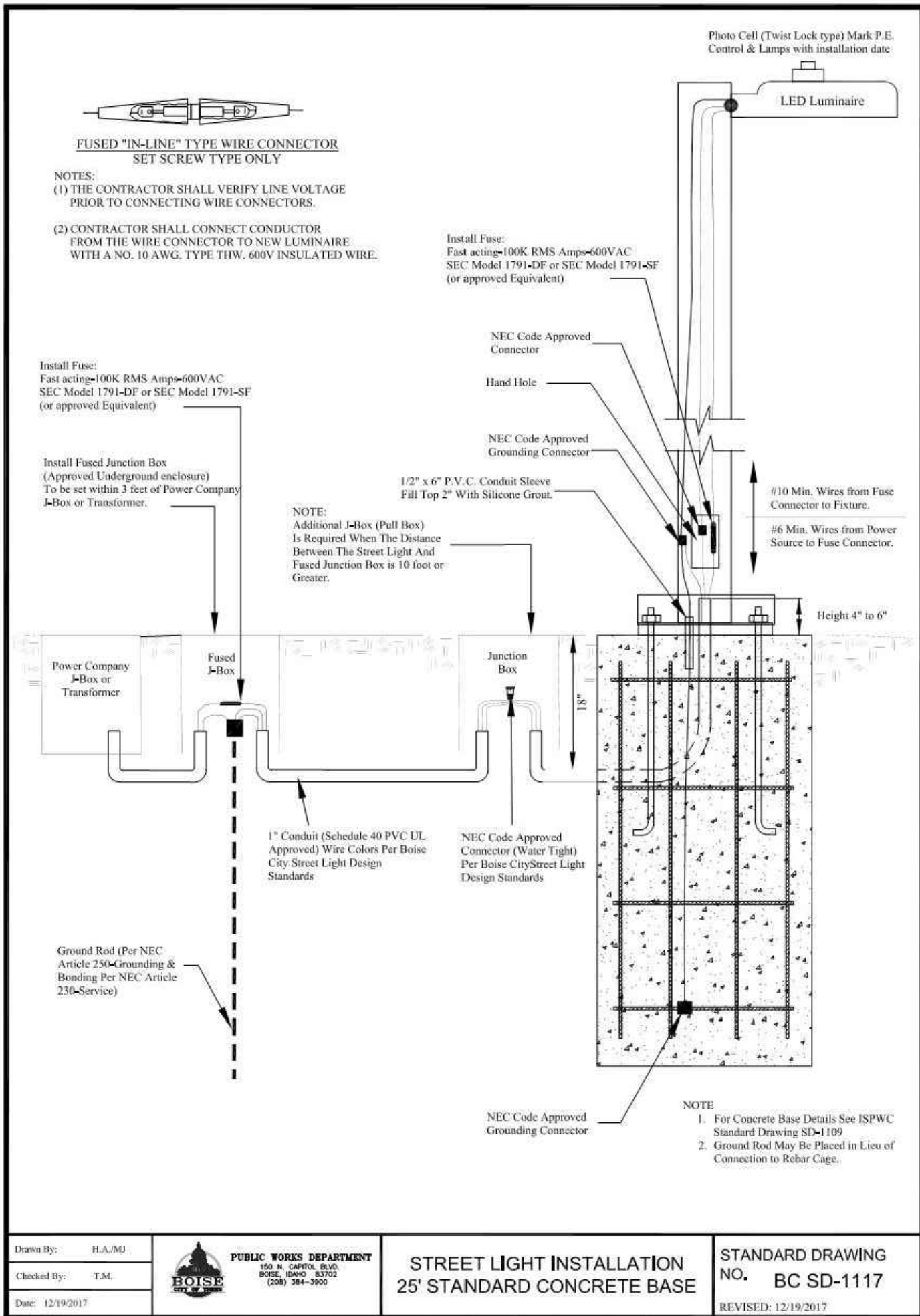
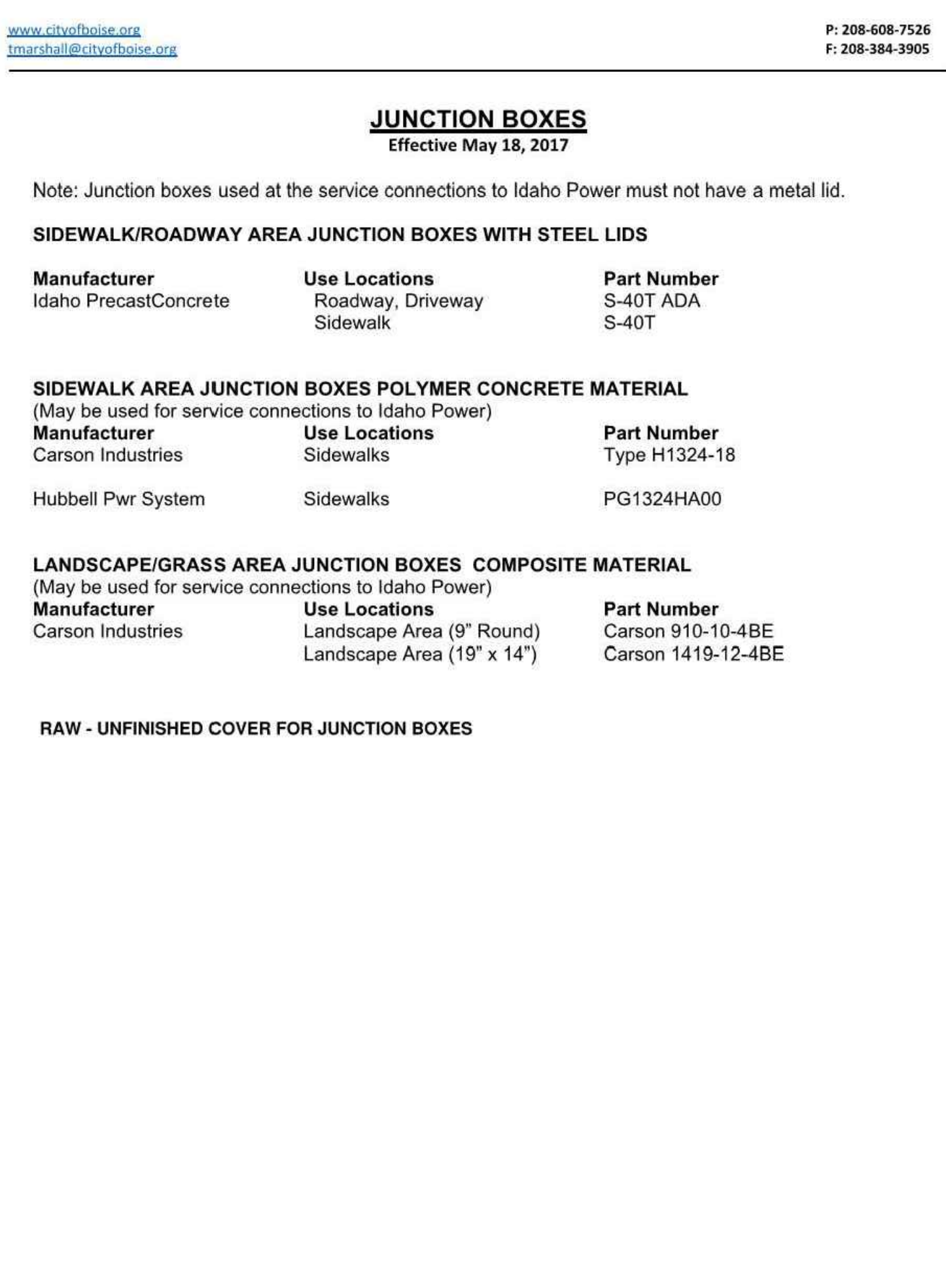
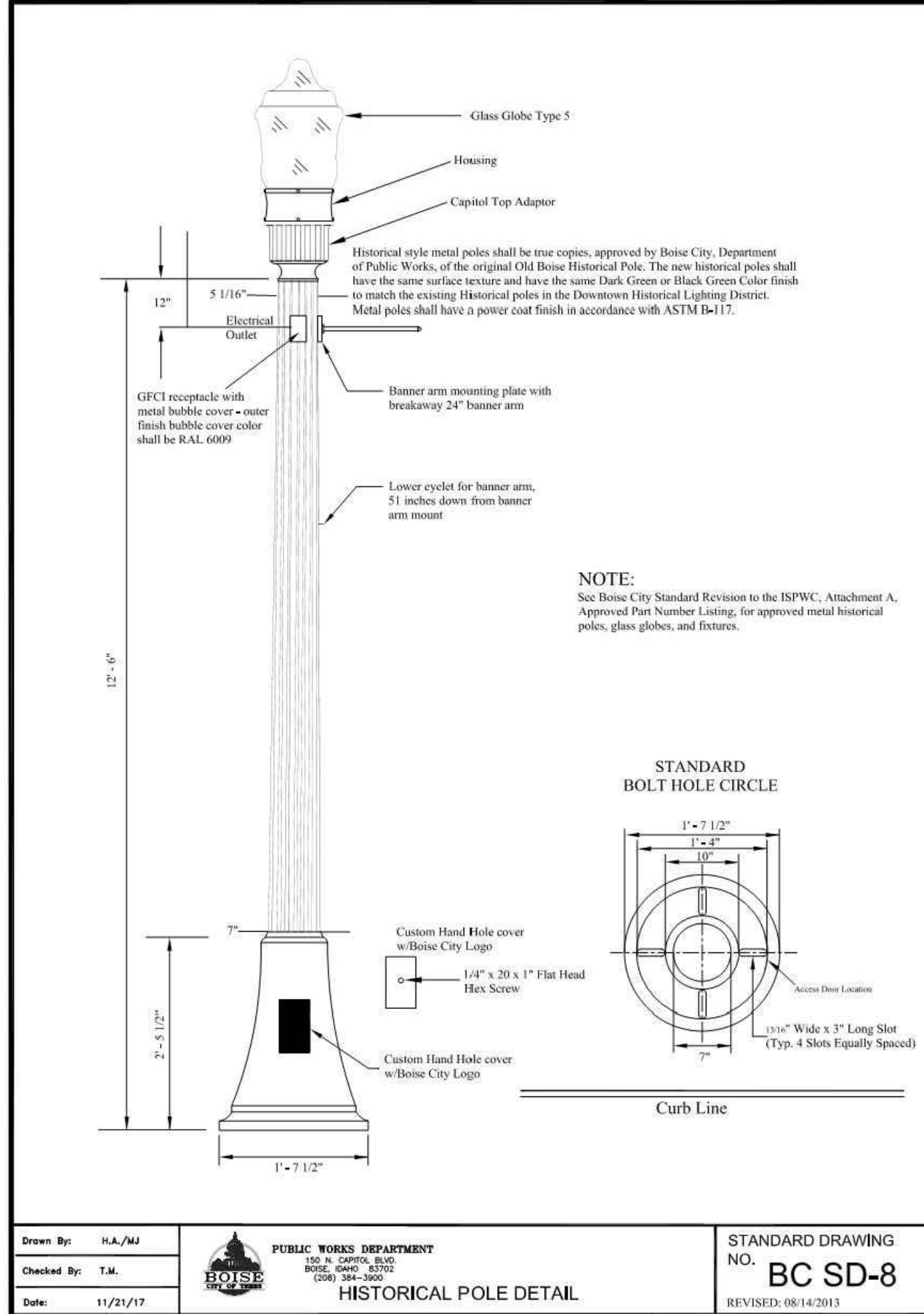
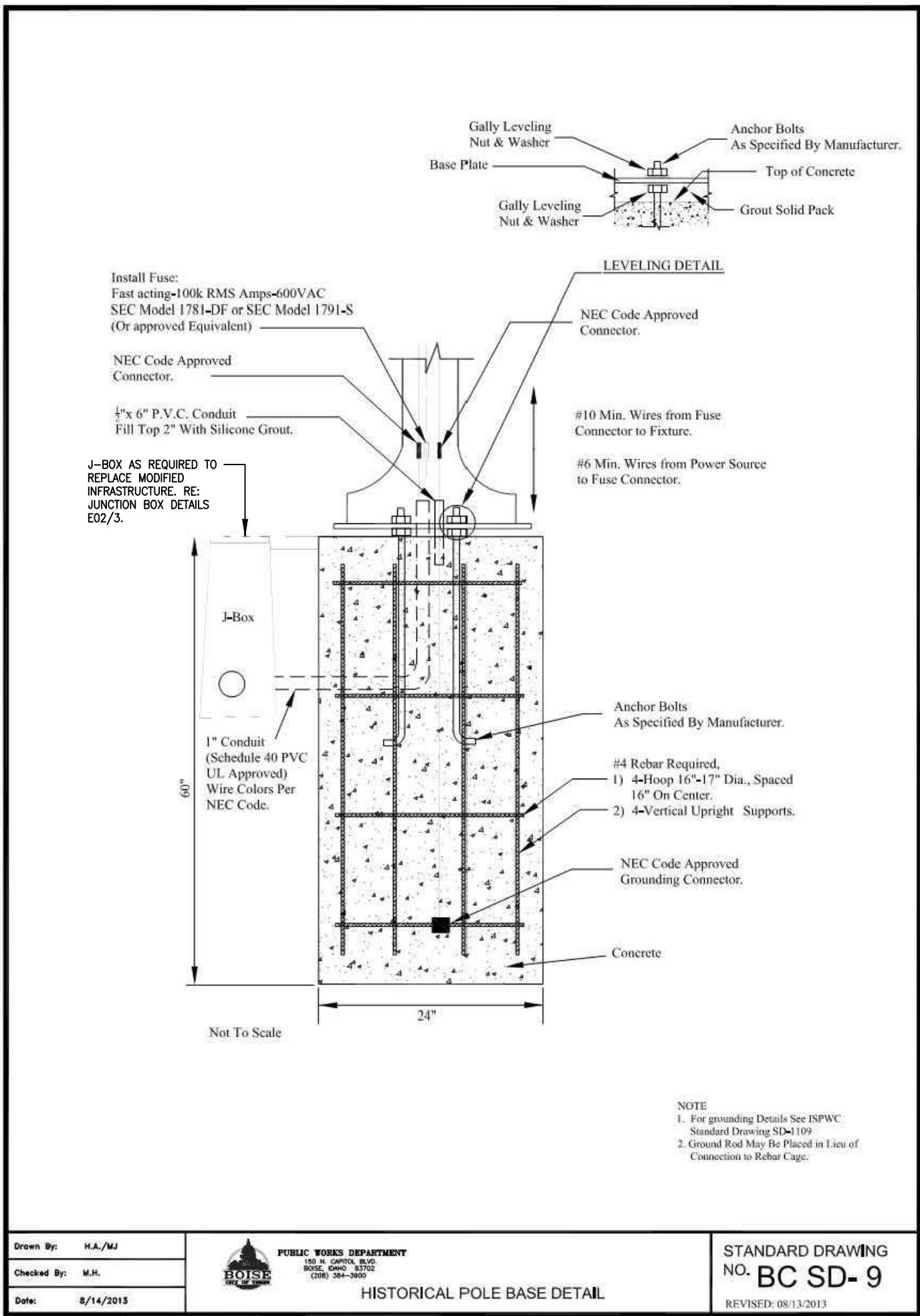
PROJECT 17081	DATE 01-23-18
DRAWN CRP	CHECKED AKD

SHEET TITLE
SYMBOLS,
ABBREVIATIONS
& SPECS

SHEET

E01

ORIGINAL SHEET SIZE
24" x 36"



HISTORICAL POLES AND LIGHTS:

INCLUDES POLE, CAPITOL ADAPTER (IF APPLICABLE), FG-S DUPLEX GFCI OUTLET WITH TAYMAC BUBBLE COVER CAT # MXS280S, BREAKAWAY BANNER ARM, LOWER EYELET 51" BELOW BANNER ARM, AND CUSTOM HAND HOLE COVER WITH BOISE CITY LOGO. HISTORIC LIGHT POLES ARE EXEMPT FROM THE LED WATTAGE LABELING REQUIREMENT. LIGHT POLE AND ALL COMPONENTS SHALL BE RAL 6009 COLOR.

HOLOPHANE LED GLOBE,
FIXTURE, UTILITY BASE *
POLE*

BANNER ARM*
EYEBOLT*
RECEPTACLE*
HOLOPHANE GLOBE ONLY
HOLOPHANE LED ONLY

GVD P20 50K AS M RAL6009 5 NNU
5245 LUMENS 39 WATTS 134 LPW
HB120 12-6 L/ABP07GLD107811-
PROVS RFD236759
BAB 2584 DGRG RFD236759
EBB DGRG RFD236759
FG-S DGRG RFD236759
GRANVILLE GVSN GLASS
GVUEORIGRETRO P20 50K AS
RAL6009

HOUSE SIDE SHIELD SOLID GVDHSS12.
APPROVED PART NUMBER LISTING- HISTORICAL POLES AND LIGHTS

BOISE CITY NOTES:

- CONTRACTORS INSTALLING LIGHTING WILL BE REQUIRED TO CONTACT BOISE CITY PUBLIC WORKS INSPECTION SECTION 48 HRS. PRIOR TO SCHEDULE THE PRELIMINARY INSPECTION PRIOR TO PLACING CONCRETE OR COVERING CONDUITS. IN ADDITION, THE ELECTRICAL CONTRACTOR IS REQUIRED TO CALL 24 HRS. IN ADVANCE TO SCHEDULE A FINAL INSPECTION BY THE BOISE CITY PUBLIC WORKS INSPECTION SECTION AFTER ALL WORK HAS BEEN COMPLETED. ELECTRICAL CONTRACTOR MUST BE PRESENT ALL INSPECTIONS (TO SCHEDULE YOUR PUBLIC WORKS INSPECTION, PHONE 208-608-7549.) FOR METERED SERVICES AN ADDITIONAL INSPECTION IS REQUIRED BY THE ELECTRICAL INSPECTOR HAVING JURISDICTION AT THE PROJECTS LOCATION (BOISE CITY WITHIN CITY LIMITS, STATE IF IN THE COUNTY WITHIN THE CITY'S AREA OF IMPACT.
- FOR DESIGN INFORMATION OR QUESTION, CONTACT TOM MARSHALL (208) 608-7526 ALL STREET LIGHTS SHALL BE INSTALLED PER ISPPWC, NEC CODES, ACHD CODES FOR WORKING WITH IN THE PUBLIC RIGHT-OF-WAY, AND BOISE CITY PUBLIC WORKS STREET LIGHT STANDARD REVISIONS TO THE ISPPWC.
- DEVELOPER SHALL NOT CONNECT, OR ALLOW ANY SUBCONTRACTOR TO CONNECT ANY IRRIGATION TIMERS, DECORATIVE LIGHTING, ENTRANCE LIGHTING, OR OUTLETS OF OTHER ELECTRICAL DEVICES TO ANY STREET LIGHTING CIRCUITS. ANY AND ALL IRRIGATION TIMERS, DECORATIVE LIGHTING, ENTRANCE LIGHTING, OUTLETS OR OTHER ELECTRICAL DEVICES SHALL BE CONNECTED DIRECTLY TO IDAHO POWER AT AN IDAHO POWER APPROVED LOCATION VIA A SEPARATE CONDUIT SYSTEM.
- UNDERGROUND WIRE SHALL BE #6 COPPER, AWG, THWN, 600 VOLT INSULATED (NO ALUMINUM WIRE.)
- OVERHEAD WIRE CAN BE EITHER #6 COPPER OR ALUMINUM DUPLEX WITH ASCR NEUTRAL MESSAGER.
- ALL ELECTRICAL CONDUIT SHALL BE SCHEDULE 40, PVC, UL LABELED.
- A LOCATING WIRE IS REQUIRED IN ALL EMPTY PVC ELECTRICAL CONDUITS.
- FOR SERVICE CABINET INSTALLATION, AN ELECTRICAL PERMIT IS REQUIRED FROM BOISE CITY BUILDING DEPARTMENT OR THE STATE IF LOCATED IN THE COUNTY.

PRELIMINARY
NOT FOR
CONSTRUCTION

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CENTRAL DISTRICT RENOVATION

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CSHQA

PROJECT
17081

DATE
01-23-18

REVISED

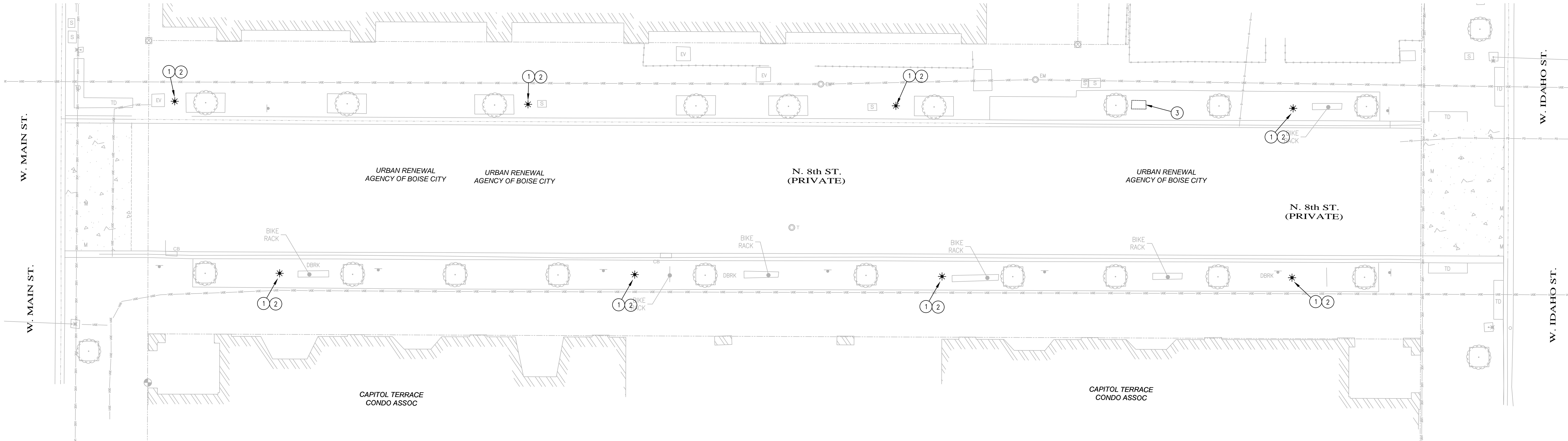
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HISTORICAL
LIGHTS
DETAILS

SHEET

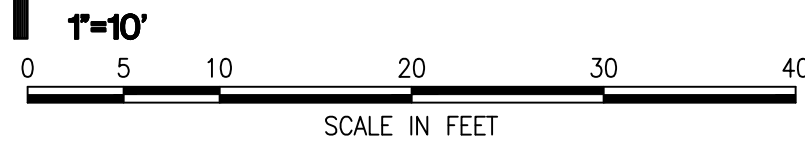
E02

ORIGINAL SHEET SIZE
24" x 36"

BID SET 01/23/18

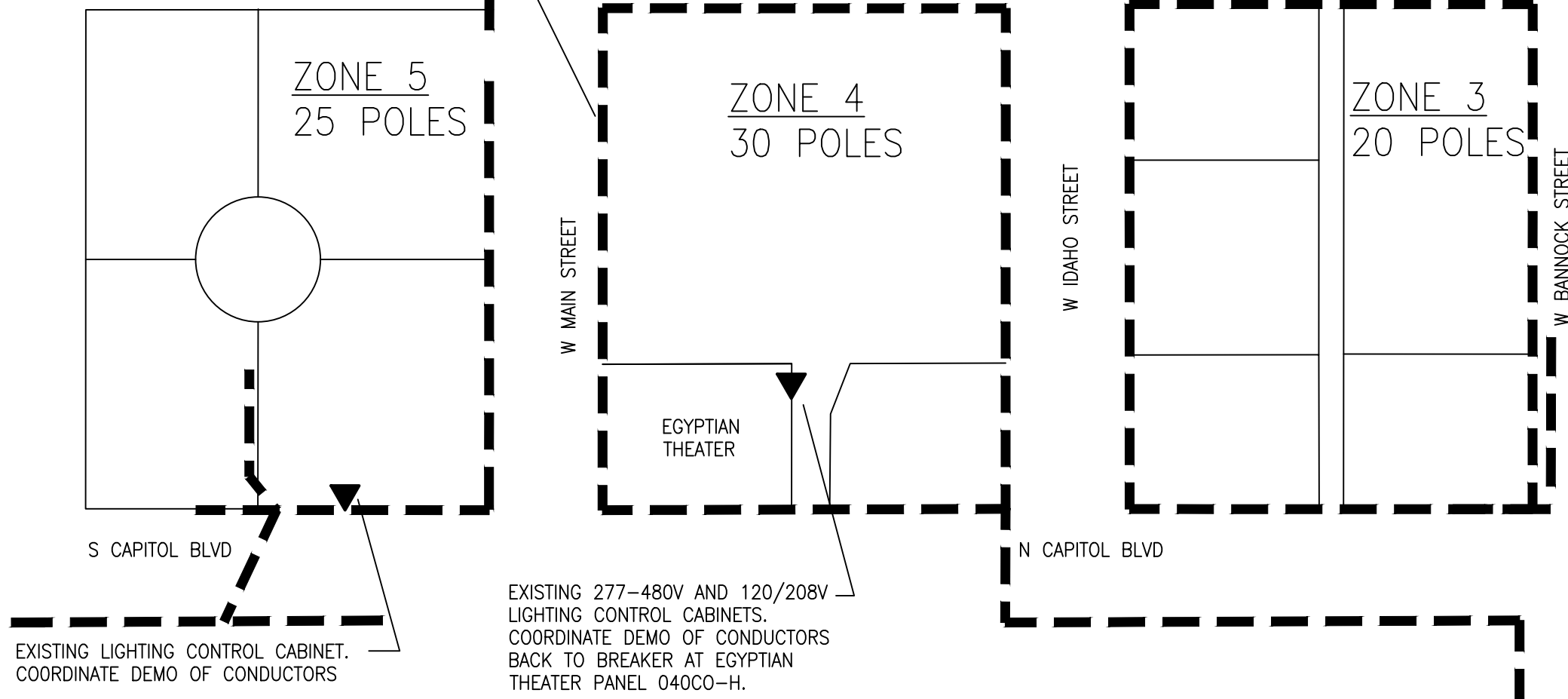


1 8TH STREET DEMO PLAN (MAIN ST. - IDAHO ST.)



CITY OF BOISE HISTORICAL 120-240V, LIGHTING CONTROL CABINET IN FRONT OF 'FORK' RESTAURANT. PER CITY REQUIREMENTS, REPLACE EXISTING (1)30A/2P BREAKER WITH (4) 120V/20A 'MINI' CIRCUIT BREAKERS, TO FEED NEW/EXISTING POLES AND POLE MOUNTED RECEPTACLES.

ELECTRICAL CONTRACTOR SHALL INTERCEPT EXISTING CIRCUITS SERVING HISTORICAL LIGHT POLES AND RECEPTACLES, BY AREAS DEPICTED IN HEAVY DASHED LINES, AND EXTEND TO 'FORK' LIGHTING CONTROL CABINET. EXISTING CIRCUITS ARE CONNECTED TO THE CONTROL CABINETS LOCATED BEHIND EGYPTIAN THEATER



EXISTING LIGHTING CONTROL CABINET. COORDINATE DEMO OF CONDUCTORS

EXISTING 277-480V AND 120/208V LIGHTING CONTROL CABINETS. COORDINATE DEMO OF CONDUCTORS BACK TO BREAKER AT EGYPTIAN THEATER PANEL 040C0-H.

(SEE SHEET E14 FOR MORE INFORMATION)

COORDINATE ALL LOCATIONS AND REQUIREMENTS WITH CITY OF BOISE, TOM MARSHALL (208)608-7526.

RENOVATION NOTES:

PROCEDURE FOR RELOCATING CIRCUITS FROM PANEL 40C

- LOCATE CONDUIT PATH FROM EACH ZONE TO PANEL AND LIGHTING CONTROL IN FRONT OF FORK RESTAURANT.
- VERIFY CONDUCTOR FILL AND REVISE AS REQUIRED IF QUESTIONABLE.
- RE-ROUTE EACH ZONE TO PANEL (SEE NOTE A) ONE AT A TIME AND VERIFY OPERATION BEFORE MODIFYING NEXT ZONE.
- CONDUCTOR PHASING SHALL BE IDENTIFIED USING 4" LENGTHS OF HEAT SHRINK.
- RE-USE AS MUCH OF THE CONDUCTORS AS POSSIBLE. REPLACE CONDUCTORS AS REQUIRED.
- IN UNDERGROUND CONNECTIONS WATERPROOF CONNECTOR FROM CITY OF BOISE APPROVED LIST WILL BE REQUIRED WHERE CONDUCTOR ARE SEPARATED OR JOINED.
- VERIFY THE SIZE OR CONDITION AND DEPTH OF CURRENT POLE BASE ON 8TH STREET BETWEEN W. IDAHO AND W. BANNOCK STREET. IF POLE BASES ARE NOT SATISFACTORY, NEW POLE BASES REQUIRED.
- EPOXY NEW ANCHOR BOLTS IF REQUIRED. USE HILTI ICE FOR COLD WEATHER OR HILTI HIT FOR ALL OTHER WEATHER CONDITIONS. INSTALLATION MUST BE CERTIFIED BY THIRD PARTY OR OTHER TESTING AGENCY. HILTI BOLTS AS REQUIRED.
- LIGHT SHIELDS FOR HISTORIC POLES REQUIRED. UTILIZE 120 DEGREE SHIELDING ON BUSINESS SIDE OF FIXTURE.

RENOVATION LOADS:

PROCEDURE FOR RELOCATING CIRCUITS FROM PANEL 040C0-H

LIGHTING							
AREA	BREAKERS IN 040C0 PANEL H	LIGHTING POLES	LOAD IN WATTS	TOTAL WATTS	VOLTAGE	AMPS	BREAKER SIZE
ZONE1	5, 7	27	70	1890	120	15.8	30 SP
ZONE2	6, 10	18	70	1260	120	10.5	30 SP
ZONE3	4, 14	20	70	1400	120	11.6	30 SP
ZONE4	1, 2	30	70	2100	120	17.5	30 SP
ZONE5	3,15	25	70	1750	120	14.6	30 SP
NOTES: 1. SEE RENOVATION PLAN FOR ADDITIONAL INFORMATION. 2. VERIFY ALL POWER LOADS.							

RECEPTACLES							
AREA	BREAKERS	NO. OF LIGHTING POLES	LOAD IN WATTS	TOTAL WATTS	VOLTAGE	AMPS	BREAKER SIZE
ZONE1	VERIFY	27	70	1890	120	15.8	30 SP
ZONE2	VERIFY	18	70	1260	120	10.5	30 SP
ZONE3	VERIFY	20	70	1400	120	11.6	30 SP
ZONE4	VERIFY	30	70	2100	120	17.5	30 SP
ZONE5	VERIFY	25	70	1750	120	14.6	30 SP
NOTES: 1. SEE RENOVATION PLAN FOR ADDITIONAL INFORMATION. 2. VERIFY ALL POWER LOADS.							

SHEET NOTES:

- EXISTING HISTORICAL POLE, RECEPTACLE AND LIGHT FIXTURE SHALL BE DE-ENERGIZED, DISCONNECTED AND REMOVED. CONTACT CITY OF BOISE PUBLIC WORKS, TOM MARSHALL, 208-608-7526 TO COORDINATE PICK UP OF REMOVED FIXTURES AND POLES.
- EXISTING HISTORICAL BASE TO REMAIN AND BE PROTECTED FOR USE WITH NEW CITY OF BOISE STANDARD POLE, RECEPTACLE AND LIGHT FIXTURE. CONDUIT, CONDUCTORS AND CONTROL WIRING TO BE INTERCEPTED FROM EXISTING LIGHTING CONTROL CABINETS BEHIND THE 'EGYPTIAN THEATER' AND EXTENDED TO NEWER EXISTING LIGHTING CONTROL CABINET IN FRONT OF 'FORK' RESTAURANT. SEE SHEET E22.
- CITY OF BOISE HISTORICAL 120V-240V, LIGHTING CONTROL CABINET IN FRONT OF 'FORK' RESTAURANT. PER CITY REQUIREMENTS, REPLACE EXISTING (1)30A/2P BREAKER WITH (4) 120V/20A 'MINI' CIRCUIT BREAKERS, TO FEED NEW/EXISTING POLES AND POLE MOUNTED RECEPTACLES. EXISTING UTILITY VAULT/BOX/LID/RIM TO BE ADJUSTED TO MATCH FINISH GRADE, COORDINATE WITH UTILITY PRIOR TO ANY ALTERATION FOR REQUIREMENTS. SEE CIVIL SHEET C11.

GENERAL NOTES:

- TYPE AND LOCATION OF EXISTING UTILITIES SHOWN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION. COORDINATE WITH UTILITY COMPANIES FOR SCHEDULING OF DISCONNECTION AND FOR CAPPING PROCEDURES. COORDINATE ALL DISRUPTIONS WITH UTILITY SERVICES WITH ARCHITECT AND ADJACENT BUSINESSES THREE DAYS PRIOR TO SCHEDULED DISRUPTION.
- DEMOLITION OF LIGHT POLES, ELECTRICAL CONDUIT AND UNDERGROUND UTILITIES SHALL NOT INTERFERE WITH THE OPERATION OF EXISTING LIGHTING, ELECTRICAL SYSTEM OF UTILITIES WHICH REMAIN. TEMPORARY REROUTING OF LINES MAY BE REQUIRED TO ENSURE CONTINUOUS OPERATION OF THOSE SYSTEMS NOT SCHEDULED FOR DEMOLITION.
- CONTRACTOR SHALL REFER TO THE CIVIL DRAWINGS FOR SITE COORDINATION OF DEMOLITION AND NEW CONSTRUCTION.

COORDINATE ALL LOCATIONS AND REQUIREMENTS WITH CITY OF BOISE, TOM MARSHALL (208)608-7526.

PRELIMINARY
NOT FOR
CONSTRUCTION

CENTRAL DISTRICT RENOVATION
BOISE, ID

CSHQA

PROJECT 17081 DATE 01-23-18
DRAWN CRP CHECKED AKD

REVISED

SHEET TITLE
8TH STREET
ELECTRICAL
DEMO PLAN

SHEET

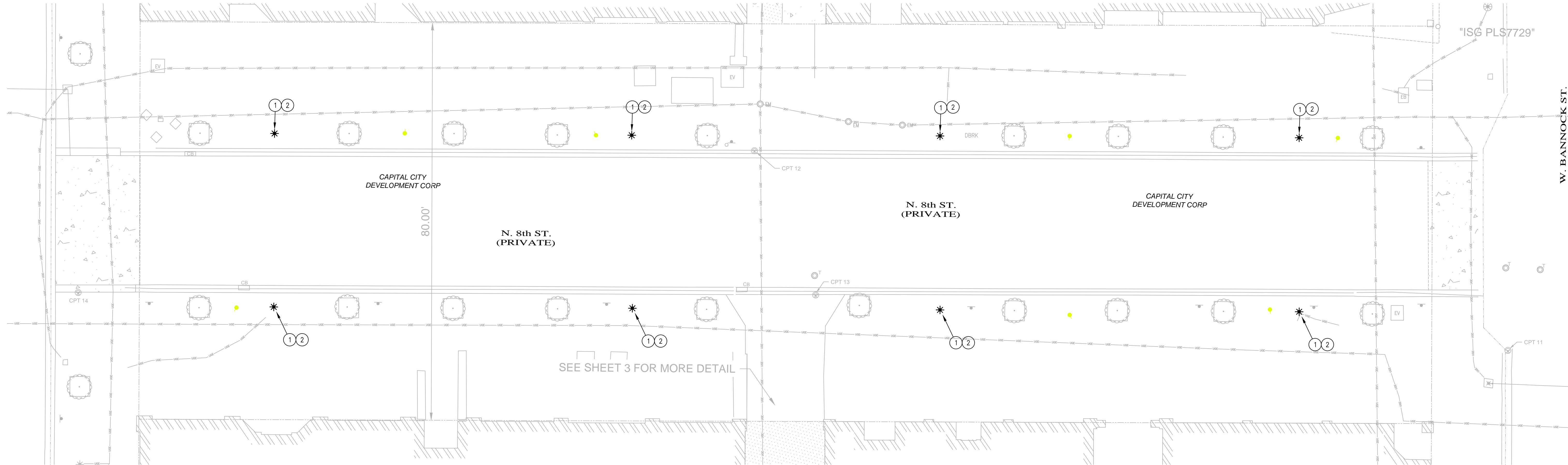
E12

ORIGINAL SHEET SIZE
24" x 36"

BID SET 01/23/18

AMY L. DOCKTER, P.E.
200 BROAD STREET
BOISE, IDAHO 83702
PHONE: 208-343-4635 FAX: 208-343-1858
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1 8TH STREET DEMO PLAN (IDAHO ST. - BANNOCK ST.)

1"=10'
0 5 10 20 30 40
SCALE IN FEET

SEE SHEET 3 FOR MORE DETAIL

SHEET NOTES:

1. EXISTING HISTORICAL POLE, RECEPTACLE AND LIGHT FIXTURE SHALL BE DE-ENERGIZED, DISCONNECTED AND REMOVED. CONTACT CITY OF BOISE PUBLIC WORKS, TOM MARSHALL, 208-608-7526 TO PICK UP OF POLES AFTER REMOVAL.
2. EXISTING HISTORICAL BASE TO REMAIN AND BE PROTECTED FOR USE WITH NEW CITY OF BOISE STANDARD POLE, RECEPTACLE AND LIGHT FIXTURE. CONDUIT, CONDUCTORS AND CONTROL WIRING TO BE INTERCEPTED FROM EXISTING LIGHTING CONTROL CABINETS BEHIND THE 'EGYPTIAN THEATER' AND EXTENDED TO NEWER EXISTING LIGHTING CONTROL CABINET IN FRONT OF 'FORK RESTAURANT. SEE SHEET E22.

GENERAL NOTES:

- A. TYPE AND LOCATION OF EXISTING UTILITIES SHOWN IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND EXCAVATION. COORDINATE WITH UTILITY COMPANIES FOR SCHEDULING OF DISCONNECTION AND FOR CAPPING PROCEDURES. COORDINATE ALL DISRUPTIONS WITH UTILITY SERVICES WITH ARCHITECT AND ADJACENT BUSINESSES THREE DAYS PRIOR TO SCHEDULED DISRUPTION.
- B. DEMOLITION OF LIGHT POLES, ELECTRICAL CONDUIT AND UNDERGROUND UTILITIES SHALL NOT INTERFERE WITH THE OPERATION OF EXISTING LIGHTING, ELECTRICAL SYSTEM OF UTILITIES WHICH REMAIN. TEMPORARY REROUTING OF LINES MAY BE REQUIRED TO ENSURE CONTINUOUS OPERATION OF THOSE SYSTEMS NOT SCHEDULED FOR DEMOLITION.
- C. CONTRACTOR SHALL REFER TO THE CIVIL DRAWINGS FOR SITE COORDINATION OF DEMOLITION AND NEW CONSTRUCTION.

COORDINATE ALL LOCATIONS AND REQUIREMENTS
WITH CITY OF BOISE, TOM MARSHALL (208)608-7526.

CENTRAL DISTRICT RENOVATION

BOISE, ID

CSHQA

PROJECT 17081	DATE 01-23-18
DRAWN JPN	CHECKED JTW

REVISED

SHEET TITLE
**8TH STREET
ELECTRICAL
DEMO PLAN**

SHEET

E13

ORIGINAL SHEET SIZE
24" x 36"

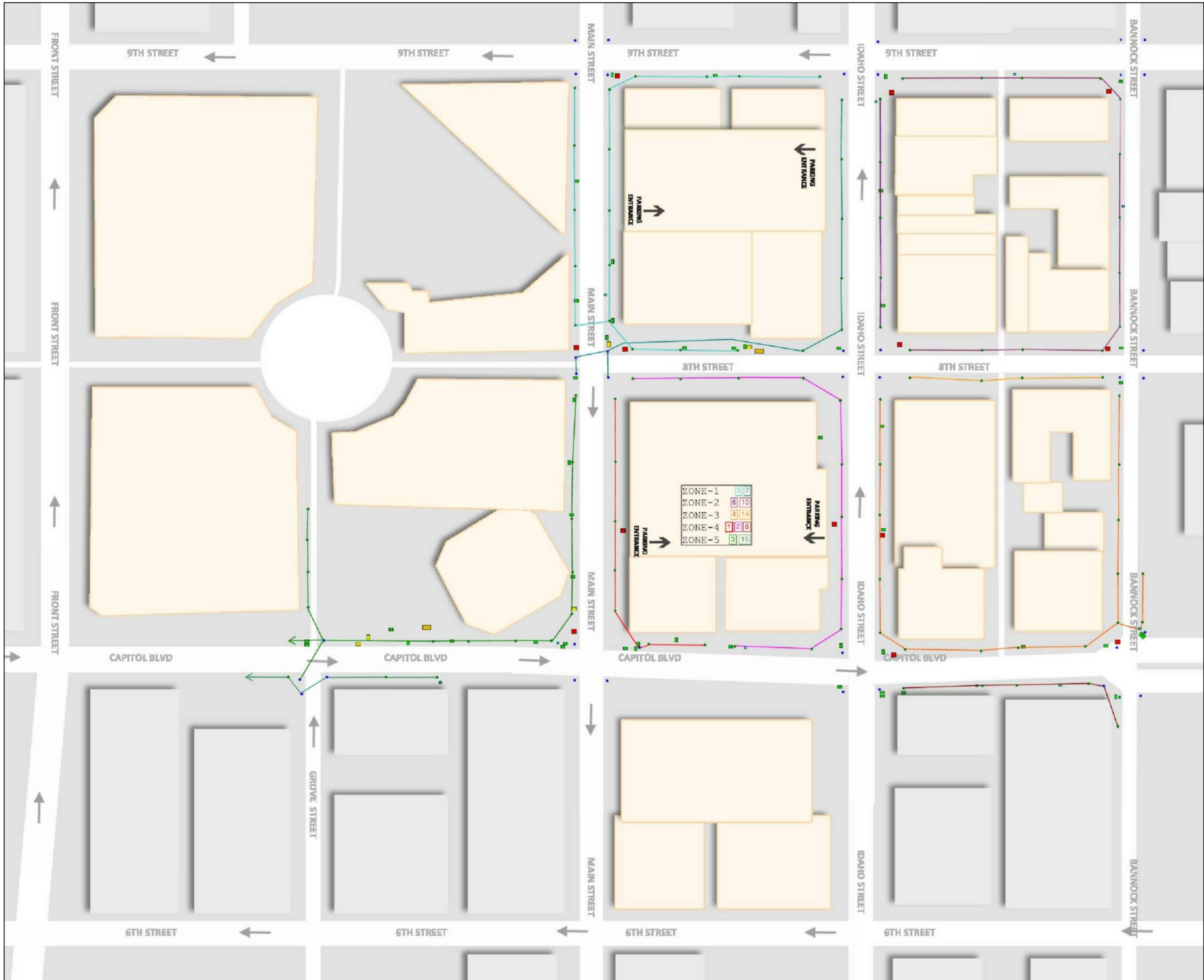
BID SET 01/23/18

AMY L. DOCKTER, P.E.

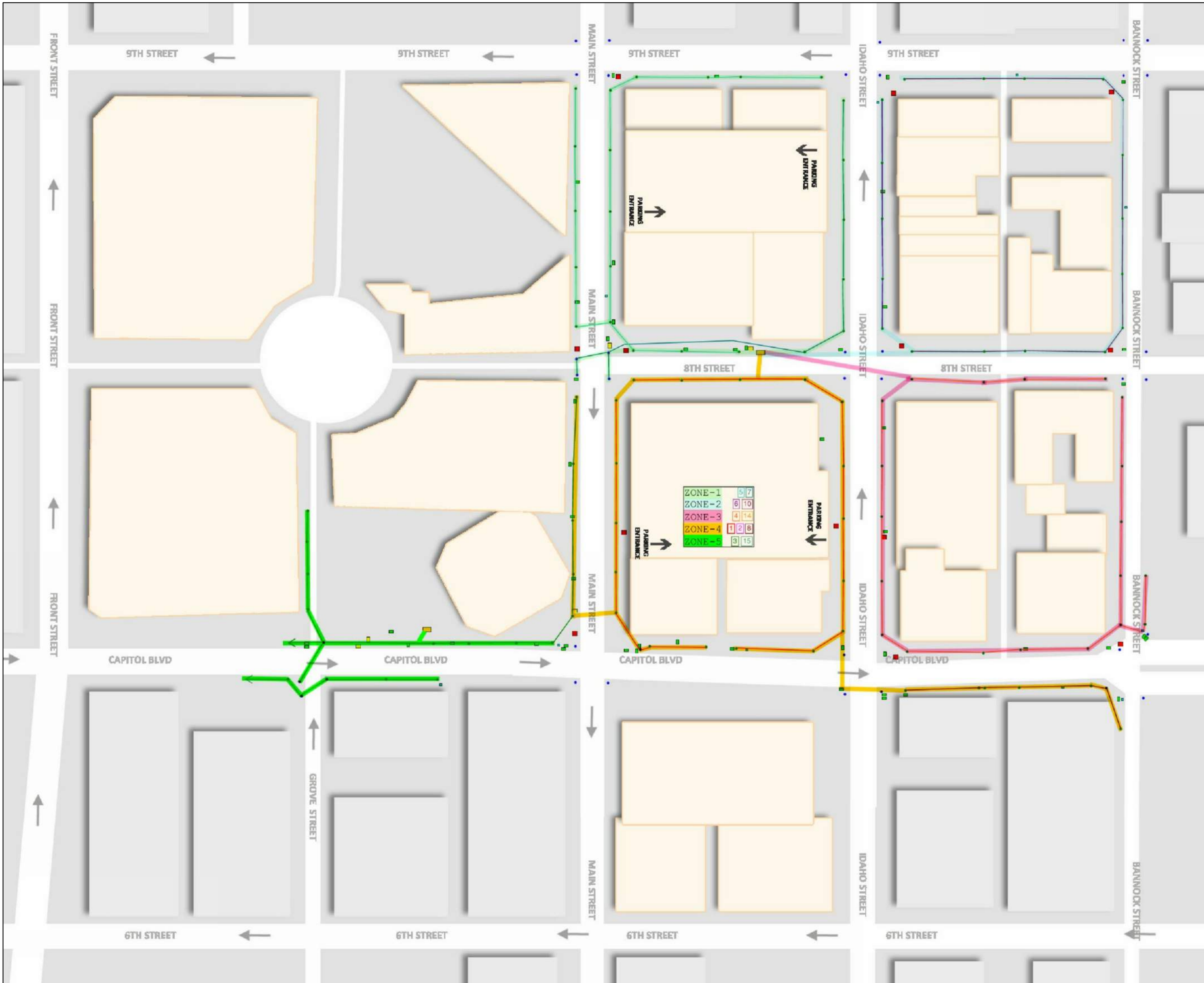
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NOT FOR
CONSTRUCTION



1 EXISTING STEET LIGHT CIRCUITING
SCALE NONE



2 PROPOSED STREET LIGHTING MAP
SCALE NONE

GENERAL NOTES:

- A. EXISTING STREET LIGHTING CIRCUITING REFERENCES – EXISTING PANEL 040C0 CIRCUITS IN ZONES AND APPROXIMATE LOCATION OF POLES AND CIRCUITING.
- B. PROPOSED STREET LIGHTING REFERENCES – PROPOSED ROUTING OF CIRCUITS FOR POLES IN ZONES TO EXISTING PANEL IN FRONT OF "FORK" RESTAURANT.
- C. REFERENCES SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS.

COORDINATE ALL LOCATIONS AND REQUIREMENTS
WITH CITY OF BOISE, TOM MARSHALL (208)608-7526.

PRELIMINARY
NOT FOR
CONSTRUCTION

**CENTRAL DISTRICT RENOVATION
BOISE, ID**

CSHOA

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PROJECT 17081	DATE 01-23-18
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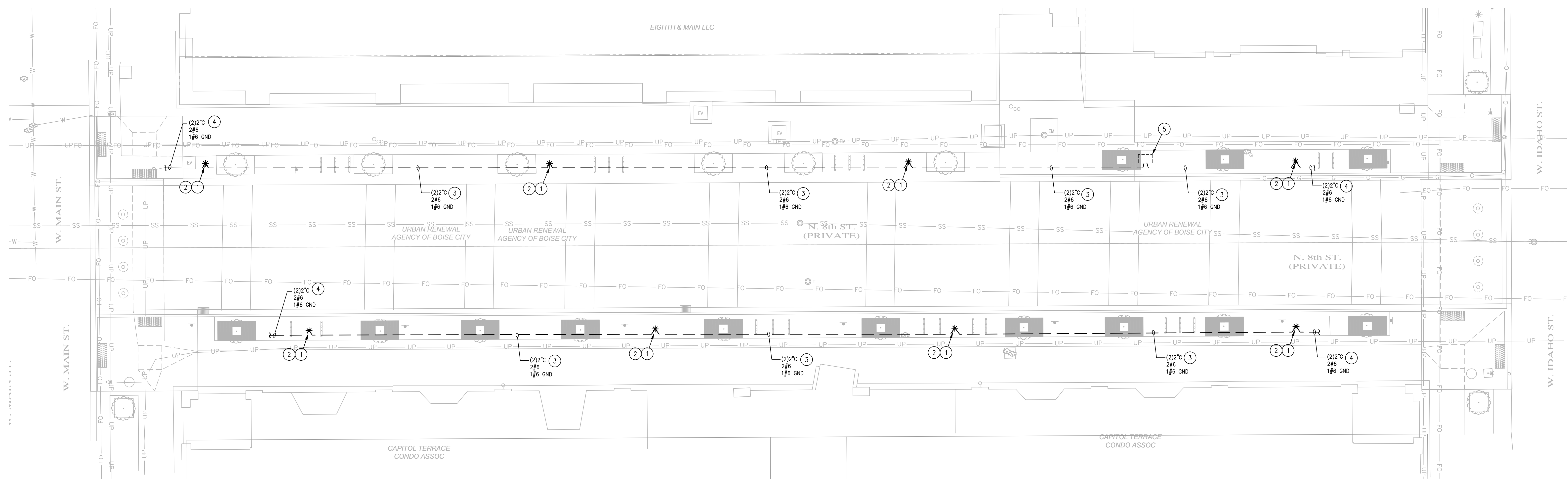
REVISED

SHEET TITLE
**FOR
REFERENCE
ONLY**

SHEET

E14

ORIGINAL SHEET SIZE
24" x 36"



 1 8TH STREET ELECTRICAL PLAN (MAIN ST. - IDAHO ST.)
1"=10'
0 5 10 20 30 40
SCALE IN FEET

SHEET NOTES:

1. FURNISH AND INSTALL NEW BOISE CITY STANDARD HISTORIC LIGHTING POLE, RECEPTACLE AND LED LIGHT FIXTURE TO EXISTING BASE RETAINED IN DEMOLITION. INTERCEPT AND EXTEND EXISTING CONDUIT, CONDUCTORS AND CONTROL WIRING CONNECTED TO EXISTING LIGHTING CONTROL CABINETS BEHIND THE 'EGYPTIAN THEATER' AND EXTEND TO NEWER EXISTING LIGHTING CONTROL CABINET IN FRONT OF 'FORK' RESTAURANT. SEE CIVIL DRAWINGS FOR CCDC REQUIREMENTS. COORDINATE ALL WORK WITH BOISE CITY. SEE SHEET E12 AND BOISE CITY NOTES AND DETAILS SHEET E0.2.
2. FURNISH AND INSTALL NEW BOISE CITY FLUSH MOUNTED ELECTRICAL JUNCTION BOX ADJACENT HISTORICAL POLES WHERE THERE IS NOT ONE, AS REQUIRED BY BOISE CITY. SEE BOISE CITY NOTES AND DETAILS SHEET E0.2.
3. FURNISH, INSTALL AND LABEL CITY REQUIRED (2) 2 INCH SCHEDULE 40 PVC CONDUITS WITH 2 #6 AWG COPPER AND 1# 6 AWG COPPER GROUND. ONE FOR LIGHTING AND ONE FOR RECEPTACLES. TYPICAL FOR ALL WIRE TO THE POLE JUNCTION BOXES AND BETWEEN POLE JUNCTION BOXES AND SERVICE TO EXISTING LIGHTING CONTROL CABINET ON N. 8TH STREET IN FRONT OF 'FORK' RESTAURANT. SEE SHEET E1.2 AND BOISE CITY NOTES AND DETAILS SHEET E0.2.
4. INTERCEPT AND EXTEND EXISTING CONDUIT, CONDUCTORS AND CONTROL WIRING FOR EXISTING LIGHTING AND RECEPTACLES. CIRCUIT TO EXISTING LIGHTING CONTROL CABINET ON N. 8TH STREET IN FRONT OF 'FORK' RESTAURANT. SEE SHEET E1.2 AND BOISE CITY NOTES AND DETAILS SHEET E0.2.
5. CITY OF BOISE HISTORICAL 120V-240V, LIGHTING CONTROL CABINET IN FRONT OF 'FORK' RESTAURANT. PER CITY REQUIREMENTS, REPLACE EXISTING (1)30A/2P BREAKER WITH (4) 120V/20A 'MINI' CIRCUIT BREAKERS, TO FEED NEW/EXISTING POLES AND POLE MOUNTED RECEPTACLES. EXISTING UTILITY VAULT/BOX/LID/RIM TO BE ADJUSTED TO MATCH FINISH GRADE, COORDINATE WITH UTILITY PRIOR TO ANY ALTERATION FOR REQUIREMENTS. SEE CIVIL SHEET C11.

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- D. RE-USE EXISTING JUNCTION BOX(S), CONDUIT(S), CONDUCTOR(S) AND CONTROL WIRING AS REQUIRED, AND APPROVED BY BOISE CITY.

COORDINATE ALL LOCATIONS AND REQUIREMENTS
WITH CITY OF BOISE, TOM MARSHALL (208)608-7526.

CENTRAL DISTRICT RENOVATION

BOISE, ID

CSHQA

PRELIMINARY
NOT FOR
CONSTRUCTION

AMY L. DOCKTER, P.E.

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PHONE 208-343-4635 FAX 208-343-1858

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PROJECT 17081	DATE 01-23-18
DRAWN CRP	CHECKED AKD

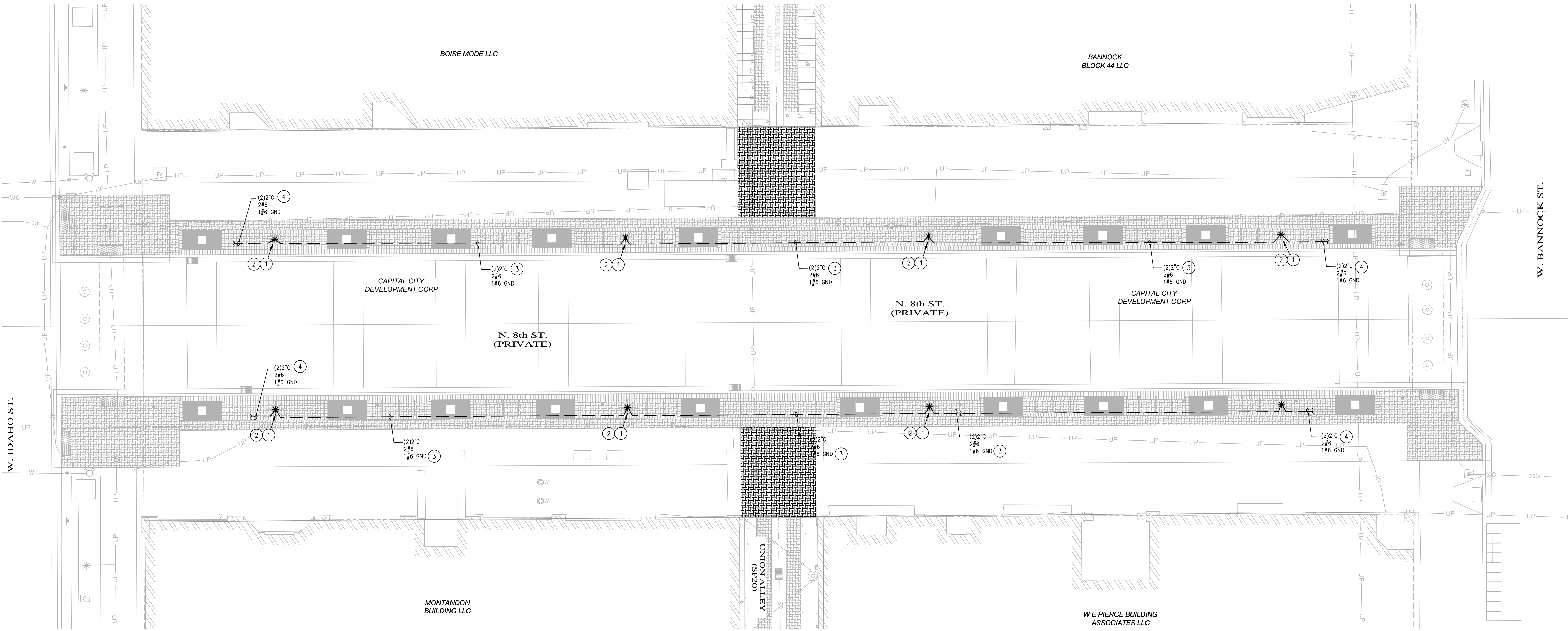
REVISED

SHEET TITLE
8TH STREET
ELECTRICAL
PLAN

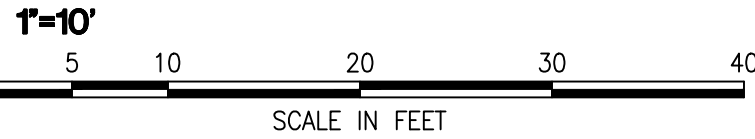
SHEET

E22

ORIGINAL SHEET SIZE
24" x 36"



1 8TH STREET ELECTRICAL PLAN (IDAHO ST. - BANNOCK ST.)



SHEET NOTES:

1. FURNISH AND INSTALL NEW BOISE CITY STANDARD HISTORIC LIGHTING POLE, RECEPTACLE AND LED LIGHT FIXTURE TO EXISTING BASE RETAINED IN DEMOLITION. INTERCEPT AND EXTEND EXISTING CONDUIT, CONDUCTORS AND CONTROL WIRING AS REQUIRED FROM EXISTING LIGHTING CONTROL CABINETS BEHIND THE 'EGYPTIAN THEATER' TO NEWER EXISTING LIGHTING CONTROL CABINET IN FRONT OF 'FORK RESTAURANT'. SEE CIVIL DRAWINGS FOR CCDC REQUIREMENTS. COORDINATE ALL WORK WITH BOISE CITY. SEE SHEET E12 AND BOISE CITY NOTES AND DETAILS SHEET E02.
2. FURNISH AND INSTALL NEW BOISE CITY FLUSH MOUNTED ELECTRICAL JUNCTION BOX ADJACENT HISTORICAL POLES WHERE THERE IS NOT ONE, AS REQUIRED BY BOISE CITY. SEE BOISE CITY NOTES AND DETAILS SHEET E0.2.
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4. INTERCEPT AND EXTEND EXISTING CONDUIT, CONDUCTORS AND CONTROL WIRING FOR EXISTING LIGHTING AND RECEPTACLES. CIRCUIT TO EXISTING LIGHTING CONTROL CABINET ON N. 8TH STREET IN FRONT OF 'FORK RESTAURANT'. SEE SHEET E1.2 AND BOISE CITY NOTES AND DETAILS SHEET E0.2.

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CENTRAL DISTRICT RENOVATION

BOISE, ID

CSHQ

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AMY L. DOCKTER, P.E.

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PROJECT 17081	DATE 01-23-18
DRAWN CRP	CHECKED AKD

REVISED

SHEET TITLE
8TH STREET
ELECTRICAL
PLAN

SHEET

E23

ORIGINAL SHEET SIZE
24" x 36"

CCDC 8TH STREET BOLLARDS
PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN
CENTRAL DISTRICT

LEGEND

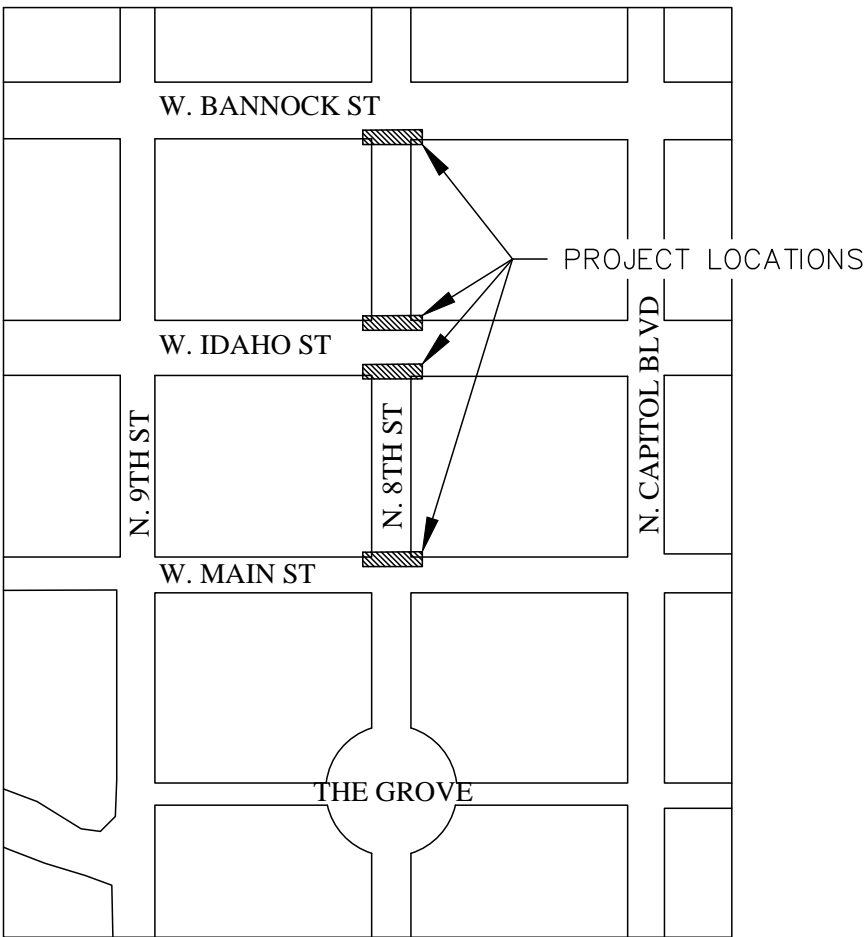
	BRASS/ALUMINUM CAP
	MAGNETIC NAIL
	DECIDUOUS TREE
	STORM DRAIN MANHOLE
	STORM DRAIN GRATE
	ELECTRICAL BOX
	SANITARY SEWER MANHOLE
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SIGN
	BOLLARD FOOTING
	TRASH CAN
	SIGNAL BOX
	PARKING METER
	FIBER OPTICS MANHOLE
	FIBER OPTICS BOX
	GEOTHERMAL MANHOLE
	PEDESTRIAN CROSSING/LIGHT POLE
	SIGNAL POLE
	PROPERTY LINE
	CENTER LINE
	FLOW LINE
	GRADE BREAK
	RAIL
	FIBER OPTICS LINE
	GAS LINE
	UNDERGROUND POWER
	SIGNAL LINE
	SANITARY SEWER LINE
	WATER LINE
	STORM DRAIN LINE
	GEOTHERMAL LINE
	SAW CUT LINE
	CONCRETE CURB
	CONCRETE ROAD

GENERAL NOTES

- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND REQUIRED INSPECTIONS FOR THIS PROJECT.
- SITE WORK OUTSIDE OF ADA COUNTY HIGHWAY DISTRICT RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC).
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON INFORMATION WE DEEM RELIABLE. HOWEVER, THE LOCATION AND CONFIGURATION IS NOT GUARANTEED. CONTRACTOR SHALL CALL DIGLINE 48 HOURS PRIOR TO CONSTRUCTION (342-1585).
- THE PROPERTY BOUNDARIES SHOWN ON THESE PLANS ARE BASED ON PREVIOUSLY RECORDED INFORMATION AND FIELD MEASUREMENTS. NO PROPERTY PINS HAVE BEEN SET AND NO RECORD OF SURVEY HAS BEEN FILED.
- CONTRACTOR SHALL RETAIN AND PROTECT EXISTING UTILITIES UNLESS OTHERWISE SHOWN. ANY UTILITIES DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ANY CHANGES FROM THESE PLANS SHALL BE APPROVED BY THE DESIGN ENGINEER.
- ALL CONSTRUCTION WITHIN ADA COUNTY HIGHWAY DISTRICT RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
- CONTRACTOR SHALL PROVIDE AND GAIN APPROVAL FOR TRAFFIC CONTROL PLANS WITH ADA COUNTY HIGHWAY DISTRICT.
- CONTRACTOR SHALL REPAIR ANY ASPHALT STRIPING OBLITERATED DURING CONSTRUCTION.
- REPLACE ANY EXISTING DAMAGED CURB, GUTTER AND SIDEWALK AND ANY THAT MAY BE DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. COORDINATE WITH ACHD INSPECTOR TO DETERMINE EXTENT OF REPAIR.
- ACTUAL FIELD CONDITIONS FOUND DURING THE WORK MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLANS. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6007.11.11 (HIGHWAY CUTS) OF THE ACHD POLICY MANUAL.
 - ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING REMOVAL OPERATIONS.
 - IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
 - CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
 - FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
 - ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
- ASPHALT REPAIR, AS NECESSARY, SHALL COMPLY WITH ISPC STANDARD DRAWINGS SD-301, SD-303, AND SD-806 AS APPLICABLE.
- CONTRACTOR SHALL CONTACT ACHD INSPECTION STAFF TO COORDINATE PLACEMENT OF PAVEMENT MARKINGS.
- CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO PLACING ASPHALT OR CONCRETE. REPORT ANY DISCREPANCIES TO THE ENGINEER FOR REDESIGN IF NECESSARY.
- COORDINATE COMPACTION TESTING FOR SIDEWALK/ASPHALT SUBGRADE AND BASE COURSE WITHIN RIGHT-OF-WAY WITH ACHD INSPECTOR.
- THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT: NONE.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%. THERE ARE NO "TOLERANCES" ALLOWED.
- IF CONTRACTOR ENCOUNTERS VAULTS, NOTIFY ACHD IMMEDIATELY. ANY VAULTS ENCOUNTERED WILL REQUIRE COORDINATION BETWEEN ACHD LEGAL STAFF, ACHD DESIGN REVIEW, CCDC AND PROPERTY OWNERS.
- COORDINATE DEMOLITION WITH ACHD PERSONNEL TO VERIFY LOCATION AND ROUTING OF SIGNAL CONDUIT. CONTRACTOR SHALL RETAIN AND PROTECT ALL TRAFFIC SIGNAL INFRASTRUCTURE.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DETAILS
3	DEMOLITION PLAN
4	CIVIL PLAN

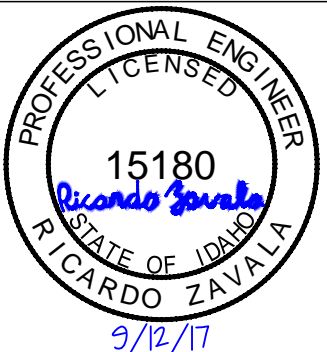
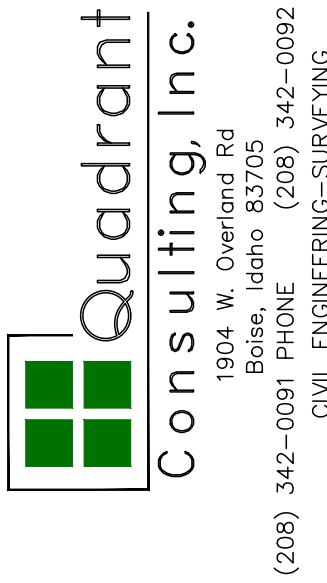


VICINITY MAP – CENTRAL DISTRICT
8TH ST. – BANNOCK ST. TO MAIN ST.

Plans Are Accepted For Public
Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: DATE: 9.14.17
ADA COUNTY HIGHWAY DISTRICT



RECEIVED
SEP 13 2017
CCDC 8TH STREET BOLLARDS
TITLE SHEET

BOISE
ACHD DEV SVCF
SCALE: NTS
PROJECT NO. 188-34

DESIGNED BY: RZ		CHECKED BY: RZ	
DRAWN BY: RZ		PLOT DATE: 9/14/17	
NO.	DATE	BY	REVISION
1			
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SHEET

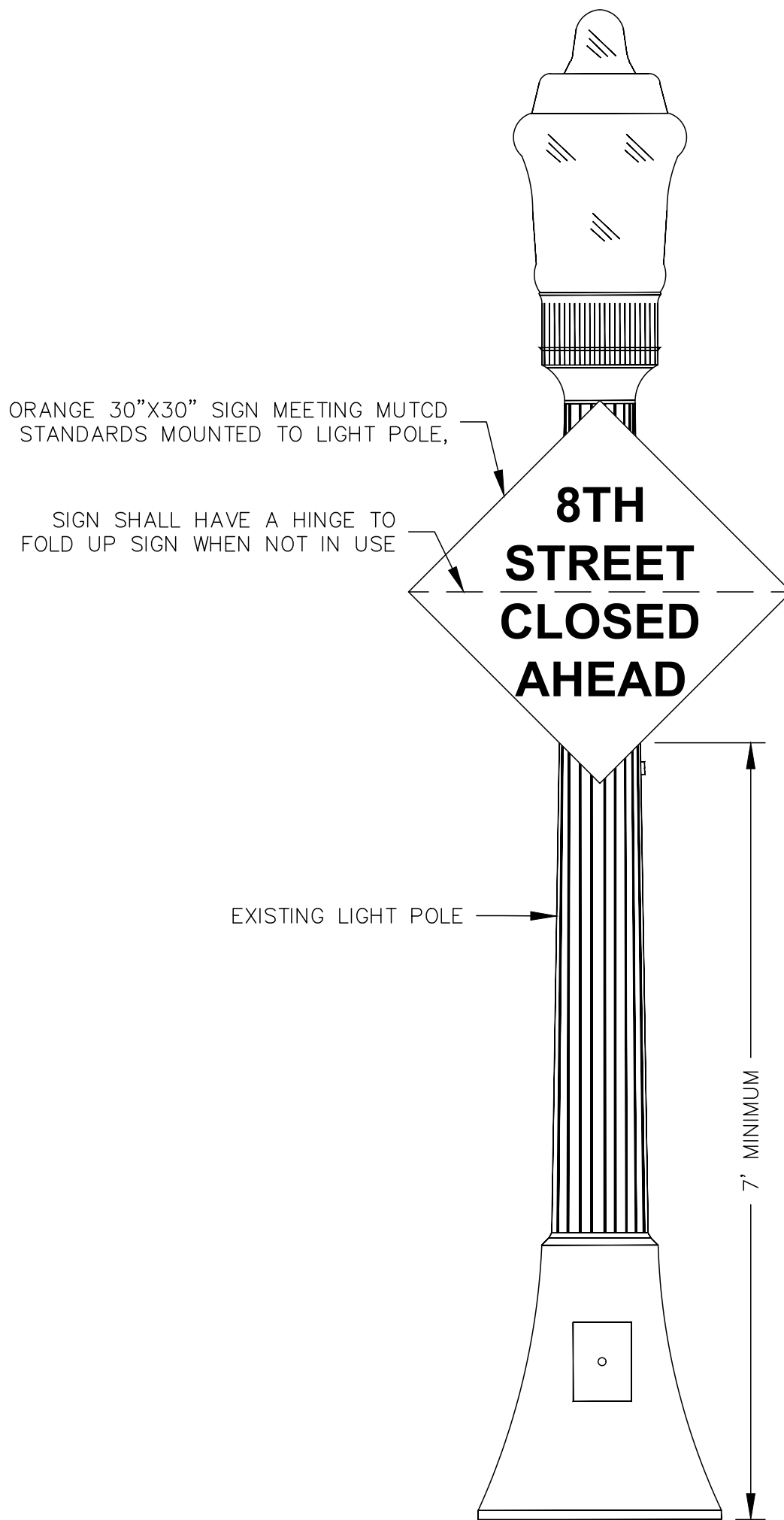
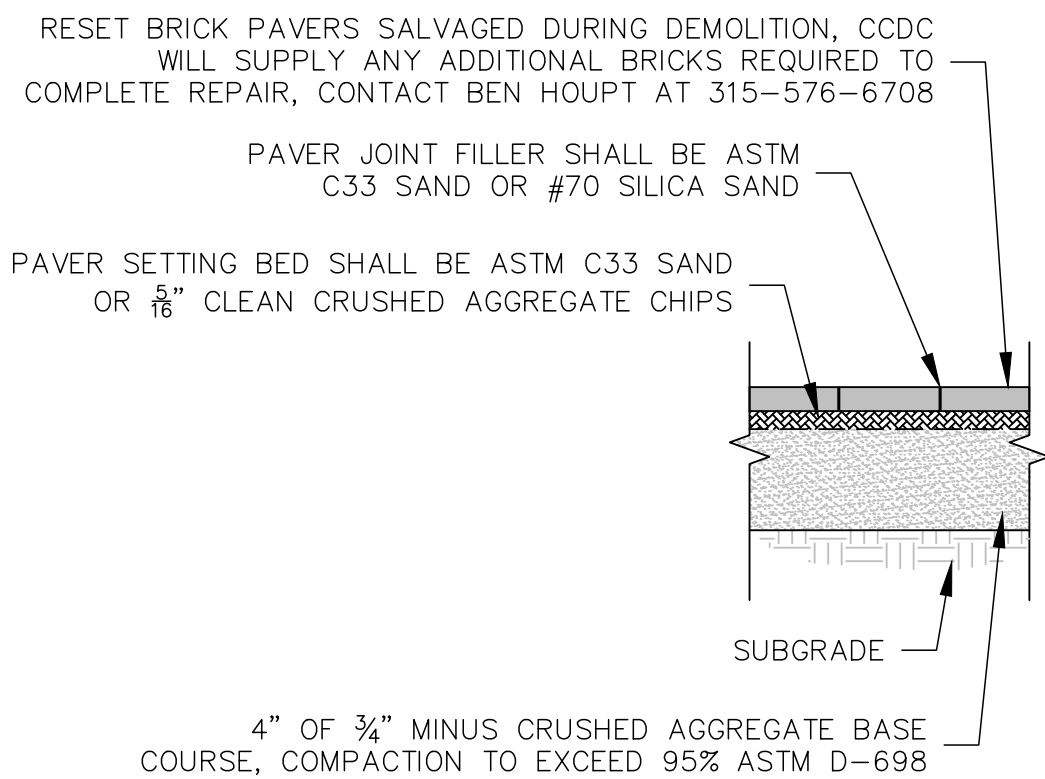
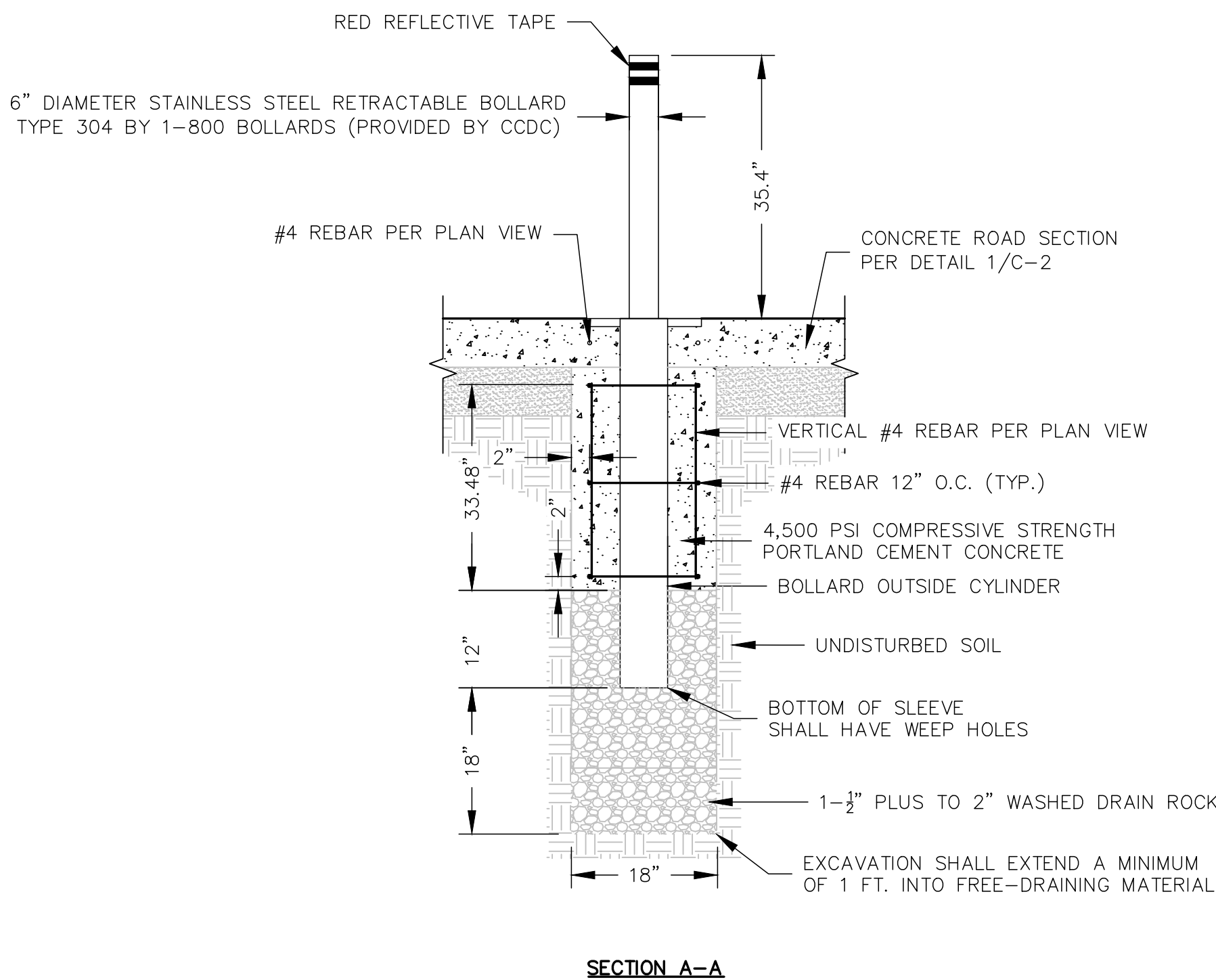
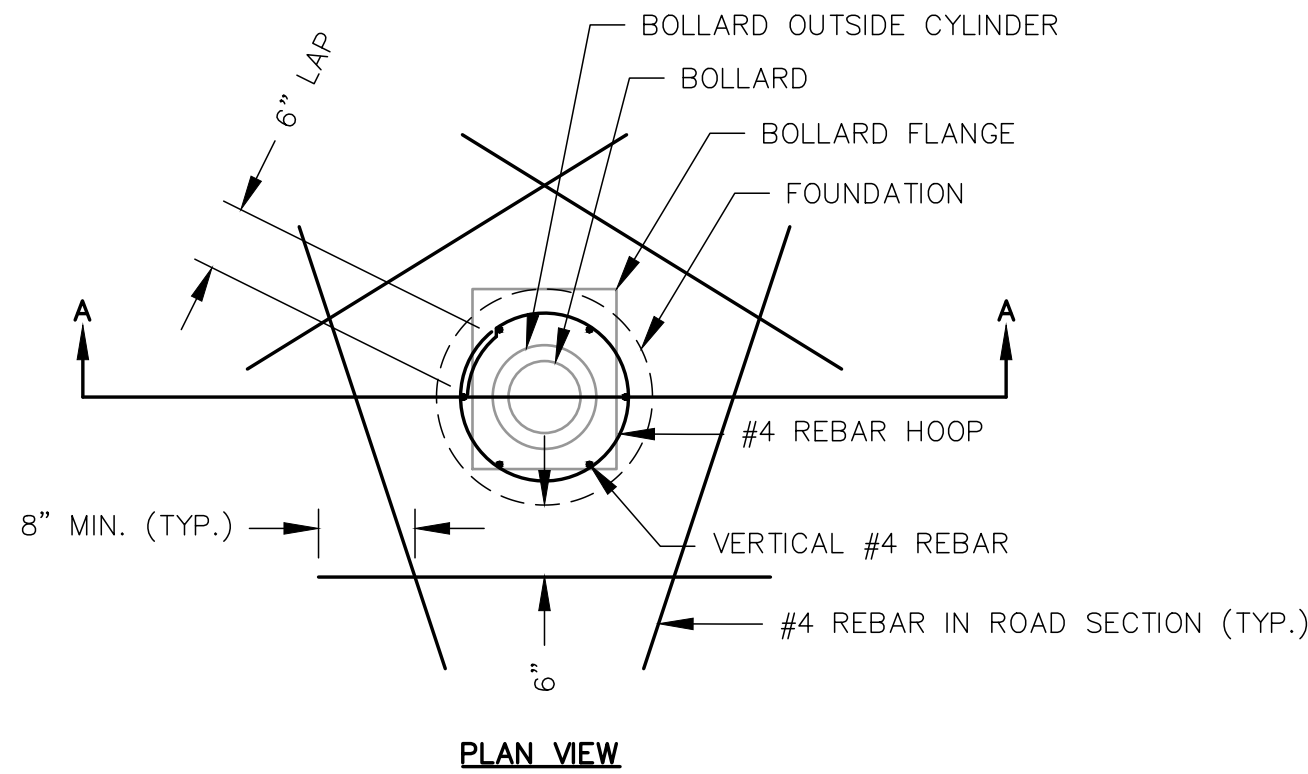
C-1



CONTRACTOR SHALL NOTIFY DIG LINE AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ON THIS PROJECT. CONTRACTOR IS ALSO RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES BEFORE DIGGING ADJACENT TO ANY EXISTING UTILITIES.

DIG LINE, INC.
3350 AMERICANA TERRACE, STE. 370
BOISE, ID 83708
FAX: 1-800-342-1586

USER: RICARDO - LOCATION: C:\PROJECTS\188-34 CCDC 8TH BOLLARDS\DWG\CCDC 8TH BOLLARD CIVIL DESIGN.DWG



- NOTES:**
- CONTROL JOINTS AND DOWELING PER ACHD SUPPLEMENT TO ISPCW SD-714.
 - JOINTS SHALL BE SEALED PER ACHD SUPPLEMENT TO ISPCW SD-714B (HOT APPLIED SEALANT WITH NO BACKER ROD).

- NOTES:**
- RETRACTABLE BOLLARD SHALL BE TRAFFIC RATED.
 - RAISING AND LOWERING BOLLARD SHALL REQUIRE A KEY.
 - WHEN BOLLARD IS IN THE LOWERED POSITION, IT SHALL BE FLUSH WITH SURROUNDING CONCRETE.
 - CONTRACTOR SHALL CONTACT ENGINEER (RICARDO ZAVALA) AT 208-602-1729 FOR VERIFICATION EXCAVATION EXTENDS A MINIMUM OF 1 FT. INTO FREE-DRAINING MATERIAL. FIVE WORKING DAYS NOTICE IS REQUIRED TO SCHEDULE ON-SITE INSPECTION.

- NOTES:**
- SIGN SHALL FACE ONCOMING TRAFFIC.
 - SIGN MOUNTING BRACKET SHALL MEET ACHD STANDARDS.
 - COORDINATE SIGN PLACEMENT LOCATION WITH ACHD TRAFFIC ENGINEERING.

1
C-2 8TH STREET CONCRETE SECTION
NTS

2
C-2 RETRACTABLE BOLLARD
NTS

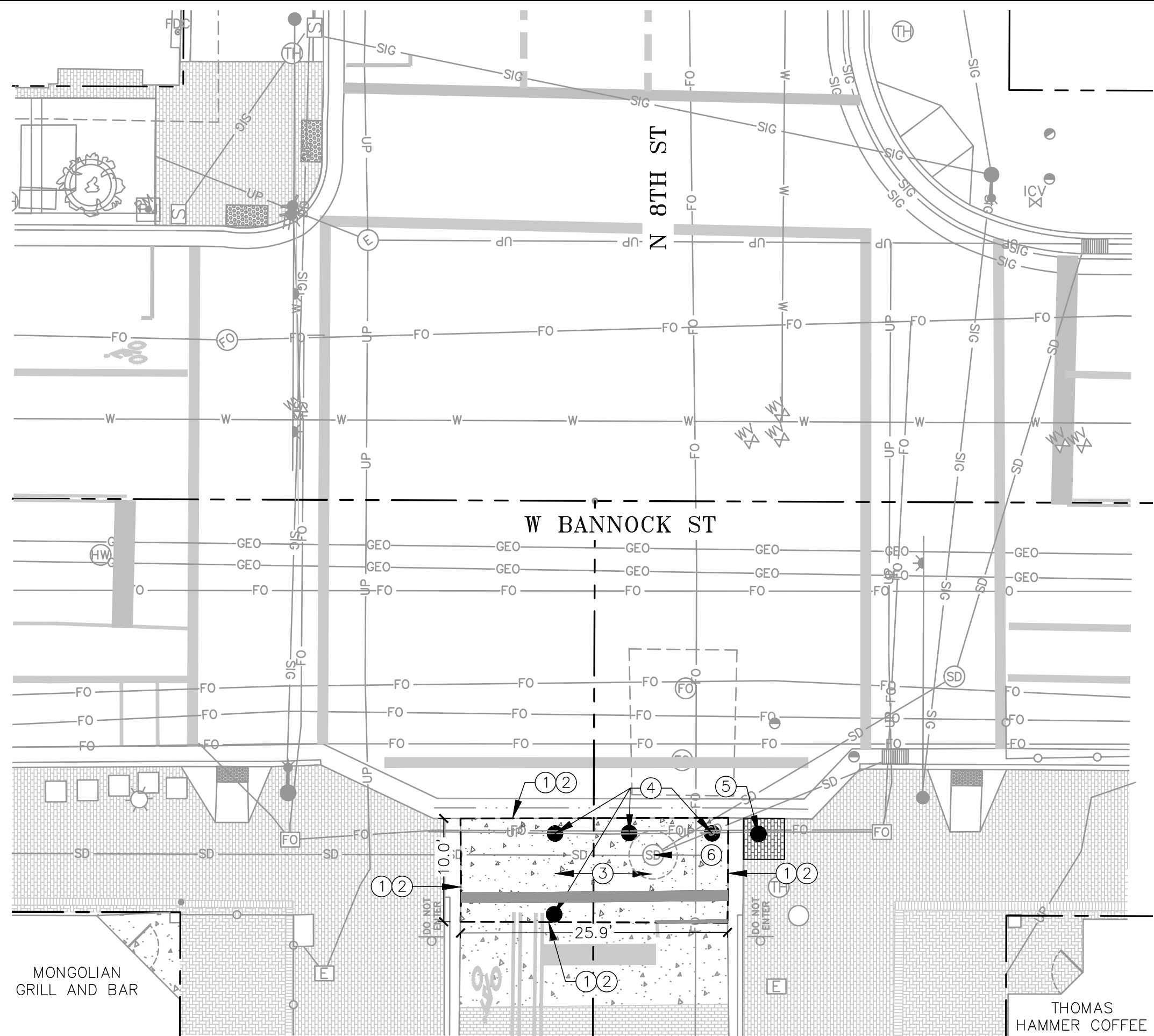
3
C-2 BRICK PAVER SECTION
NTS

4
C-2 ROAD CLOSED SIGN
NTS

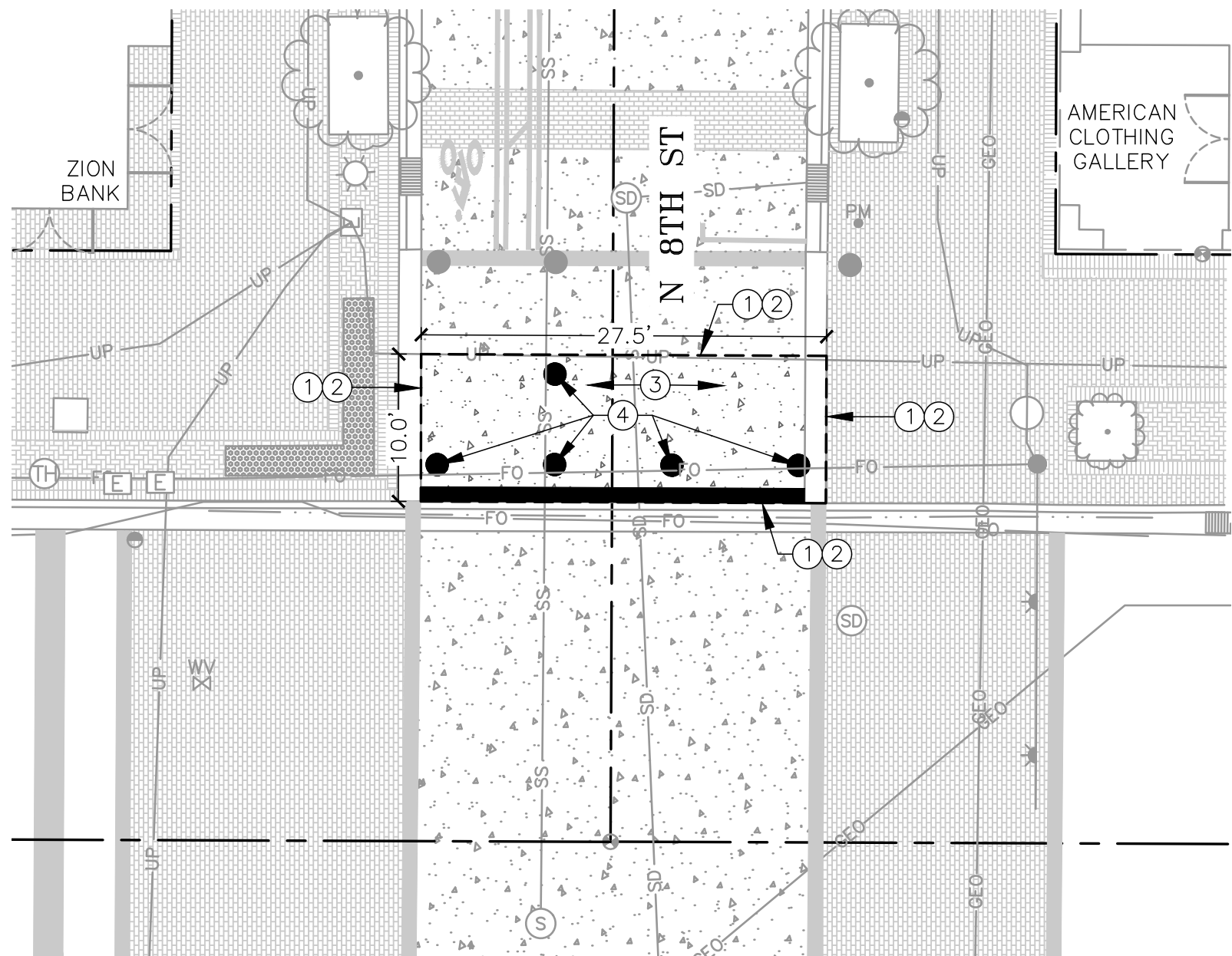
Plans Are Accepted For Public
Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

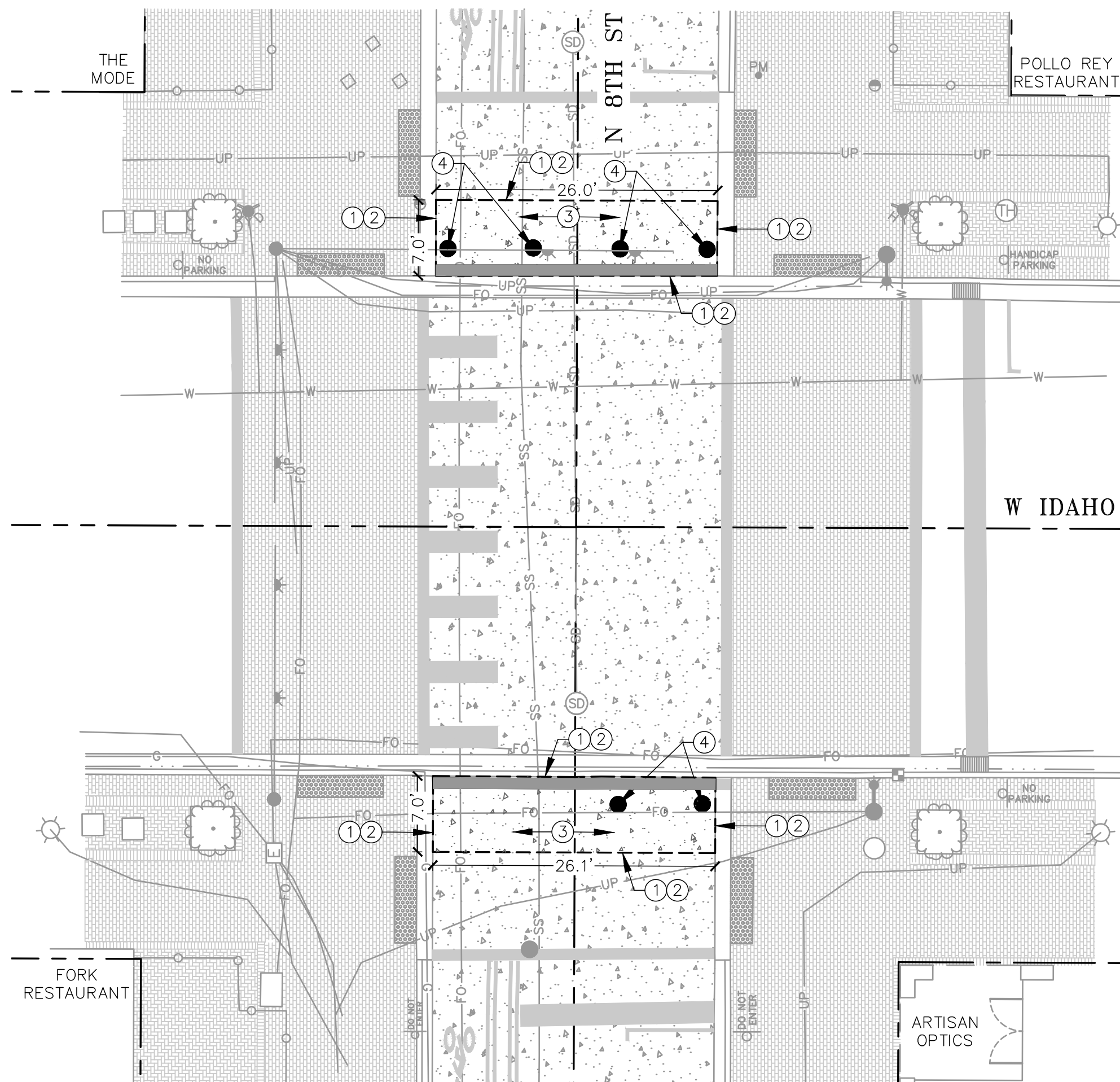
BY: *[Signature]* DATE: 9.14.17
IDA COUNTY HIGHWAY DISTRICT



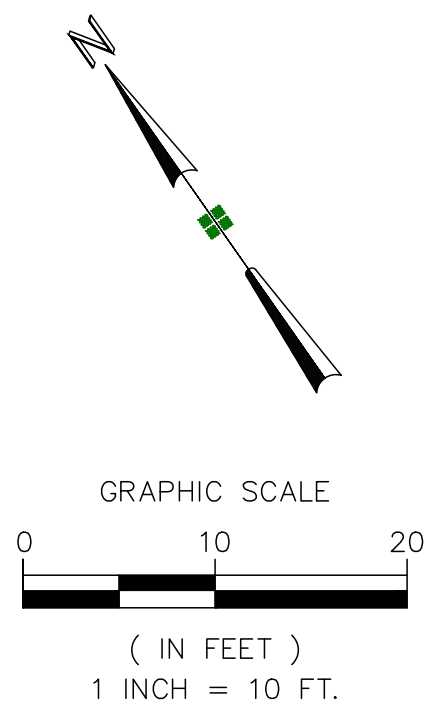
**N 8TH ST AND W BANNOCK ST
(SOUTH SIDE)**



**N 8TH ST AND W MAIN ST
(NORTH SIDE)**



**N 8TH ST AND W IDAHO ST
(NORTH AND SOUTH SIDE)**



KEYNOTES

- 1 LIMIT OF DISTURBANCE
- 2 SAW CUT EXISTING CONCRETE AS SHOWN
- 3 REMOVE EXISTING CONCRETE ROADWAY, DISPOSE OFF-SITE
- 4 REMOVE EXISTING BOLLARD FOOTING AND DISPOSE OFF-SITE, BACKFILL EXCAVATION WITH 6" MINUS PITRUN STRUCTURAL FILL COMPACTED TO EXCEED 95% ASTM D-698
- 5 REMOVE BRICK PAVERS AND SALVAGE FOR REINSTALLATION, REMOVE EXISTING BOLLARD FOOTING AND DISPOSE OFF-SITE AND BACKFILL EXCAVATION WITH 6" MINUS PITRUN STRUCTURAL FILL COMPACTED TO EXCEED 95% ASTM D-698
- 6 RETAIN AND PROTECT EXISTING STORM DRAIN MANHOLE



Quadrant Consulting, Inc.
1904 W. Overland Rd
Boise, Idaho 83705
(208) 342-0091 PHONE (208) 342-0092 FAX
CIVIL ENGINEERING-SURVEYING



PROFESSIONAL ENGINEER
LICENSED
15180
Ricardo Zavala
STATE OF IDAHO
9/12/17

CCDC 8TH STREET BOLLARDS
DEMOLITION PLAN

BOISE

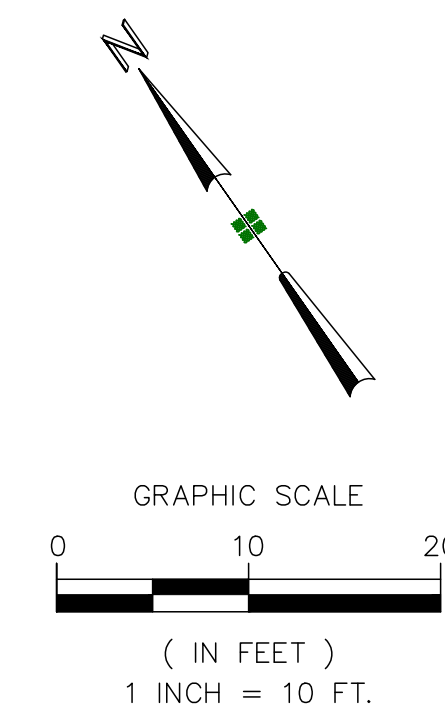
SCALE: 1"=10'

PROJECT NO. 188-34

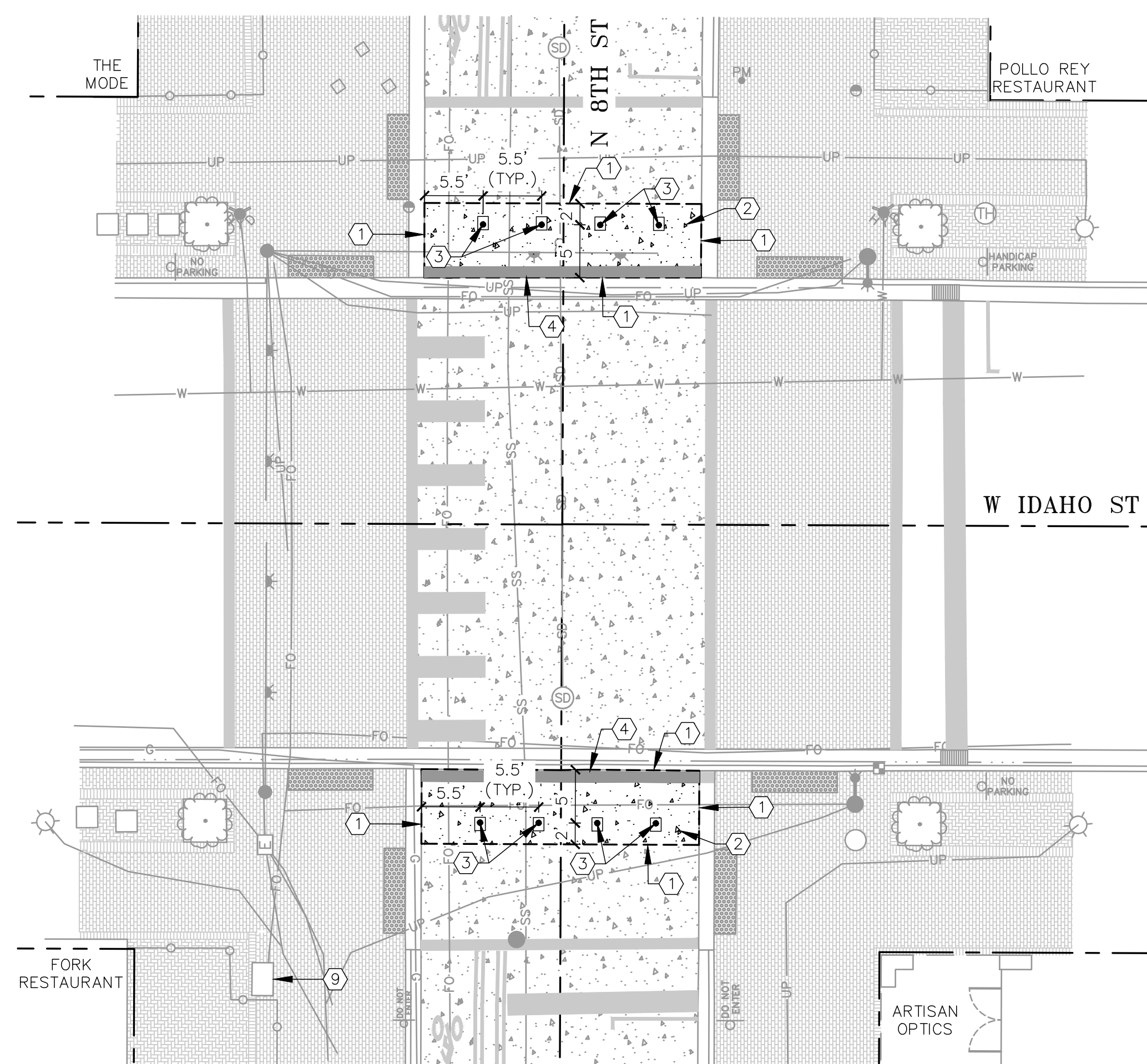
DESIGNED BY: RZ
DRAWN BY: RZ
CHECKED BY: RZ
PLOT DATE: 9/14/17

NO.	DATE	BY	REVISION
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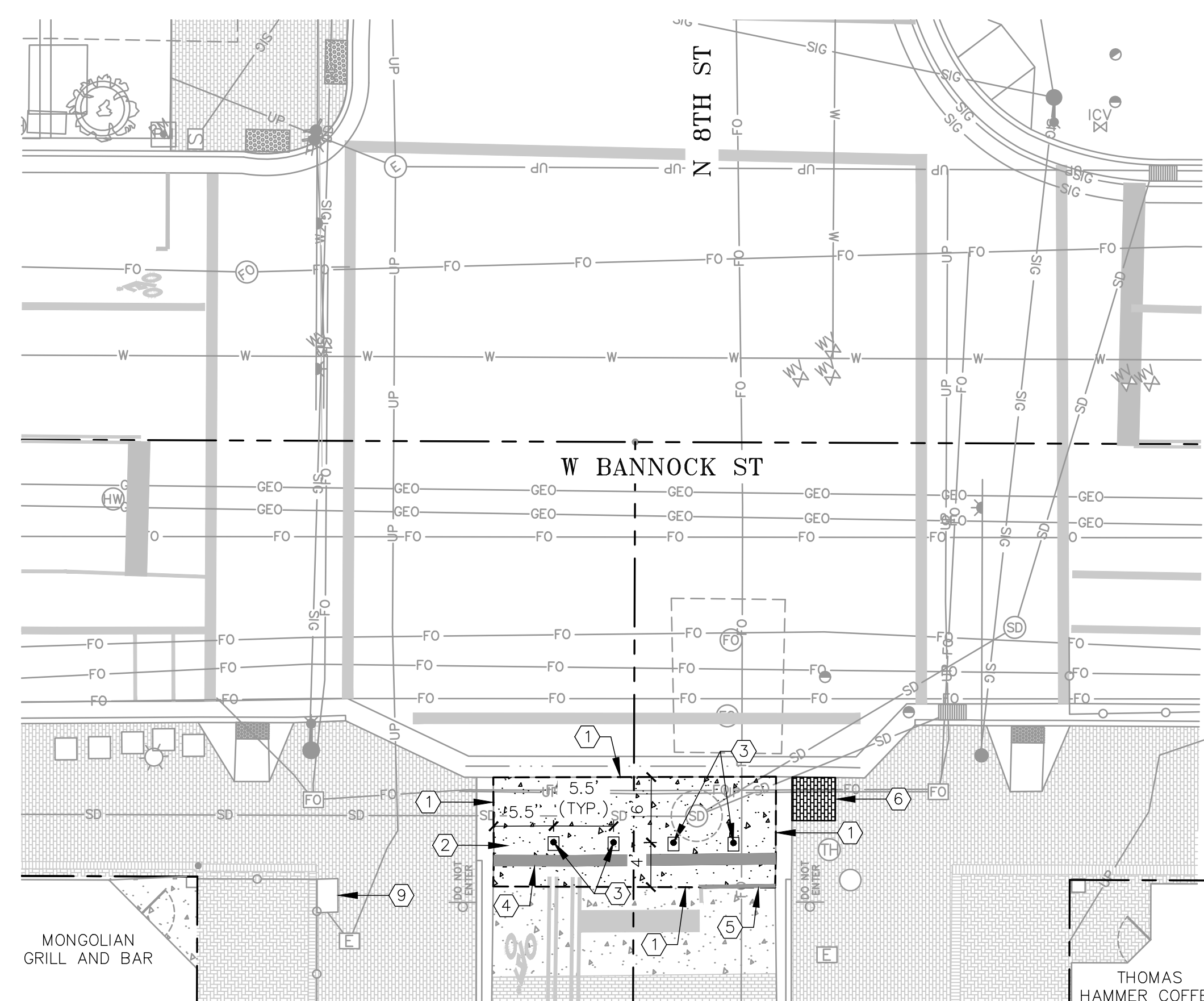
SHEET
C-3



N 8TH ST AND W MAIN ST
(NORTH SIDE)



N 8TH ST AND W IDAHO ST
(NORTH AND SOUTH SIDE)



N 8TH ST AND W BANNOCK ST
(SOUTH SIDE)

KEYNOTES

- ① MATCH EXISTING/WORK LIMITS
- ② CONCRETE ROAD SECTION PER DETAIL 1/C-2, SAW CUT CONTROL JOINT AT CENTERLINE OF STREET (ALIGN JOINT WITH EXISTING CENTERLINE JOINT)
- ③ RETRACTABLE BOLLARD PER DETAIL 2/C-2
- ④ 12"-WIDE WHITE THERMOPLASTIC STRIPING PER ACHD STANDARDS
- ⑤ 4"-WIDE WHITE PARKING STRIPING
- ⑥ BRICK PAVEMENT REPAIR PER DETAIL 3/C-2
- ⑦ "8TH STREET CLOSED AHEAD" SIGN, INSTALL NEW SIGN PER DETAIL 4/C-2
- ⑧ "8TH STREET CLOSED AHEAD" SIGN, INSTALL NEW SIGN PER DETAIL 4/C-2, REMOVE EXISTING SIGN AND RELOCATE TO ADJACENT LIGHT POLE
- ⑨ 1662 RESIDENTIAL KNOX BOXES (WWW.KNOXBOX.COM), SURFACE MOUNT, ALUMINUM COLOR, WITH TAMPER SWITCH. TO BE ORDERED AND INSTALLED TO HOLD THE EMERGENCY KEY FOR THE RETRACTABLE BOLLARDS. INSTALLATION TO BE AT THE BOTTOM OF SIGNAL CONTROLLER CABINET. COORDINATED PLACEMENT AND INSTALLATION WITH ACHD - BRAIN CRISPIN (208) 387-6287 AND BOISE FIRE DEPARTMENT - TOM GAINOR (208) 570-6579.

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY: [Signature] DATE: 9.14.17
ADA COUNTY HIGHWAY DISTRICT



AGENDA BILL

Agenda Subject: Resolution 1527		Date: 2/12/2018
Approval of a Type 4 Public Private Participation Agreement for reimbursement of ROW improvements including streets, streetscapes and utilities for Adare Manor, 2403 W. Fairview Avenue within the 30 th Street URD.		
Staff Contact: Shellan Rodriguez	Attachments: 1) Resolution No. 1527 2) Type 4 Public Private Participation Agreement	
Action Requested: Adopt Resolution No. 1527 approving and authorizing the execution of the Type 4 Public Private Participation Agreement.		

Background:

The Adare Manor development team is comprised of Northwest Integrity Housing Co., Thomas Development Company, and Pacific West Communities, Inc. The team submitted a proposal to the City of Boise in the fall of 2015 to develop a city owned parcel with multi-family affordable housing on it. The City intends to lease the ground to the developer/ owner for 40 years; the site includes the Urban Ascent Climbing Gym. The development team along with its public partners including the City of Boise and the Idaho Housing and Finance Agency have been working diligently to make this project feasible as construction costs continue to increase and the tax credit market responds to recent tax reform. The developer has revised the development program and the partners have revised their commitments to bring this project to fruition.

The site is located in the 30th Street Urban Renewal Area on Fairview Avenue between 24th and 25th Streets and the connector to the south. The mixed-use project includes retail and/or restaurant space along Fairview and 25th Street and 134 units of rental housing. One hundred twenty one units are to be rented to households whose income does not exceed 60% AMI (about \$38,580 for a family of four) and thirteen market rate units.

Construction is scheduled to begin this spring and is planned to be complete by late 2019. Construction drawings are well into review with the City of Boise's Building Department.

The site includes onsite parking, a public pathway connecting 24th and 25th streets, a fitness room, library area, community lounges, and quiet meeting or study spaces as well as common outdoor spaces with playgrounds, barbeque area, and a dog run. The public improvements eligible for CCDC participation include streetscapes, street improvements, utility line undergrounding, and sewer line relocation, totaling approximately \$940,000.

In November 2017 CCDC Commissioners unanimously approved a Type 2 Participation Agreement to reimburse the developer for public improvements based on the following variables: the increment the District receives from the completed project, the project's score on the Type 2 Scorecard which considers urban design and uses and eligible public improvement costs. The project initially scored in the top tier enabling it to receive up to 80% of the actual tax increment received over a four year period as a reimbursement for eligible public expenses. This is estimated at \$120,000/ year totaling \$480,000 over four years.

In early January the developer met with CCDC staff, City Housing and Community Development Team, City Planning and Development Director and staff, City Attorney, and staff from Idaho Housing and Finance and described the challenges the project was undergoing from a feasibility perspective for two main reasons a) escalating construction costs and b) federal tax reform has decreased the appetite for federal tax credits which is the primary equity source for the project. Additional funds from IHFA and the City of Boise have been committed. Additionally the developer requested CCDC consider additional commitment of funds using a Type 4 Agreement as well.

Project Summary and Timeline:

- 3.14 acres
- 134 residential apartments, 1,2,3 – bedroom (increased by 4 units since Fall 2017)
- Common Area Space: 24,612 SF
- Restaurant/Retail Space: 2,102 SF (decreased by 3,800 SF since Fall 2017)
- Parking Spaces: 145 (off street/ surface)
- Bike Parking: 173
- Total Development Costs - \$27 million
- November 2016 – Design Review Approval
- **November 2017- CCDC Approved approx. \$480,000 in public improvements - Type 2 Participation Agreement**
- March 2018 – Construction Begins
- September 2019 – Construction Completion
- December 2019 – Lease up complete, fully occupied

Fiscal Notes:

The current total project development cost is approximately \$27,000,000 which includes demolition of the existing building and required reserves. Because the development will be assessed as an income restricted property the actual assessment is difficult to estimate. After working with the County Assessor's office, CCDC staff estimates that the project should

generate approximately \$1.5 and 1.7 million over the 15 years remaining in the 30th Street District (2020-2033).

Current estimates anticipate the project will have an additional \$250,000 of additional eligible costs and the 30th Street Urban Renewal District will have those funds available for Reimbursement at the estimated time of project completion. Additionally, up to approximately \$480,000 will be reimbursed for estimated eligible public improvement costs.

The Type 4 improvements will not overlap with Type 2 improvements. The public improvements included as part of the Adare Manor Project are.

- Streetscapes: \$192,386
- Street improvements: \$319,734
- Overhead Power Line Undergrounding with Idaho Power on 24th: \$278,402
- Sewer Line Relocation in public ROW: \$94,318
- Contingency: \$58,475

Total: \$943,315

Staff Recommendation:

Approve and authorize staff to execute the Type 4 Public Private Participation Agreement for the Adare Manor development.

Suggested Motion:

I move to adopt Resolution No. 1527 authorizing the execution of the Type 4 Public Private Participation Agreement with Northwest Integrity Housing Co.

RESOLUTION NO. 1527

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, APPROVING THE TYPE 4 PARTICIPATION AGREEMENT BETWEEN THE AGENCY AND NORTHWEST INTEGRITY HOUSING CO., AN IDAHO NONPROFIT CORPORATION AUTHORIZING THE CHAIRMAN, VICE-CHAIRMAN, OR EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT AND ANY NECESSARY DOCUMENTS, SUBJECT TO CERTAIN CONTINGENCIES; AUTHORIZING ANY TECHNICAL CORRECTIONS TO THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION is made on the date hereinafter set forth by the Urban Renewal Agency of Boise City, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, a duly created and functioning urban renewal agency for Boise City, Idaho (hereinafter referred to as the "Agency");

WHEREAS, the Agency, a public body, corporate and politic, is an urban renewal agency created by and existing under the authority of and pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Development Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented for the purpose of financing the undertaking of any urban renewal project (collectively the "Act");

WHEREAS, the City of Boise City, Idaho ("City"), after notice duly published, conducted a public hearing on the 30th Street Area Urban Renewal Plan (the "30th Street Plan");

WHEREAS, following said public hearing, the City adopted its Ordinance No. 6868 on December 4, 2012, approving the 30th Street Plan and making certain findings;

WHEREAS, Northwest Integrity Housing Co., an Idaho nonprofit corporation, ("Northwest Integrity Housing Co."), is a managing member of Adare Manor, LLC, an Idaho limited liability company that controls the development rights via lease on certain real property (the "Site") located in the 30th Street Urban Renewal District ("30th Street District"), as created by the 30th Street Plan;

WHEREAS, the Agency has in place a Participation Program which includes Type-4 Assistance Program under which the Agency reimburses developers for construction of public improvements;

WHEREAS, the Agency has determined that it is in the public interest to enter into a Type-4 Participation Program Agreement ("Agreement") with Northwest Integrity Housing Co.,

Agency will reimburse Northwest Integrity Housing Co., for constructing public improvements as specified in the Agreement;

WHEREAS, attached hereto as Attachment 1, and incorporated herein as if set forth in full, is the Agreement with Northwest Integrity Housing Co.;

WHEREAS, the Agency deems it appropriate to approve the Agreement; and

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Chairman, Vice-Chairman or Executive Director to execute the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF BOISE CITY, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, which is attached hereto as Attachment 1 and incorporated herein by reference, is hereby approved.

Section 3: That the Chairman, Vice-Chairman, or Executive Director of the Agency are hereby authorized to sign and enter into the Agreement and to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Agency staff and the Agency legal counsel that all conditions precedent to such actions have been met; and further, any necessary technical changes to the Agreement or other documents are acceptable, upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the February 12, 2018, Agency Board meeting; the Agency is further authorized to appropriate any and all funds contemplated by the Agreement and to perform any and all other duties required pursuant to said Agreement.

Section 4: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED by the Urban Renewal Agency of Boise City, Idaho, on February 12, 2018. Signed by the Chairman of the Board of Commissioners, and attested by the Secretary to the Board of Commissioners, on February 12, 2018. APPROVED:

By _____
Chair

ATTEST:

By _____
Secretary

TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

BY AND BETWEEN

THE CAPITAL CITY DEVELOPMENT CORPORATION

AND

Northwest Integrity Housing Co., an Idaho nonprofit corporation

ADARE MANOR PROJECT

TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT

THIS TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT ("Agreement") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, a public body, corporate and politic, of the State of Idaho ("Agency") and Northwest Integrity Housing Co., an Idaho nonprofit corporation ("Participant"). Agency and Participant may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

Agency is an urban renewal agency created by and existing pursuant to the Idaho Urban Renewal Law of 1965, being Idaho Code, Title 50, Chapter 20, and the Local Economic Project Act, being Idaho Code, Title 50, Chapter 29, as amended and supplemented (collectively the "Act").

Participant is a managing member of Adare Manor, LLC, an Idaho limited liability company. Adare leases certain real property located in downtown Boise, Idaho, which is more accurately described and depicted on attached Exhibit A (the "Project Site") from the City of Boise ("City"), which is more accurately depicted on attached **Exhibit A**. Adare plans to develop and construct on the Site a mixed use and mixed income residential building consisting of approximately 134 rental apartments, indoor and outdoor community amenities (playgrounds, barbeque area, dog run) and 2,100 s.f. of restaurant/retail (collectively, the "Project").

As part of the Project, Participant intends to construct certain utility infrastructure improvements in the public right-of way adjacent to the Project Site (the "Utility Infrastructure Improvement"). The Utility Infrastructure Improvement is more accurately depicted on attached **Exhibit B**.

The Project and the Utility Infrastructure Improvements are located in the 30th Street Area Urban Renewal District ("30th District"), as defined by the 30th Street Plan (the "Plan"). The Project will contribute to enhancing and revitalizing the 30th District and will generate revenue allocation proceeds to Agency.

The Agency Board of Commissioners and the Boise City Council have adopted the Downtown Boise Streetscape Standards – 2007 ("Streetscape Standards") and the Downtown Boise Elements of Continuity – 2007 ("Furnishings Standards") to govern how sidewalk improvements are designed and installed in the Central, River Myrtle-Old Boise, Westside Downtown, and 30th urban renewal districts. The Streetscape Standards allow for variations due to local conditions when applying streetscape standards and for custom designs on designated special streets and to some extent on parkways. The Furnishing Standards allow for alternates to products listed with approval by Agency. The Streetscape and Furnishing Standards may be subsequently amended by the Agency Board of Commissioners and the Boise City Council.

Agency has been asked to assist with the Project consistent with Agency's Participation Program (the "Participation Program") adopted by Agency and as subsequently amended or updated. Under the provisions of the Plan and the Participation Program, Agency may participate in the funding of certain improvements.

Agency and Participant have negotiated the terms and conditions of Agency's participation in the Project.

As a result of the proposed participation by Agency, the Project will be enhanced and economically viable.

Agency deems it appropriate to reimburse Participant for certain eligible public improvements as detailed in this Agreement to achieve the objectives set forth in the Plan and in accordance with Agency's Participation Program.

Adare and Agency previously entered into a Type 2 General Assistance Participation Agreement (the "Type 2 Agreement") with an effective date of December 11, 2017. Any amounts reimbursed to Participant under the Type 2 Agreement are not eligible for reimbursement pursuant to this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals, which are incorporated into this Agreement; the mutual covenants contained herein; and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Effective Date. The effective date ("Effective Date") of this Agreement shall be the date when this Agreement has been signed by the Participant and Agency (last date signed) and shall continue until: (1) the completion of all obligations of each Party; or July 1, 2019, whichever comes first. Provided, if Participant has not completed construction of the Project and the Utility Infrastructure Improvement by July 1, 2019, Agency may, in its sole discretion, deem Participant to be in default and, subject to Section 10 below, terminate this Agreement without penalty. An additional one hundred eighty (180) day extension may be granted upon written approval by Agency.

2. Construction of the Utility Infrastructure Improvement. Participant agrees to construct the Utility Infrastructure Improvement consistent with the following:

- a. The Utility Infrastructure Improvement shall be constructed in accordance with the overall City infrastructure plans, policies, and design standards and with the applicable portions of the Downtown Boise Streetscape Standards. The Downtown Boise Streetscape Standards and Downtown Boise Elements of Continuity have been

adopted as part of the Plan; or as subsequently amended by Agency Board of Commissioners and the Boise City Council.

- b. Participant shall schedule final construction inspection and meeting with Agency to ensure that the Utility Infrastructure Improvement is constructed pursuant to this Agreement.

The Parties agree that the Utility Infrastructure Improvement is depicted on **Exhibit B**, with cost details described on **Exhibit C** (the “Estimated Costs”). Any other public improvements that are constructed by the Participant as part of the Participant’s Project are not eligible for reimbursement pursuant to this Agreement. Any public improvements, to the extent funded by any other public entity, state or federal, are not eligible for reimbursement pursuant to this Agreement. Additionally, Agency’s reimbursement obligation is limited to the amount set forth in Section 6 of this Agreement.

3. Initial Construction Funding. Participant shall pay for all of the costs of construction for the Utility Infrastructure Improvement. Agency and Participant acknowledge that the Estimated Costs attached as **Exhibit C** is an estimate by Owner’s general contractor and that actual total costs, as well as each line item of cost, may be more or less than is shown on **Exhibit C**. **Participant acknowledges Agency will not reimburse Participant for an amount greater than the Estimated Costs, even if the actual cost is greater than the Estimated Cost.**

4. Review of Construction Plans. Upon Agency’s request, Agency shall have the right and the opportunity to review Participant’s construction plans, budgets, and bids for the Eligible Streetscape and Infrastructure Costs (collectively the “Public Improvement Construction Documents”). Participant will utilize commercially reasonable contracting, budgeting and bidding practices to ensure that the Utility Infrastructure Improvement is constructed consistent with the Public Improvement Construction Documents and are undertaken in a reasonable manner. For purposes of this Section 4, Participant shall be presumed to have utilized commercially reasonable contracting, budgeting and bidding practices if its general contractor solicits or solicited competitive bids for the Agency Funded Public Improvements and such work is not performed by an affiliate or subsidiary of Participant.

5. Notification of Completion; Inspection. Upon completion of construction, Participant shall notify Agency in writing and request a final construction inspection and a meeting with Agency to determine if the Utility Infrastructure Improvement meets the requirements of this Agreement. Agency shall provide Participant with written confirmation that the Utility Infrastructure Improvement has been completed in compliance with this Agreement.

6. Dedication of Public Improvements. Upon completion of the construction of the Public Improvements on the Site and City’s acceptance of such

improvements (as applicable), Participant will dedicate all public infrastructure and utility infrastructure constructed to City.

7. Determining Actual Eligible Costs. Upon City's acceptance of the improvements and the dedication of any utility infrastructure improvements and other public improvements to City, Participant shall submit invoices or receipts for work performed as part of the Utility Infrastructure Improvement (the "Cost Documentation") within thirty (30) days of completion of the Utility Infrastructure Improvement. Cost Documentation shall include the following:

- a. Schedule of values that includes line items for the Utility Infrastructure Improvement improvements approved by Agency for reimbursement so they are identifiable separate from other line items ("Schedule of Values").
- b. Invoices from Participant's general contractor, subcontractor(s) and material suppliers for each type of eligible cost item (e.g. concrete, pavers, benches, historic street lights). Invoices shall specify quantities and unit costs of installed materials, and a percentage estimate of how much installed material was used for the Utility Infrastructure Improvement in comparison to the amount used for the remainder of Participant's project ("Invoices").
- c. Explanation of any significant deviation between the initial cost estimates in **Exhibit C** and the actual costs in the Cost Documentation.

Agency shall have the right to review the Cost Documentation and to obtain independent verification that the quantities of work claimed, the unit costs and the total costs for eligible costs are commercially reasonable and consistent with the cost estimates provided by Participant to Agency prior to construction. In the event Participant fails to timely deliver the Cost Documentation, Agency may, in its discretion, elect to terminate its payment obligations under this Agreement by providing Participant with written notice of such default. Participant shall have thirty (30) days from such written notice to cure the default. In the event Participant fails to cure such a default, Agency's payment obligations under this Agreement may be terminated in Agency's sole discretion.

Within fifteen (15) days of Agency's receipt of the Cost Documentation, Agency will notify Participant in writing of Agency's acceptance or rejection of the Cost Documentation and Agency's determination of the "**Actual Eligible Costs**" to be reimbursed. Agency shall, in its discretion, determine the Actual Eligible Costs following its review of the Cost Documentation, verification of the commercial reasonableness of the costs and expenses contained in such Cost Documentation, and comparison of the amounts in the Cost Documentation to the amounts in the Schedule of Eligible Streetscape and Infrastructure Costs. **In no event will the Actual Eligible Costs exceed the amount set forth on the Schedule of Eligible Streetscape and Infrastructure Costs. Participant acknowledges Agency will not reimburse**

Participant for an amount greater than the Estimated Costs, even if the Actual Eligible Costs are greater than the Estimated Costs.

If Participant disagrees with Agency's calculation of the Actual Eligible Costs, Participant must respond to Agency in writing within three (3) days explaining why Participant believes Agency's calculation was in error and providing any evidence to support any such contentions Participant wants Agency to consider. Agency shall respond to Participant within three (3) days with a revised amount for the Actual Eligible Costs or notifying Participant Agency will not revise the initial amount calculated. At that point, the determination of the Actual Eligible Costs will be final.

Any public improvements for the Project or related to the Project to the extent funded by any other public entity, state or federal are not eligible for reimbursement pursuant to this Agreement.

Any improvements for the Project or related to the Project to the extent funded by or otherwise paid for or donated by Idaho Power are not eligible for reimbursement pursuant to this Agreement.

Agency's determination of the Actual Eligible Costs is within its sole discretion.

8. Conditions Precedent to Agency's Payment Obligation. Agency agrees to reimburse Participant in the amount as determined in compliance with Paragraphs 6 and 7. no later than forty-five (45) days after completion of all of the following:

- a. City issues a Certificate of Occupancy or Temporary Certificate of Occupancy for the Project Site.
- b. Agency provides written confirmation to Participant that the Utility Infrastructure Improvement has been completed in compliance with this Agreement.

Failure to comply with all Agreement provisions shall be a basis for termination of Agency's reimbursement obligation.

9. Subordination of Reimbursement Obligations. The Parties agree this Agreement does not provide Participant with a security interest in any Agency revenues for the 30th Street District or any other urban renewal plan area, including but not limited to revenue from any "Revenue Allocation Area" (as defined in Title 50, Chapter 29 of the Idaho Code) or any revenue from Agency's parking garages. Notwithstanding anything to the contrary in this Agreement, the obligation of Agency to make the payments as specified in this Agreement shall be subordinate to all Agency obligations previously entered into which have committed available Agency revenues for all Districts and may be subject to consent and approval by Agency Lenders.

10. Default. Neither Party shall be deemed to be in default of this Agreement except upon the expiration of forty-five (45) days (ten [10] days in the event of failure to pay money) from receipt of written notice from the other Party specifying the particulars in which such Party has failed to perform its obligations under this Agreement unless such Party, prior to expiration of said 45-day period (ten-days in the event of failure to pay money), has rectified the particulars specified in said notice of default. In the event of a default, the non-defaulting Party may do the following:

- a. The non-defaulting Party may terminate this Agreement upon written notice to the defaulting Party and recover from the defaulting Party all direct damages incurred by the non-defaulting Party.
- b. The non-defaulting Party may seek specific performance of those elements of this Agreement which can be specifically performed, in addition, recover all damages incurred by the non-defaulting Party. The Parties declare it to be their intent that elements of this Agreement requiring certain actions be taken for which there are not adequate legal remedies may be specifically enforced.
- c. The non-defaulting Party may perform or pay any obligation or encumbrance necessary to cure the default and offset the cost thereof from monies otherwise due the defaulting Party or recover said monies from the defaulting Party.
- d. The non-defaulting Party may pursue all other remedies available at law, it being the intent of the Parties that remedies be cumulative and liberally enforced so as to adequately and completely compensate the non-defaulting Party.
- e. In the event Participant defaults under this Agreement, Agency (the non-defaulting Party) shall have the right to suspend or terminate its payment under this Agreement, as more specifically defined in this Agreement, for so long as the default continues and if not cured, Agency's obligation for payment may be deemed extinguished by Agency in its discretion. In addition, if Agency funds shall have been paid, Participant shall reimburse Agency for any such funds Participant received.

11. Captions and Headings. The captions and headings in this Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

12. No Joint Venture or Partnership. Agency and Participant agree that nothing contained in this Agreement or in any document executed in connection with this Agreement shall be construed as making Agency and Participant a joint venture or partners.

13. Successors and Assignment. This Agreement is not assignable except that the Participant may assign Participant's rights or obligations under this Agreement to a third party only with the written approval of Agency, which approval may be granted or denied in Agency's sole discretion.

14. Notices and Receipt. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States mail, or by United States express mail or other established express delivery service (such as Federal Express), postage or delivery charge prepaid, return receipt requested, addressed to the appropriate Party at the address set forth below:

If to Participant: Adare Manor LLC
 413 W Idaho St., Suite 200
 Boise, Idaho 83702

If to Agency: John Brunelle, Executive Director
 Capital City Development Corporation
 121 N. 9th Street, Suite 501
 Boise, Idaho 83701

The person and address to which notices are to be given may be changed at any time by any Party upon written notice to the other Party. All notices given pursuant to this Agreement shall be deemed given upon receipt. For the purpose of this Agreement, the term "receipt" shall mean the earlier of any of the following:

- (i) date of delivery of the notice or other document to the address specified above as shown on the return receipt;
- (ii) date of actual receipt of the notice or other document by the person or entity specified above; or
- (iii) in the case of refusal to accept delivery or inability to deliver the notice or other document, the earlier of:
 - (a) date of the attempted delivery or refusal to accept delivery,
 - (b) date of the postmark on the return receipt, or
 - (c) date of receipt of notice of refusal or notice of non-delivery by the sending Party.

15. Applicable Law/Attorney Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho. Should any legal action be

brought by either Party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing Party shall be entitled to reasonable attorney fees, court costs, and such other costs as may be found by the court.

16. Inspection of Books and Records. Agency has the right, upon not less than seventy-two (72) hours' notice, at all reasonable times, to inspect the books and records of Participant pertaining to the Public Improvements. No inspection by Agency shall, however, cause any document, information, or record of Participant to become a public record subject to public disclosure pursuant to Title 74, Chapter 1 of the Idaho Code, unless such document, information, or record is actually delivered to Agency by Participant. Except as set forth in this Agreement or other agreement executed by the Parties, recorded by the Parties, or made part of the records of Agency, the Parties acknowledge that Participant's documents, records, plans, and information in any form related to the Project shall be confidential unless and until such documents are provided to Agency, and then Agency shall take such action as is permissible under Title 74, Chapter 1 of the Idaho Code to protect the confidentiality of documents provided by Participant that have been clearly marked as confidential with reference to the applicable section of Idaho Code under which the documents are deemed not subject to public disclosure.

17. Indemnification.

Participant shall indemnify and hold Agency, City, and their respective officers, agents, and employees harmless from and against all liabilities, obligations, damages, penalties, claims, costs, charges, and expenses, including reasonable architect and attorney fees (collectively referred to in this Section as "Claim"), which may be imposed upon or incurred by or asserted against Agency, City, or their respective officers, agents, and employees by reason of any of the following occurrences:

- a) Any work done in, on, or about the Site, including the Public Improvements, or work related to the Public Improvements; or
- b) Any use, nonuse, possession, occupation, condition, operation, maintenance, or management of the Site or any part thereof; or
- c) Any negligent or intentional act or omission on the part of Participant or any of its agents, contractors, servants, employees, subtenants, operators, licensees, or invitees; or
- d) Any accident, injury, or damage to any person or property occurring in, on, or about the Site or any part thereof; or
- e) Any failure on the part of Participant to perform or comply with any of the terms, provisions, covenants, and conditions contained in this Agreement to be performed or complied with on its part; or

- f) Funding, by Agency, of the Utility Infrastructure Improvement.

In case any claim, action, or proceeding is brought against Agency, City, or their respective officers, agents, and employees by reason of any such Claim, Participant, upon written notice from Agency or City, shall, at Participant's expense, resist or defend such claim, action, or proceeding. Participant shall have no obligation to indemnify, defend, or hold Agency or City, respectively, and their respective officers, agents, and employees harmless from and against any matter to the extent it arises from the active negligence or willful act of Agency or City, respectively, or their respective officers, agents, or employees.

18. Insurance Requirements. Participant shall, or through its contractor, agents, representatives, employees or subcontractors shall, at its sole cost, obtain and maintain in force for the duration of the construction of the improvements to the Site as part of the Project, insurance of the following types, with limits not less than those set forth below and in a form acceptable to Agency, against claims for injuries to persons or damages to property which may arise from, or in connection with, the performance of the services hereunder by Participant, its agents, representatives, employees or subcontractors:

a. Commercial General Liability Insurance ("Occurrence Form") with a minimum combined single limit liability of \$1,000,000 each occurrence for bodily injury and property damage; with a minimum limit of liability of \$1,000,000 each person for personal and advertising injury liability. Such policy shall have a general aggregate limit of not less than \$2,000,000, which general aggregate limit will be provided on a per project basis. The policy shall be endorsed to name Agency, including its respective affiliates, and City as additional insureds.

b. Workers' Compensation Insurance, including occupational illness or disease coverage, in accordance with the laws of the nation, state, territory, or province having jurisdiction over Participant's employees, and Employer's Liability Insurance. Participant shall not utilize occupational accident or health insurance policies, or the equivalent, in lieu of mandatory Workers' Compensation Insurance or otherwise attempt to opt out of the statutory Workers' Compensation system.

c. Automobile Liability Insurance covering use of all owned, non-owned, and hired automobiles with a minimum combined single limit of liability for bodily injury and property damage of \$1,000,000 per occurrence. This policy shall be endorsed to name Agency, including its respective affiliates, directors, and employees, as additional insureds.

d. All insurance provided by Participant under this Agreement shall include a waiver of subrogation by the insurers in favor of Agency. Participant hereby releases Agency, including its respective affiliates, directors, and employees, for losses or claims for bodily injury, property damage covered by Participant's insurance or other

insured claims arising out of Participant's performance under this Agreement or construction of the Development.

e. Certificates of insurance satisfactory in form to Agency (ACORD form or equivalent) shall be supplied to Agency evidencing that the insurance required above is in force, that, to the extent commercially reasonable, not less than thirty (30) days' written notice will be given to Agency prior to any cancellation or restrictive modification of the policies, and that the waivers of subrogation are in force. Participant shall also provide, with its certificate of insurance, executed copies of the additional insured endorsements and dedicated limits endorsements required in this Agreement. At Agency's request, Participant shall provide a certified copy of each insurance policy required under this Agreement.

f. The foregoing insurance coverage shall be primary and noncontributing with respect to any other insurance or self-insurance that may be maintained by Agency. The fact that Participant has obtained the insurance required in this Section shall in no manner lessen or affect Participant's other obligations or liabilities set forth in the Agreement.

19. Antidiscrimination During Construction. Participant, for itself and its successors and assigns, agrees that in the rehabilitation and/or construction of improvements on the Project Site provided for in this Agreement, the Participant will not discriminate against any employee or applicant for employment because of age, race, handicap, color, creed, religion, sex, marital status, ancestry, or national origin.

20. Approvals of Project and Public Improvements. Participant shall be responsible for obtaining necessary approvals for the Project (including the Public Improvements) from the governmental entities and other entities necessary, including to the extent necessary, but not limited to, City, the Ada County Highway District, Idaho Transportation Department, and other governmental entities having approval authority for the Project ("Approving Entities"). Participant shall keep Agency advised of the approval process of the Approving Entities and advise Agency immediately if any action of Approving Entities shall affect the scope and purpose of the Agreement. The Public Improvements shall be designed, constructed, and installed in compliance with the requirements of the Approving Entities.

21. Maintenance. Participant shall maintain or arrange for the maintenance of the Utility Infrastructure Improvement as may be required by the Boise City Code or the Ada County Highway District. Participant's obligations, as set forth in this Section 21 shall survive the termination of this Agreement. Participant acknowledges and agrees Agency has no obligations to maintain the improvements constructed as part of the Utility Infrastructure Improvement or any other maintenance obligations under this Agreement.

22. Promotion of Project. Participant agrees Agency may promote the Utility Infrastructure Improvement and Agency's involvement with the Utility

Infrastructure Improvement. Such promotion includes reasonable signage at the Project Site notifying the public of Agency's involvement with the Utility Infrastructure Improvement.

23. Warranty. Participant warrants that the materials and workmanship employed in the construction of the Utility Infrastructure Improvement are of good quality and conform to generally accepted standards within the construction industry. Provided, nothing herein shall limit the time within which Agency may bring an action against Participant on account of Participant's failure to otherwise construct such improvements in accordance with this Agreement.

24. Dispute Resolution. In the event that a dispute arises between Agency and Participant regarding the application or interpretation of any provision of this Agreement, the aggrieved party shall promptly notify the other party to this Agreement of the dispute within ten (10) days after such dispute arises. If the Parties shall have failed to resolve the dispute within thirty (30) days after delivery of such notice, the Parties agree to first endeavor to settle the dispute in an amicable manner by mediation or other process of structured negotiation under the auspices of a nationally or regionally recognized organization providing such services in the Northwestern States or otherwise, as the Parties may mutually agree before resorting to litigation. Should the Parties be unable to resolve the dispute to their mutual satisfaction within thirty (30) days after such completion of mediation or other process of structured negotiation, each Party shall have the right to pursue any rights or remedies it may have at law or in equity.

25. Entire Agreement, Waivers, and Amendments. This Agreement, including Attachments A through C, inclusive, incorporated herein by reference, constitutes the entire understanding and agreement of the Parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter thereof. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of Agency and Participant, and all amendments hereto must be in writing and signed by the appropriate authorities of Agency and Participant.

26. Amendments to this Agreement. Agency and Participant agree to mutually consider reasonable requests for amendments to this Agreement and any attachments hereto which may be made by any of the Parties hereto, lending institutions, bond counsel, financial consultants, or underwriters to Agency, provided said requests are consistent with this Agreement and would not alter the basic business purposes included herein or therein. Any such amendments shall be in writing and agreed to by the Parties.

27. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the Parties. Exhibits to this Agreement are as follows:

Exhibit A	Project Site Map
Exhibit B	Utility Infrastructure Improvement Plan
Exhibit C	Schedule of Eligible Streetscape and Infrastructure Costs

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement the day and year below written to be effective the day and year above written.

{Signature Page to Follow}

Agency:

Urban Renewal Agency of the City of Boise,
a public body, corporate and politic

By: John Brunelle
Its: Executive Director

Date _____

PARTICIPANT:

Northwest Integrity Housing Co.,
An Idaho nonprofit corporation,

By: Connie Hogland
Its: Executive Director

Date _____

Exhibit A

Project Site

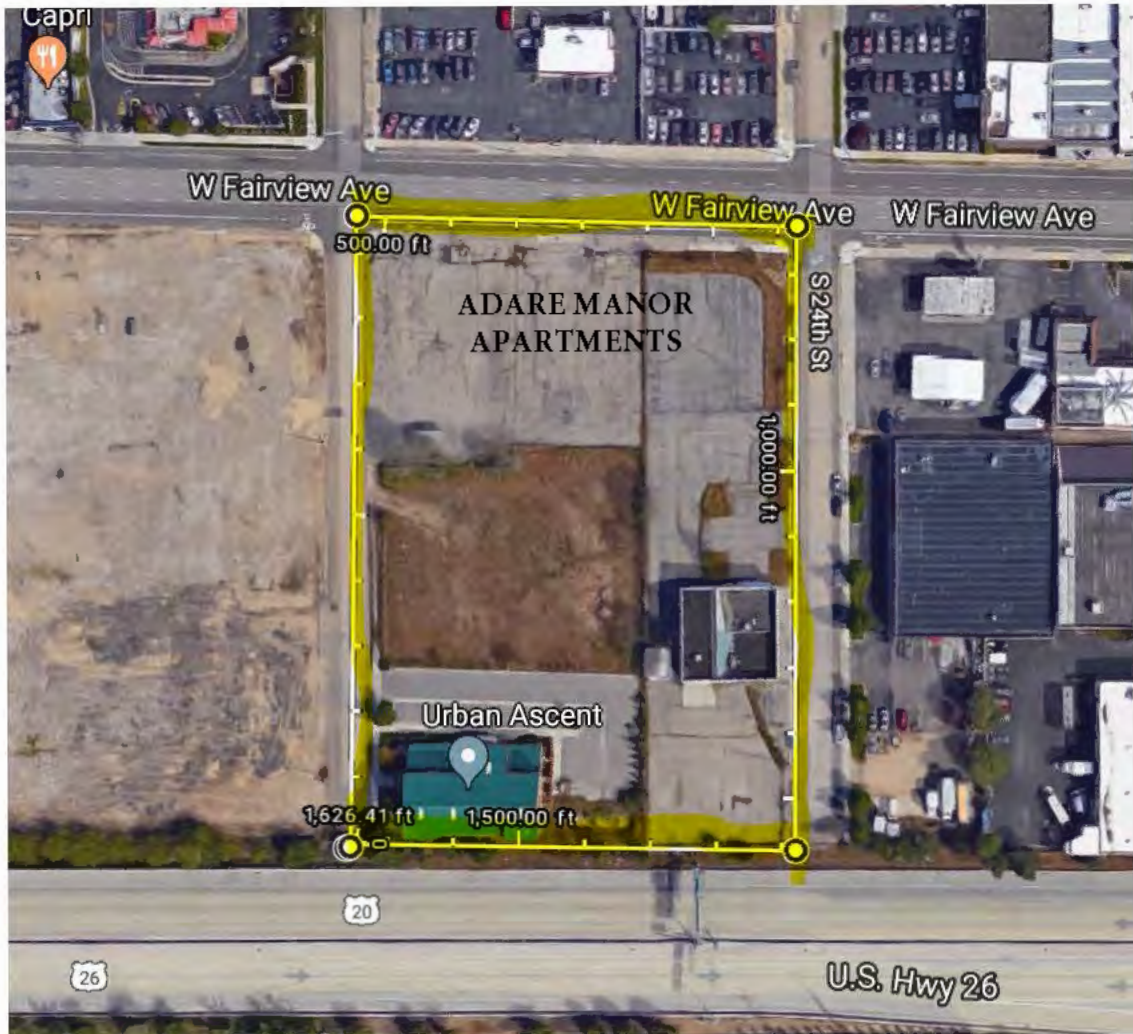


Exhibit B

Utility Infrastructure Improvement

EXHIBIT B UTILITY INFRASTRUCTURE IMPROVEMENT

PRELIMINARY
CONSULTOR'S
STAMP

THOMAS
DEVELOPMENT CO.
NORTHWEST
INTEGRITY
HOUSING CO.

THOMAS
DEVELOPMENT CO.
NORTHWEST
INTEGRITY
HOUSING CO.

THOMAS
DEVELOPMENT CO.
NORTHWEST
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PACIFIC
COMANIES
WEST
ARCHITECTURE

THOMAS
DEVELOPMENT CO.
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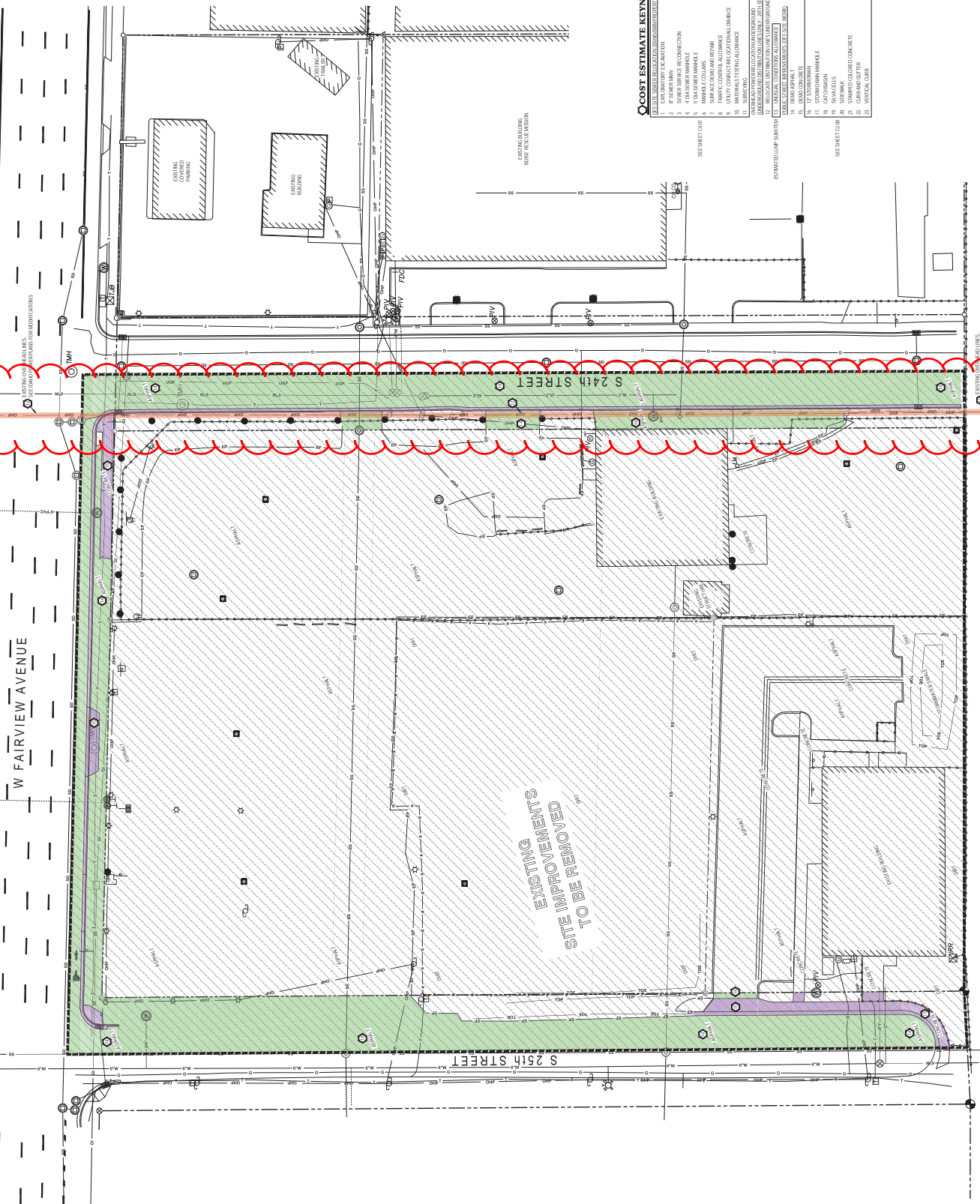
adare manor
2419 west fairview avenue

REVISION:
DATE: 05/15/21

PERMIT
SET

EXISTING
CONDITIONS
DEMO PLAN
C1.00

RENNISONENGINEERING
10000 180th Street, Suite 200
P.O. Box 10000, Everett, WA 98203-1000



- Q COST ESTIMATE KEYNOTES**
- 1. EXISTING CONCRETE DEMOLITION
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 - 46. EXISTING CONCRETE DEMOLITION
 - 47. EXISTING CONCRETE DEMOLITION

CHINDEN/BROADWAY CONNECTOR

EXISTING CONDITIONS /
DEMOLITION PLAN
1" = 20'

Exhibit C

Utility Infrastructure Improvement Cost Details

Exh C Utility Infrastructure Improvement Cost Details

Adare Manor Apartment Project - Boise, Idaho

Estimate of Public Improvement Costs

Date: July 2, 2017

ESTIMATE

Item	Description	Qty	Unit	Unit Price	Amount
Off-Site Sewer Relocation (Relocation thru Ennis/Boise Rescue Mission Properties)					
1	Exploratory Excavation	1	LS	\$4,000.00	\$4,000
2	8" Sewer Main	803	LF	\$36.00	\$28,908
3	Sewer Service Reconnection	6	EA	\$750.00	\$4,500
4	4' Dia Sewer Manhole	6	EA	\$3,000.00	\$18,000
5	5' Dia Sewer Manhole on Exist Trunk	1	EA	\$7,000.00	\$7,000
6	Manhole Collars	7	EA	\$350.00	\$2,450
7	Surface Demo & Repair	4865	SF	\$4.00	\$19,460
8	Traffic Control Allowance	1	LS	\$5,000.00	
9	Utility Conflict/Relocation Allowance	1	LS	\$10,000.00	\$10,000
10	Materials Testing Allowance	1	LS		
11	Surveying	1	LS		
Subtotal					\$94,318
Overhead Power Relocation Underground (Underground Distribution Lines Only - 24th St.)					
12	Relocate Distribution Lines Underground	1	LS	\$239,507.00	\$239,507
13	Unusual Conditions Allowance	1	LS	\$38,895.00	\$38,895
Subtotal					\$278,402
Public Street Improvements (Off-Site Work)					
14	Demo Asphalt	22434	SF	\$0.20	\$4,487
15	Demo Concrete	3013	SF	\$0.35	\$1,055
16	12" Storm Drain	83	LF	\$35.00	\$2,905
17	Storm Drain Manhole	1	EA	\$2,850.00	\$2,850
18	Catch Basin	5	EA	\$1,250.00	\$6,250
19	Silva Cells	0	LS	-	-
20	Sidewalk	2063	LF	\$4.00	\$8,252
21	Stamped Colored Concrete	867	SF	\$15.00	\$13,005
22	Curb and Gutter	1500	LF	\$20.00	\$30,000
23	Vertical Curb	20	LF	\$20.00	\$400
24	4' Valley Gutter	1800	SF	\$22.00	\$39,600
25	Pedestrian Ramps	4	EA	\$750.00	\$3,000
26	Traffic Rated Concrete	420	SF	\$8.00	\$3,360
27	3'-0"x8" Planter Walls	42	CY	\$450.00	\$18,900
28	Planter Walls Sack Finish	97	VSF	\$35.00	\$3,395
29	10" Pit Run	716	CY	\$16.00	\$11,459
30	4" Road Mix	286	CY	\$24.00	\$6,876
31	3" AC Paving	17850	CY	\$1.40	\$24,990
32	Pavement Striping and Signage	1	SF	\$3,000.00	\$3,000
33	Landscaping - Landscape Planters	8000	LS	\$3.75	\$30,000
34	Landscaping - Boulders	16	SF	\$300.00	\$4,800
35	Landscaping - Street Trees	26	EA	\$275.00	\$7,150
36	Street Lights	13	EA	\$5,000.00	\$65,000
37	Other Dry Utility Allowance	1	EA	\$25,000.00	\$25,000
38	Traffic Control Allowance	1	LS		
39	Materials Testing Allowance	1	LS	\$4,000.00	\$4,000
40	Surveying	1	LS		
Subtotal					\$319,734
Public Sidewalk/Street Trees, Access Driveway (On-Site Work For Public Use)					
41	Sidewalk	8239	SF	\$4.00	\$32,956
42	Suspended Sidewalk/Silva Cell Allowance	5760	CF	\$18.00	\$103,680
43	Street Trees w/ Irrigation	15	EA	\$450.00	\$6,750
44	Tree Grates Allowance	15	EA	\$2,600.00	\$39,000
45	Furnishings (bench/trash) Allowance	1	LS	\$10,000.00	\$10,000
46	Public Access Driveway (stamped colored conc. & base)	5769	SF		
47	Public Access Driveway (vertical/ribbon curbing)	548	LF		
Subtotal					\$192,386
Contingency (excluding Idaho Power work)				8%	\$58,475
Total					\$943,315



TO: Dana Zuckerman, Chair and CCDC Board of Commissioners
FM: John Brunelle, Executive Director
RE: CCDC Operations Report – February 2018

CCDC + GOALS IDENTIFIED AND ALIGNED

To kickoff 2018 the Agency adopted seven new key strategic goals. These goals are well-suited to CCDC's previously published Mission Statement, Vision Statement, and Guiding Principles. They are also 100 percent aligned with the goals identified by the elected leaders of the City of Boise and actually nearly match many goals published in CCDC's 2016 Annual Report. Work toward these goals with an increased emphasis on collaboration, as I presented in the January board meeting, is underway and already yielding positive results. The goals have been published online at ccdchoise.com as well as in upcoming CCDC promotional material. The identified and aligned goals are: 1) SAFE & SECURE COMMUNITY; (2) HEALTHY COMMUNITY; (3) CONNECTED COMMUNITY; (4) ENVIRONMENTALLY SUSTAINABLE COMMUNITY; (5) STRONG, DIVERSE LOCAL ECONOMY; (6) CREATIVE AND ENGAGED; and (7) INNOVATIVE AND HIGH PERFORMING AGENCY

BOMA GALA EVENT FEATURING CCDC CENTRAL DISTRICT

Thursday, February 15th is the annual BOMA gala, being held at 7 a.m. at Boise Centre East. One of the featured items will be a brief collection of video interviews discussing the sunset of CCDC's Central District and some of the achievements in its 10 blocks over 30 years. The Agency will run a special full page ad in the program, a sample attached in the following pages. In addition, a slide series will run on the monitors, such as this one:



Finance Team: Ross Borden, Joey Chen, Kevin Martin, Mary Watson, Kathy Wanner

Special Recognition: Kathy Wanner, Contracts Specialist

Kathy recently completed a two-year term as President of the Idaho Public Purchasing Association. Under her leadership membership grew, as did participation in the numerous training and professional development opportunities the IPPA sponsors, and the chapter was recognized for the high quality of its activities. CCDC has certainly benefited from Kathy's involvement in the IPPA. Besides expanding her already considerable contracts and procurement knowledge base, Kathy grew as a leader and developed an extensive network with other public contracting and procurement professionals.

The success of organizations like the IPPA depends on members willingly stepping up and working hard. Being the leader is a time-consuming, demanding and mostly thankless job. Kathy could have spent those many hours doing what she loves best – being outside and hiking in the mountains. Congratulations and thanks to Kathy for a successful IPPA presidency.



COMPETITIVE BIDDING and QUALIFICATION-BASED SELECTIONS

ParkBOI Garage Signage – Invitation to Bid

New parking garage signage to implement the ParkBOI brand identity.

2017

- April 10: Board awards public works construction contract to YESCO.
- May 16: Contract executed.
- Summer: Permitting and fabrication.
- Nov 15: Amendment signed to account for permitting delays.

2018

- February: Final Completion delayed due to sign fabrication delays. Most signs installed and illuminated.

CM/GC Central District Improvements Project

Selection of a Construction Manager / General Contractor (CM/GC) for final year (pre-sunset) Central District improvements.

2017

- August 9: Request for Qualifications issued; public notice in *Idaho Statesman*.
- Sept 7: Submissions due from licensed CM/GCs.
- October 9: Board approved Guho Corp as CM/GC.
- November 21: Contract Executed; pre-construction services begin.

2018

- February 12: The Board considers contract amendment for first Guaranteed Maximum Price (GMP) for construction.

2018 Streetscape Improvements Project – Selection of Design Professional

Design of 2018 streetscape improvements on River Street between Ash Street and 12th Street.

2017

- October 24: RFP issued to three on-call design professional firms.
- November 8: Proposals due from the design professionals.
- November 28: The Land Group selected as the design professional of record.

2018

- January: Task Order with The Land Group for design documents.
 - Estimated project costs less than \$200k – informal bidding planned.
- April: Construction bidding – *anticipated*.
- Summer: Contract award / Construction to proceed – *anticipated*.

CM/GC Westside District Urban Park Project

Selection of a Construction Manager / General Contractor (CM/GC) for an Urban Park project in the Westside District.

2017

- November 22: Request for Qualifications issued.
- Nov 23 & 30: Public notice in *Idaho Statesman*.
- December 8: Submissions due from licensed CM/GCs.

2018

- January 8: Board approval of Wright Brothers as CM/GC.
- February: Contract executed; pre-construction services begin – *anticipated*.

Power Line Undergrounding – Invitation to Bid

Formal bid process to select an electrical contractor to install underground power in the alley between Main and Idaho running from 3rd Street to 5th Street. The project will be in coordination with Idaho Power and ACHD.

- January 24 Invitation for Bid
- February 22 Bid Due
- March/April 2018 Contract Award - *anticipated*
- June 2018 Notice to Proceed (in conjunction with ACHD's start date)

OTHER CONTRACTS ACTIVITY

Central District:

- **City of Boise, Cascade Pipeline Corporation:** Temporary Construction License for limited construction activities on 8th Street in conjunction with sewer line installation in the Union Block and Freak alleys.
- **Tropical Smoothie:** Café Patio license agreement on the north spoke of The Grove Plaza.
- **WashWorx:** Work Request to install six new bike racks along Main Street in front of Main Street Station.

River Myrtle-Old Boise District:

- **Clay Carley:** Agency permission to conduct environmental due diligence on the 502 W Front remnant parcel.
- **The Land Group:** Task Order for design services for the 2018 River Street Streetscape Improvement Project.

Westside District:

- **ProCare Landscape Services:** Task Order to provide as-needed snow removal services for 421 N 10th Street.

Parking:

- **YESCO:** Change Order for ParkBOI signage to reduce the contract amount by \$4,177 and increase contract time due to permitting and manufacturing delays.
- **Kimley-Horn and Associates:** Task Order for an updated supply-demand study.
- **Kittelson Associates:** Task Order for engineering services related to the 5th & Broad Garage entrance.
- **M.R.Priest (dba Advanced Sign):** Work Request for electric vehicle charging station signage for the 5th & Broad Garage.
- **KPFF Engineers:** Amendment to the Parking Garage Structural Assessment Task Order to provide additional services related to repairs at the 10th & Front Garage.

- **TMC, Inc:** Public Works Agreement to repair and seal the masonry columns on the 9th & Front Garage.

Intergovernmental:

- **Valley Regional Transit:** Three year Sponsorship Agreement and license for CCDC's Boise GreenBike station on the south spoke of The Grove Plaza.

Agency Operations:

- **Guy Hand Photography:** Professional Services Agreement for photography for CCDC's annual report.

Development Team: Todd Bunderson, Matt Edmond, Shellan Rodriguez, & Laura Williams, Karl Woods, Doug Woodruff, Ben Houpt.

ECONOMIC DEVELOPMENT

2403 W Fairview – Adare Manor Development – Designated PP

Project Description

A proposed housing development by Northwest Integrity Housing on City land which incorporates the City owned ground on the south side of Fairview between 24th & 25th Street. This development includes 134 units of mixed income housing, including market rate and affordable housing and retail space. It also includes a variety of sources of funds including state and local funds.



Adare Manor Development Rendering

Update

The Developer has been awarded a Type 2 Participation Agreement for approximately \$480,000 of the roughly \$940,000 in eligible public improvement costs (street improvements, streetscapes, undergrounding utilities). The developer has requested additional funds as part of the Type 4 Participation Project.

Next Steps

Because 30th Street District priorities have been revised and other private projects did not come to fruition, additional funds became available in the District and Staff will be requesting approval

of Type 4 Participation in February 2018 to complete streetscapes, sidewalks and undergrounding utilities.

Other Active Economic Development Projects

503 - 647 S. Ash Street - Ash Street RFP - PP Type 5

Staff has reviewed construction documents, as per the DDA. They were initially incomplete and failed to include elevations or proof of green building requirements. The developer has addressed the outstanding items and CCDC staff has approved the construction documents as per the DDA. CCDC staff has continually assisted this developer in understanding the development process as it pertains to the Agency's disposition process as well as in general. CCDC has applied for an alley vacation from ACHD as needed for the success of the development. ACHD will be asked to approve the application at a public hearing on February 21. The Developer aims to close and start construction as early as March 2018. Construction drawings have been submitted as of January 2 for CCDC review and approval as per the terms of the DDA.

620 S. 9th - The Afton - PP Type 5

Phase I of The Afton is complete and sold. The corner commercial unit remain without a tenant but in all, the project has exceeded expectations from a sales perspective. Phase 2 design revisions were accepted by CCDC pending City Design Review (DR) approval. Due to DR conditions, the developer has redesigned and has been working with Andersen Construction on obtaining feasibly quotes. He intends to receive financing commitments in mid-March and hopes to close on Phase 2 this spring. This project's delay is due to design changes from the developer and associated conditions from DR as well as working on getting costs in line with the budget.

There is no further board action needed. The option on Phase 2 will be exercised and the environmental remediation should be complete within the next 30-45 days.

410 S. Capitol - Marriott Residence Inn - PP Type 2

Staff has been in touch with the developer to discuss the reimbursement process and awaits a submittal. The hotel owners appealed their first property tax assessment, and reduced CCDC's anticipated revenue by \$40,000 for one year. The appeal was for the 2017 missed roll, but it is likely they will appeal again for 2018. This could have an impact on CCDC's estimated cash flow and the developer's reimbursement.

918 W. Idaho - Athlos - PP Type 3

Athlos was paid their reimbursement on January 9th for \$750,000 for public improvements. This project is complete.

T5 Parcel Acquisition for Redevelopment - 421 10th (ISG)

CCDC has purchased a retail building located at 421 N. 10th Street, commonly known as the Idaho Sporting Goods building. Due Diligence and closing have been completed. Staff will manage or hire a property manager until future disposition occurs.

CWI Ada County Campus

The bond ballot measure did not pass. CWI's plans for the campus remain TBD. Agency staff has been told CWI Trustees will be presented with some options for their future site later in February.

St. Luke's Medical Office Building – 27th Street and Fairview

To date, the Agency has not been asked for any participation other than support and coordination but CCDC is aware a site design has been submitted to PDS. Although it is uncertain, staff understands the future St. Luke's development will not be subject to property tax. Staff will attempt to track progress and update financial projections accordingly.

INFRASTRUCTURE PROJECTS

301 29th St. - Whittier Elementary - PP Type 4

Project Description

The original Whittier Elementary School building was built in 1948 and is only large enough to accommodate half of the students, with the other half housed in temporary classroom buildings on-site. The Boise School District is building a new 68,000 SF elementary building, off-street parking and bus pick-up area, a new playground, and new site landscaping and a public plaza. The project's public improvements include new sidewalks and streetscapes along 29th, Jefferson, and Idaho Streets, a large plaza area at 29th and Jefferson, utility work, and some street reconstruction. The construction will be done in two phases.



Whittier Elementary Front Entrance Rendering

Update

Whittier has submitted a Participation Program Application and staff has worked through the details of timing and eligible expenses. The project is a Type 4, Public-Public Partnership and will be paid over a 2 year period upon completion of the phased construction.

Next Steps

Staff will present this project to the Board in February for a "Designation." If Designation status is granted, staff will finalize the Type 4 agreement with the Boise School District and bring it back to the Board in March for final approval.

222 N 8th Street - Diablo & Sons - PP Type 1 Potential

Project Description

The owner/operator of the Fidelity Building is renovating the ground floor for a new restaurant called Diablo & Sons. The renovation is being done in conjunction with several other building improvements and the owner is investing approximately \$2 million in improvements. As part of this project this building owners will install new awnings around the 1st floor of the building replacing the outdated, lower hanging canvas awnings.



Diablo Rendering

Update

The owner has submitted a Type 1 application to reimburse for the new awnings in the public right-of-way. The awnings meet CCDC requirements of material and size, and protect the public sidewalks and pedestrian environment.

Next Steps

This project is being brought to the Board in February for formal "Designation." If Designation is granted, staff will finalize the Type 1 agreement with the developer and bring it back to the Board in March for final approval.

Other Active Infrastructure Projects

122 N 5th Street - Shops at 5th - PP Type 1

The property owner of the Brownfield's building located on the southeast corner of 5th and Idaho, plans to remodel the existing building for office and retail use. The renovation project includes significant alteration to the existing building and a 2,988 SF second floor addition. Public improvements in the right of way will be completed on 5th Street and Idaho Street frontages. The developer has submitted a Type 1 application to reimburse for streetscape improvements including sidewalks/pavers, street trees, street lights, suspended paving systems, and street furnishings and associated construction and installation costs. Staff has reviewed and verified eligible expenses. This project is being brought to the Board in February for formal "Designation." If Designation is granted, staff will finalize the Type 1 agreement with the developer and bring it back to the Board in March for final approval.

10th & Main Office - PP Type 1

The building renovation has begun. The parking lane on Main Street in front of the Alden Building is closed for construction use.

176 Capitol Blvd - Business Interiors of Idaho - PP Type 1

Staff is working with Building owner and contractor to coordinate timing of the new awning installation in coordination with the CCDC streetscapes scheduled to be constructed this summer. Currently, the anticipated timing is June/July. Staff will arrange a meeting with

Business Interiors of Idaho CEO and contractor and CCDC Streetscape contractor, Guho, to coordinate schedules this spring.

Parking Websites

The ParkBOI and BoiseParking.com websites have been updated to reflect CCDC and the City of Boise's rate changes for both the off and on-street systems. The new rates went into effect February 1 (alongside extended enforcement hours for the on-street system) with little critical public feedback. The next two initiatives for the ParkBOI websites are (1) finalizing the "my account" section of the ParkBOI off-street system so that customers can set up and manage their own accounts with our parking operator, and (2) updating our ParkBOI information to describe the various Transportation Demand Management initiatives we are undertaking in 2018. These include support for GreenBike, dedicated bicycle and motorcycle parking in the garages, and a ParkBOI carpool program.

8th Street, State - Bannock, Both Sides (Split with RM)

CCDC has hired Jensen Belts Associates as the design professional for this project. The project area has been surveyed, and Agency staff has met with City of Boise for a kick off meeting. Staff has submitted a Cost Share Application to ACHD to align with the 2019 road work.

T3 Participation: Streetscape Improvements Front & Myrtle, 9th & 11th (JUMP/Simplot HQ)

Agreement for \$875,000 was signed and completed May 2016. Streetscape work is substantially complete. Staff is expecting documentation of costs this month (February 2018).

535 S. 15th Street - River Street Lofts - PP Type 1

Construction is set to begin in February 2018. CCDC will amend the contract for the allowed 12 month extension in May.

Bannock Street, 9th to Capitol Blvd - Streetscape Improvement Project

CCDC has hired Jensen Belts Associates as the design professional for this project. The project area has been surveyed, and Agency staff has met with City of Boise for a kick off meeting. Staff has submitted a Cost Share Application to ACHD to align with the 2019 road work.

Grove Street, 16th to 10th and 6th to 3rd - Pedestrian Improvement Plan - CIP Project

CCDC is working in collaboration with the City of Boise to scope the project and select appropriate design professionals.

MOBILITY PROJECTS

Other Active Mobility Projects

1101 Front - Pioneer Crossing / 11th and Front Garage- PP Type 3

The 11th and Front garage is in the punch list stage and anticipates Temporary Certificates of Occupancy in the coming weeks. Agency staff and the parking operator have tracked construction progress and are working closely with the contractor on punch list items to be addressed prior to closing. Final drafts of the Parking Operations and the Parking Management Agreement have been submitted to Gardner Company's legal counsel for review. Staff has approved draft condo declarations for the garage as well as final parking management and operating agreements. The current schedule expects a March closing. No further board action is necessary.

Rebranding Parking System

Almost all vestiges of the old DPPS signage has been removed from the garages. Decals are being ordered to cover existing DPPS logos on the yellow "Pay Before You Return To Your Car" signs in every garage. Elevator lobby wayfinding "maps" will be updated soon.

City of Boise – Downtown Transportation Plan

According to the City's Key Mayor-Council Strategic Goals document, PDS will undertake two initiatives this year: studying emerging technologies as they relate to the six Transportation Action Plan Mobility Moves, with a focus on transit and the downtown circulator; and performance metrics will be developed for the TAP by the fall. Agency staff will assist as needed.

Park & Ride Shuttle – Lot is on Elder Street

BSU has hired a second shuttle driver and the second van has gone into operation. Vans now pick up customers every 20 minutes, supplemented by three VRT bus routes northbound on Vista downtown. We will most likely extend our agreement for three months with the City of Boise so that we provide an adequate test of the fully operable service. A focused service outreach effort will commence no later than mid-February.

Main/Fairview Corridor Urban Street Reconfiguration

ACHD is planning to re-stripe Main and Fairview to predominantly 3 lanes with as part of a microseal (resurfacing) project in the summer of 2019. CCDC is working with City of Boise and Valley Regional Transit on possibly installing modular bus platforms to optimize transit and protected bike lane operations.

Bike Rack Infill

CCDC collaboration with City of Boise, Boise State, and Gardner Company, resulted in 19 new bike racks installed in the Central District URD in front of the Main Street Station bus ramp to address issues of bikes locked to railing and trees in early January. Utilization has already been robust in light of the mild weather. CCDC will install 10 new bike racks on and around the Gem Block (Main between 10th and 11th) in response to citizen and business requests.

Wayfinding Project Installation

CCDC and City of Boise collaboration on this project (180 signs & medallions/\$1.5 million/4 years of planning) has resulted in the installation of the prototype sign. Guho completed the installation on Capitol in front of Julia Davis Park in January. Staff is working on bid documents. Bidding and installation schedule to be determined.

Protected Bike Lanes - (Joint Project w/ACHD)

Idaho St, 9th – Capitol, Main St, 9th – Capitol, Idaho St, Capitol - 2nd, Main St, Capitol – Broadway, Idaho St, 9th - 16th, Main St, 16th - 9th

ACHD is moving forward with road maintenance and resurfacing projects on Main and Idaho in 2019 with no plans to reconfigure them for protected bike lanes.

Front & Myrtle Alternatives Analysis

CCDC and City of Boise staff are working on outreach strategy and will conduct stakeholder outreach January-March 2018. ITD has suspended paving work on Front and Myrtle until spring 2018.

PLACE MAKING PROJECTS

Central District Improvements (Inc. 8th Street) - CIP Project

Project Description

With the upcoming Central District sunset the Agency will make a number of improvements. The large areas of improvement in this project are Capitol Boulevard's east sidewalk improvements, 8th Street's furnishing zone enhancements, and Freak/Union Alley improvements. A collection of miscellaneous spot repairs also will be completed. This includes spot repair of brick paving areas, tree grate upgrades to current accessibility standards, replacement of bike racks, benches, and trash receptacles that are in disrepair or do not meet current standards. The project will be completed in FY18, prior to sunset of Central District.

Update

Guho Corp. has prepared the first GMP amendment to the Central District CMGC Contract. It includes all contemplated work on 8th Street and procurement of light poles and tree grates for all phases of the project. Agency staff is recommending approval of the contract amendment at the February 12 Board Meeting. Freak and Union Alley plans are complete and currently under review by ACHD. Guho Corp. is preparing to competitively bid the alley improvements and submit GMP No. 2 to staff for recommendation at the March board meeting. Capitol Boulevard streetscape and protected bike lane improvements have obtained Design review approval. CSHQA is producing technical drawings and working with CCDC staff to coordinate with key stakeholders.

Next Steps

CCDC's construction activity on 8th Street will commence on February 26 and complete by June 15. Pedestrian, bicycle, and business access will be maintained throughout construction. The Freak/Union alley construction activity is planned to occur from April to June 15, depending on the status of other construction projects occurring in the area. Capitol Boulevard construction is planned to occur during June, July and August. As construction approaches further detail will be developed and coordination with key stakeholders will occur.

Other Active Placemaking Projects

150 N. Capitol - City Hall Plaza - PP Type 4

The majority of renovation efforts at City Hall Plaza are complete. The main plaza area, Idaho Street streetscape, and the Capitol Boulevard Streetscape and protected bike lane are improved and again open to public use. Work remaining includes the Main Street streetscape, which is underway, and improvements to the Egyptian Theater corner. City staff anticipate that construction will be complete in March 2018. CCDC will reimburse eligible costs per terms of the T4 contribution agreement, thereafter.

8th Street Event Bollards

ACHD has approved the license agreement and construction plans. Bollard installation is part of the CMGC contract for Central District closeout. If the Board approves the GMP at its February meeting, bollards will be installed as part of 8th St improvements, phased between March and June.

Public Market/ Food Hall Concept

For years a variety of food purveyors have been requesting assistance in securing a permanent public market. CCDC has been approached to provide analysis and feasibility. Staff is working with a development entity to determine if the Treasure Valley is a good fit for this type of transformative project. There are many interested parties in creating a Food Hall in downtown Boise. Agency staff has met with various groups including, farmers, restaurant owners, grocery owners, commercial developers, land owners, public agencies, and nonprofit groups to determine what the need is in Boise and who could help create a strong food economy in Boise. CCDC sponsored a successful ULI event in August about the economic impact of food halls, the event was well attended. Staff is working with the City Economic Development Office, architects, nonprofits, market representatives to understand desire for this type of project.

Freak Alley & Union Block - CCDC Alley Program

Sewer work will be complete mid-February. Staff is working with the consultant, CMGC, and stakeholders to finalize construction plans. A recent change includes installing metal insets with the alley names and or logos in the concrete at the ends of each alley. If the Board approves the GMP at its February meeting, alleys will be done May-July.

Alley, 6th to 3rd between Main & Idaho - CCDC Alley Program

This project is currently out to bid. The pre-bid meeting was held February 7, and bid opening is February 22. The contract award scheduled for March 12. The notice to proceed on or about June 1.

River Street Streetscape Improvements

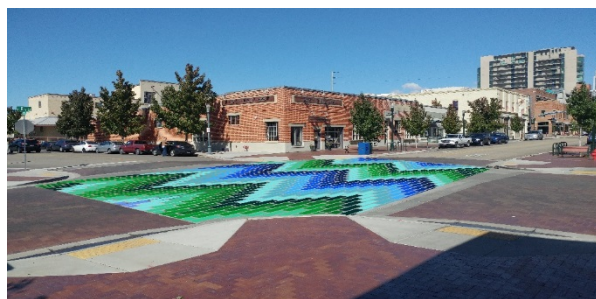
The RFP has been issued to select design professionals. The Land Group Inc. has been selected. The schematic design is underway. The Land Group and CCDC have met with the City, ACHD and adjacent property owners. The Land Group is proceeding with design based on those meetings.

Public Art – Traffic Box Artwork and Wraps

City of Boise Arts and History Department has issued the call to artists. CCDC and the City have collaborated on content for the art on the respective boxes. The artist selection is scheduled for March 7.

SPECIAL PROJECTS

Boise City Art Project (South 8th Street Area)



8th & Fulton mural rendering

In collaboration with the City's Arts and History Department, CCDC is working on public art installations identified in the 8th Street Corridor planning effort. The City of Boise has an artist under contract for a mural at 8th and Fulton, which is to be installed in spring 2018. City of Boise has refined the pedestrian bridge lighting scheme based on Board feedback in September. An updated scheme will be available to the Board later this spring.

PROPERTY MANAGEMENT UPDATES

8th Street

Idaho to Bannock block will be closed for the City of Boise Public Works sewer work in the alley for one month (January 13 - February 13). The "Cupid's Undie Run" is scheduled to use 8th Street for their run route on February 10. Staff is working with Boise Crane to put together a License Agreement for a Street Closure on February 11 for work at the Fidelity Building.

Parking System

Three remaining ParkBOI signs are scheduled to be installed at Capitol & Myrtle the week of February 12. The parking operator is working with Scheidt & Bachman to get the counters operational, with an expected completion date in mid-March. The installation of safety railing in the 9th & Front garage will occur in February, pending proper epoxy curing temperatures. Engineer is working on a proposal for Bid Documents and Construction Administration for 10th & Front repairs.

General Maintenance

Agency staff is currently working on the annual spring sidewalk maintenance task list which will include paver and tree grate repairs.

The Grove Plaza

The Holiday tree was removed from The Grove Plaza on January 16. CCDC will be contracting with Fountain Supply Company to provide music programming for the Suez Fountain. Join us in welcoming Tropical Smoothie Cafe' to the North Spoke in City Center Plaza! A patio license has been executed.

BOMA Idaho Symposium – 2018 Advertisement

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**CAPITAL CITY
DEVELOPMENT CORP**

Contact John Brunelle, Executive Director at (208) 384-4264
121 N 9th St Suite 501 | Boise, Idaho 83702 | www.CCDCBoise.com

CCDC's strategic goals for 2018 are the same as the City of Boise's strategic goals:

- 1) Safe and Secure Community; (2) Healthy Community; (3) Connected Community; (4) Environmentally Sustainable Community;
(5) Strong, Diverse Local Economy; (6) Creative and Engaged Culture; (7) Innovative and High Performing Organization.





February 12, 2018

Ada County

Attention: Board of County Commissioners
Attention: Assessor
Attention: Treasurer
200 W Front Street
Boise, Idaho 83702

Boise City

Attention: Office of the Mayor
Attention: City Clerk
150 N Capitol Boulevard
Boise, Idaho 83702

Ada County Highway District

Attention: Board of Commissioners
3775 Adams Street
Garden City, Idaho 83714

Boise School District

Attention: Board of Trustees
8169 W Victory Road
Boise, Idaho 83709

Ada County Emergency Medical Services District

Attention: Mr. Darby Weston, Chief
370 N Benjamin Lane
Boise, Idaho 83704

College of Western Idaho

Attention: Board of Trustees
MS 2000
PO Box 3010
Nampa, Idaho 83653

Ada County Mosquito Abatement District

Attention: Mr. Adam Schroeder, Director
975 E Pine Avenue
Meridian, Idaho 83642

Idaho State Tax Commission

Attention: Mr. Gary Houde
PO Box 36
Boise, Idaho 83722

Re: Intent to Terminate the Boise Central District Revenue Allocation Area

Greetings Public Officials,

This is advance notice of the intent of the Urban Renewal Agency of Boise City, Idaho, also known as Capital City Development Corporation ("CCDC"), to terminate the revenue allocation area adopted at the time of the 1987 Boise Central District Amended and Restated Urban Renewal Plan, as subsequently amended and restated in 1994 and 2007, and currently referred to as the Boise Central District Plan (the "Central District Plan Area"). The Central District Plan Area has the distinct honor of being Idaho's first Revenue Allocation Area ("RAA"). For the past 30 years CCDC has reinvested revenue from the RAA exclusively in public improvements within the boundaries of the Central District RAA.

The Central District Plan Area and the RAA's termination date was December 31, 2017. CCDC shall receive its allocation of Central District Plan Area property tax revenues assessed in calendar year 2017 then distributed in calendar year 2018, as permitted by Section 50-2905(7), Idaho Code. CCDC has reviewed the projected revenues and expenses of the Central District Plan Area and has determined the RAA can be terminated by December 31, 2018, effective

retroactive to January 1, 2018, as it relates to assessed values within the RAA. As a result, CCDC shall not receive revenue allocation funds in calendar year 2019, generated from the 2018 assessed values. The allocation of revenues under Section 50-2908, Idaho Code, shall cease to be effective January 1, 2019. CCDC does not intend to receive revenue allocation funds from any delinquency tax payments.

At its May 14, 2018 public meeting, the CCDC Board of Commissioners will consider the adoption of a resolution of intent to terminate the Central District Plan Area and RAA, including a formal recommendation to the Boise City Council to adopt an ordinance terminating the RAA by December 31, 2018. Thereafter, the Boise City Council is expected to hold a public meeting and adopt a termination ordinance, which would be the final step in the formal termination of the Central District Plan Area and RAA.

The increment value of the terminating RAA will be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to Section 63-803, Idaho Code. The increment value will also be included in subsequent notification of taxable value for each taxing district pursuant to Section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to Section 63-315, Idaho Code. Contact the Ada County Assessor's Office and/or the State Tax Commission for increment value information, including the increment value, included on the new construction roll for new construction located within the RAA since December 31, 2006.

CCDC expects to complete the remaining improvements under the Central District Plan Area by the end of its current fiscal year on September 30, 2018. CCDC has sufficient funds on deposit for payment of all final project costs and administrative fees. There may be *de minimus* surplus funds to be distributed prior to the end of CCDC's 2018 fiscal year on September 30, 2018. Any available funds will be remitted to the Ada County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the RAA. CCDC understands that, if not budgeted, the return of any surplus may require the taxing district to amend its budget.

CCDC anticipates distributing the formal termination budget, together with a narrative termination plan, before the statutory deadline of September 1, 2018. City Council approval is also expected before the statutory deadline of December 31, 2018.

The list of those who contributed to the Central District Plan Area's remarkable and enviable transformation over the past three decades is long and varied. Most notable is the City of Boise. Private developers bought into the vision with hundreds of millions of dollars of capital. Public entities ensured it evolved into a desirable place for everyone. CCDC commissioners and staff are proud of the essential, central role the Agency has played over the years by intelligently and transparently applying the redevelopment tools granted by the Legislature.

For additional information contact Ross Borden, Director of Finance & Administration, anytime (rborden@ccdcboise.com or 208.519.1214).

Sincerely,



Dana Zuckerman
Chair, Board of Commissioners



John Brunelle
Executive Director

c: CCDC Board of Commissioners
Ryan Armbruster, Elam & Burke
4819-0358-5372, v. 1