



**AGENDA BILL**

<b>Agenda Subject:</b> 301 N 29 <sup>th</sup> Street – Whittier Elementary - Type Four Participation Agreement Designation with Boise School District		<b>Date:</b> 2/12/2018
<b>Staff Contact:</b> Laura Williams	<b>Attachments:</b> 1) Site Map 2) Rendering and Site Plan 3) Public Improvement Plan	
<b>Action Requested:</b> 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 30<sup>th</sup> 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 30<sup>th</sup> Street URD, will be improved with new streetscapes and landscaping on 29<sup>th</sup>, Idaho, and Jefferson Streets, and a large public plaza at the corner of Jefferson and 29<sup>th</sup> 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 29<sup>th</sup> 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, 29<sup>th</sup>, Jefferson, and Idaho Streets (30<sup>th</sup> 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. 1<sup>st</sup> Reimbursement made.
- April 2019 – Phase 2 of Construction begins.
- July 2019 – Phase 2 of Construction Complete. 2<sup>nd</sup> 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 1 – Site Map



Attachment 2 – Rendering and Site Plan



# Attachment 3 – Public Improvements Plan

