



BOARD OF COMMISSIONERS MEETING

CAPITAL CITY DEVELOPMENT CORPORATION

Board of Commissioners Special Meeting
Conference Room, Fifth Floor, 121 N. 9th Street
July 27, 2020, 12:00 p.m.

Virtual attendance is strongly encouraged.

Please visit: <https://ccdcboise.com/the-agency/board-of-commissioners/>

A G E N D A

I. CALL TO ORDER Chair Zuckerman

II. AGENDA CHANGES/ADDITIONS..... Chair Zuckerman

III. ACTION ITEM

A. CONSIDER: Resolution #1663 - 8th and Bannock Streetscape Improvement Project GMP Approval
(10 minutes) Kathy Wanner/Karl Woods

B. CONSIDER: Resolution #1664 - Westside Urban Park Public Art Type 4 Capital Improvement
Reimbursement Agreement Amendment No. 1 Approval (10 minutes)Amy Fimbel

IV. 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).



III. ACTION ITEMS



AGENDA BILL

Agenda Subject: Approval of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the 8 th & Bannock Streetscape Improvements Project		Date: July 27, 2020
Staff Contact: Karl Woods Kathy Wanner	Attachments: 1. Resolution No. 1663 2. Amendment No. 1 to CM/GC Agreement with Guho Corp.	
Action Requested: Adopt Resolution No. 1663 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp. for the 8 th & Bannock Streetscape Improvements Project		

Fiscal Notes:

Amendment No. 1 approves \$2,371,204 for construction services to complete the 8th & Bannock Streetscape Improvements Project. The Agency has budgeted sufficient funds for this project. Funding for the 8th & Bannock Streetscape Improvements Project is included in the approved 2020 and proposed 2021 CIPs from the River Myrtle-Old Boise and Westside Urban Renewal Districts.

Guho Corp. Summary

CM: Pre-construction	\$ 54,492	<i>executed April 22, 2020</i>
GC: Construction GMP	\$ 2,371,204	
<u>Total Guho Contract</u>	<u>\$ 2,425,696</u>	

In order to address any unforeseen circumstances that can arise during construction, Resolution No. 1663 authorizes the Agency Executive Director to amend the GMP amount up to 5% if determined necessary in his best judgment.

Background:

Construction of the 8th & Bannock Streetscape Improvements Project is anticipated to begin in August 2020. This Amendment No. 1 to the Construction Manager General Contractor (CM/GC) contract with Guho Corp. represents authorization to proceed with the construction elements of the project, including: geothermal installation; fiber optic conduit installation; repaving of 8th Street from State Street to Bannock Street; repaving of Bannock Street from 9th Street to Capitol Boulevard; streetscape improvements such as street trees, historic street

lights, concrete sidewalks with brick furnishing zones, bike racks and suspended pavement systems; installation of a protected south-bound bike lane on 8th Street, and reconstruction of vault lids under the sidewalk adjacent to the Hoff Building.

The CM/GC construction delivery method is contemplated as a two-stage process. In the initial CM stage, Guho Corp provided construction management services for the streetscape project, including estimating, scheduling, and constructability review, traffic control planning, pedestrian and bicycle detour planning and bidding. Once the construction documents were completed by the design professionals, the work was put out for competitive bidding. The bid amounts along with a negotiated profit and general conditions for Guho Corp, together, form what is called the **GMP: the guaranteed maximum price** for Guho Corp, as the General Contractor, to complete all the project work. The mechanism to accept the bids and advance the project into the GC construction stage is to approve Amendment No. 1 to the CM/GC contract with Guho Corp.

Streetscape construction projects necessarily include many different specialties at work: concrete, asphalt, electrical, geothermal installation, fiber optic conduit installation, landscaping, brickwork, furnishing installation and traffic control. As the CM, Guho Corp. competitively bid these various subcontractor packages anticipated by this Amendment No. 1 and will now be required to award the contracts to the lowest responsive bidders, in accordance with Idaho Code § 54-4511. Agency staff was present for bid openings, and today's GMP proposal from Guho Corp. includes the lowest responsive subcontractor bids. With Board approval of Resolution No. 1663, Guho will begin awarding subcontracts and mobilizing for construction.

Staff Recommendation:

In order to proceed into the construction stage of the project, Agency staff recommends the Board adopt Resolution No. 1663 approving Amendment No. 1 to the CM/GC contract with Guho Corp. for construction of the 8th & Bannock Streetscape Improvements Project.

Suggested Motion:

I move to adopt Resolution No. 1663 approving and authorizing the execution of Amendment No. 1 to the CM/GC Contract with Guho Corp.

RESOLUTION NO. 1663

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 (CM/GC) AGREEMENT BETWEEN THE AGENCY AND GUHO CORP. TO ESTABLISH THE GUARANTEED MAXIMUM PRICE (GMP) FOR CONSTRUCTION OF THE 8TH & BANNOCK STREETSCAPE IMPROVEMENTS PROJECT; AUTHORIZING THE AGENCY'S EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT; AUTHORIZING THE EXPENDITURE OF FUNDS INCLUDING A CONTINGENCY FOR UNFORESEEN EXPENSES; 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 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 First Amendment to the First Amended and Restated Urban Renewal Plan, River Street-Myrtle Street Urban Renewal Project and Renamed River Myrtle-Old Boise Urban Renewal Project ("First Amendment to the River Myrtle-Old Boise Plan"); and,

WHEREAS, following said public hearing, the City adopted its Ordinance No. 24-18 on July 24, 2018, approving the First Amendment to the River Myrtle-Old Boise Plan deannexing certain parcels from the existing revenue allocation area 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, in cooperation with the City of Boise and the Ada County Highway District, the Agency seeks to make certain transformative improvements and enhancements to certain portions of 8th Street and Bannock Street, including installation of geothermal and fiber optic resources, innovative storm water solutions, dedicated bike lanes, creative streetscape design, and street reconstruction, all in an effort to contribute as a catalyst to economic development and downtown reinvestment by private entities; and,

WHEREAS, due to the complexities of the construction site and the unique improvements and enhancements that are planned and due to the desired timelines associated with the construction, the Agency determined that the best approach for construction of the improvements was to hire a Construction Manager/General Contractor ("CM/GC"); and,

WHEREAS, upon approval of Resolution No. 1641 by its Board of Commissioners on March 9, 2020, the Agency entered into a Construction Manager / General Contractor (CM/GC) Agreement with Guho Corp., for the 8th & Bannock Streetscape 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 construction services associated with the Agency's 8th & Bannock Streetscape Improvements Project using the CM/GC construction delivery method; and

WHEREAS, the Agency Board of Commissioners finds it to be in the best public interest to approve Amendment No. 1 and to authorize the Agency's 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 Agency Executive Director 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 TWO MILLION THREE

HUNDRED SEVENTY-ONE THOUSAND TWO HUNDRED FOUR AND 00/100 DOLLARS (\$2,371,204), consistent with the Board's stated instructions at the July 27, 2020, Agency Board Meeting.

Section 4: That the Agency Executive Director is further authorized to expend funds for the Guaranteed Maximum Price amount plus up to 5% of that amount for contingencies if determined necessary in his best judgment.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 27, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 27, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

By: _____
Dana Zuckerman, Chair

ATTEST:

By: _____
Lauren McLean, Secretary

ATTACHMENT 2

EXHIBIT A

Resolution 1663

Amendment No. 1 to Standard Agreement and General
Conditions between Owner and Construction Manager
(where the CM is at Risk)

8th & Bannock Streetscape Improvement Project
(24 pages)

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

DATED JULY 27, 2020

Pursuant to Section 3.4 of the Agreement dated April 22, 2020, between the Owner, Capital City Development Corporations, and the Construction Manager, Guho Corp., for the 8th & Bannock Streetscape Improvement 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 TWO MILLION THREE HUNDRED SEVENTY-ONE THOUSAND TWO HUNDRED FOUR DOLLARS (\$2,371,204.00)

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 River Myrtle (4 pages)
EXHIBIT B:	Schedule of Values Westside (4 pages)
EXHIBIT C:	Cost Estimate Detail with Purchase Orders, Subcontracts, and Self Perform Work (4 pages)
EXHIBIT D:	Allowances (2 pages)
EXHIBIT E:	Assumptions and Clarifications (5 pages)
EXHIBIT F:	Schedule (1 page)
EXHIBIT G:	Plans (3 pages)

ARTICLE 2 DATE OF SUBSTANTIAL COMPLETION

The Date of Substantial Completion of the Work for Phase 1 is December 28, 2020.

The Date of Substantial Completion of the Work for Phase 2 is 100 calendar days from start date. Start date for Phase 2 is to be determined.

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

Date: _____

Approved as to Form:

Mary Watson, General Counsel | Contracts Manager

CONSTRUCTION MANAGER: Guho Corp.

BY: _____
Anthony Guho, Vice-President

Date: _____

END OF DOCUMENT

Budget Info / For Office Use	
Fund/District	302 / 303
Account	6250
Activity Code	19007 / 19021
PO #	200067
Due Date Phase 1	December 31, 2020
Due Date Phase 2	September 30, 2021
Termination	September 30, 2021

EXHIBIT A
CCDC 8th and Bannock Streetscapes
Schedule of Values

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
River/Myrtle					
	01-3110	PROJECT MANAGEMENT			
		Project Manager	20.00 HR	1,842 River/Myrtle	
		Project Engineer /Assistant Project Manager	50.00 hr	2,969 River/Myrtle	
		Superintendent Senior	50.00 hr	4,397 River/Myrtle	
		PROJECT MANAGEMENT		9,208	
	01-3111	PROJECT SUPERVISION			
		Superintendent	160.00 hr	11,478 River/Myrtle	
		Superintendent	120.00 hr	8,609 River/Myrtle	
		PROJECT SUPERVISION		20,087	
	01-3112	PROJECT ADMIN SUPPORT LABOR			
		General Labor	50.00 hr	1,405 River/Myrtle	
		PROJECT ADMIN SUPPORT LABOR		1,405	
	01-4123	PERMITS			
		ACHD ROW Permit Fee Phase I	80.00 day	6,000 River/Myrtle	
		ACHD ROW Permit Fee Phase II	75.00 day	5,625 River/Myrtle	
		PERMITS		11,625	
	01-5200	CONSTRUCTION FACILITIES			
		Portable Toilet	5.00 mth	453 River/Myrtle	
		Portable Hand Wash Station	5.00 mth	1,250 River/Myrtle	
		CONSTRUCTION FACILITIES		1,703	
	01-5526	TRAFFIC CONTROL			
		Traffic Control- Lane Shift	2.00 mth	7,000 River/Myrtle	
		Traffic Control Road Closed	1.00 mth	2,000 River/Myrtle	
		Traffic Control Ped Detours	6.00 mth	1,500 River/Myrtle	
		TRAFFIC CONTROL		10,500	
	01-5529	STAGING AREAS			
		Staging Area Rental	3.00 mth	15,000 River/Myrtle	
		STAGING AREAS		15,000	
	01-5600	TEMP BARRIERS AND ENCLOSURES			
		Crowd Barrier	300.00 lf/mth	999 River/Myrtle	
		Temporary Orange Plastic Fencing 4' x 100'	900.00 ft	1,170 River/Myrtle	
		TEMP BARRIERS AND ENCLOSURES		2,169	
	01-5813	TEMPORARY SIGNAGE			
		Reader Message Board Trailer Signs (ALLOWANCE)	2.00 mth	4,000 River/Myrtle	
		TEMPORARY SIGNAGE		4,000	
	01-7416	JOBSITE MAINTENANCE			
		Traffic Control (Maintenance)	100.00 hrs	3,000 River/Myrtle	
		JOBSITE MAINTENANCE		3,000	
	01-7419	WASTE MANAGEMENT AND DISPOSAL			
		Trash Disposal	1.00 mth	500 River/Myrtle	
		WASTE MANAGEMENT AND DISPOSAL		500	
	02-4113	DEMO-SITE			
		Streetscapes Demo	15,983.00 sf	18,700 River/Myrtle	
		DEMO-SITE		18,700	

EXHIBIT A
CCDC 8th and Bannock Streetscapes
Schedule of Values

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
	12-9300	SITE FURNISHINGS			
		Bike Rack, Cast In Install, Powder Coat Green	8.00 ea	400 River/Myrtle	
		Bike Rack, Cast In, Powder Coat Green	8.00 ea	1,560 River/Myrtle	
		SITE FURNISHINGS		1,960	
	26-5613	LIGHT POLES & STANDARDS			
		Historic Streetlight w/ Outlets	8.00 ea	70,336 River/Myrtle	
		Streetlight Demo	7.00 ea	4,521 River/Myrtle	
		Light Pole Base Excavation/Backfill	7.00 ea	2,604 River/Myrtle	
		Streetlight Light Pole Base	7.00 ea	2,800 River/Myrtle	
		LIGHT POLES & STANDARDS		80,262	
	31-2219	FINISH GRADING			
		Sidewalk/Curb Excavation and Grading	15,983.00 sqft	25,573 River/Myrtle	
		FINISH GRADING		25,573	
	32-1216	ASPHALT PAVING			
		Asphalt Paving Misc Patch Allowance	1,029.00 sqft	3,087 River/Myrtle	
		Mill and Overlay Asphalt	15,224.00 sqft	44,911 River/Myrtle	
		Prep Misc Patch	1,029.00 sqft	3,087 River/Myrtle	
		ASPHALT PAVING		51,085	
	32-1316	DECORATIVE CONCRETE			
		Concrete 4" sidewalk	12,072.00 sf	94,282 River/Myrtle	
		Concrete Drive Approach	665.00 sf	4,948 River/Myrtle	
		Ped Ramp	8.00 ea	10,955 River/Myrtle	
		DECORATIVE CONCRETE		110,185	
	32-1416	BRICK PAVERS			
		Brick unit Pavers	1,090.00 sqft	22,890 River/Myrtle	
		BRICK PAVERS		22,890	
	32-1613	CURB & GUTTER			
		Drop Inlet Frame and Grate	6.00 ea	9,554 River/Myrtle	
		Curb and Gutter	845.00 lf	23,339 River/Myrtle	
		CURB & GUTTER		32,893	
	32-1723	PAVEMENT MARKINGS			
		4" Yellow/White	541.50 lf	325 River/Myrtle	
		Parking Stall	1,005.00 lf	402 River/Myrtle	
		Blue Curb	75.00 lf	75 River/Myrtle	
		24" Stop Bar/Crosswalk	633.00 sqft	3,956 River/Myrtle	
		Green Bike Lane	60.33 sqft	470 River/Myrtle	
		Bike w/Arrow	62.86 sqft	676 River/Myrtle	
		ADA Symbol	64.00 sqft	758 River/Myrtle	
		Mobilization	1.00 ls	200 River/Myrtle	
		PAVEMENT MARKINGS		6,863	
	32-9100	LANDSCAPING			
		Irrigation and Plant Tree	14.00 ea	20,770 River/Myrtle	
		Landscaping/Irrigation Repairs	1.00 ls	5,000 River/Myrtle	
		Irrigation Point of Connections	1.00 ls	5,000 River/Myrtle	
		Tree Supply (Ginkgo 2") Allowance	6.00 ea	1,800 River/Myrtle	
		Tree Supply (Elm 2-1/2") Allowance	7.00 ea	2,100 River/Myrtle	
		LANDSCAPING		34,670	
	32-9443	TREE GRATES/FRAMES			
		4x8 Kiva Grate	14.00 ea	18,320 River/Myrtle	
		4x8 Frame Brick/Concrete/Brick/Concrete	14.00 ea	8,400 River/Myrtle	

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
	32-9443	TREE GRATES/FRAMES			
		Urban Accessories Freight	0.50 ea	1,362	River/Myrtle
		TREE GRATES/FRAMES		28,082	
	32-9446	TREE GRIDS (SILVA CELL)			
		Silva Cells	240.00 ea	124,481	River/Myrtle
		TREE GRIDS (SILVA CELL)		124,481	
	33-6113	GEO THERMAL PIPE INSTALL			
		Geothermal Service (3 Pipe) Material Allowance	1.00 ea	4,095	River/Myrtle
		Geothermal Service (3 Pipe) Install Allowance	1.00 ea	12,000	River/Myrtle
		GEO THERMAL PIPE INSTALL		16,095	
	33-7000	ELECTRIC UTILITIES			
		Trenching	1.00 ls	5,867	River/Myrtle
		ELECTRIC UTILITIES		5,867	
	33-8000	COMMUNICATION UTILITIES			
		Fiber Conduits/Vaults	0.33 ls	24,610	River/Myrtle
		COMMUNICATION UTILITIES		24,610	
River/Myrtle				663,411	

Partial Totals

Description	Rate	Amount	Totals
Total Cost		665,014	665,014
Contingency	4.806 %	31,960	
CMGC Fee	8.000 %	55,758	
Bond	0.769 %	5,115	
Partial Total			757,847

EXHIBIT B
CCDC 8th and Bannock Streetscapes
Schedule of Values

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
Westside					
	01-3110	PROJECT MANAGEMENT			
		Project Manager	60.00 HR	5,527 Westside	
		Project Manager	60.00 HR	5,527 Westside	
		Project Engineer /Assistant Project Manager	110.00 hr	6,532 Westside	
		Project Engineer /Assistant Project Manager	120.00 hr	7,126 Westside	
		Superintendent Senior	110.00 hr	9,672 Westside	
		Superintendent Senior	120.00 hr	10,552 Westside	
		PROJECT MANAGEMENT		44,935	
	01-3111	PROJECT SUPERVISION			
		Superintendent	480.00 hr	34,435 Westside	
		Superintendent	360.00 hr	25,826 Westside	
		PROJECT SUPERVISION		60,261	
	01-3112	PROJECT ADMIN SUPPORT LABOR			
		General Labor	150.00 hr	4,215 Westside	
		PROJECT ADMIN SUPPORT LABOR		4,215	
	01-4123	PERMITS			
		ACHD ROW Permit Fee Phase I	40.00 day	3,000 Westside	
		ACHD ROW Permit Fee Phase II	15.00 day	1,125 Westside	
		PERMITS		4,125	
	01-5200	CONSTRUCTION FACILITIES			
		Portable Toilet	3.00 mth	272 Westside	
		Portable Toilet	3.00 mth	272 Westside	
		CONSTRUCTION FACILITIES		544	
	01-5526	TRAFFIC CONTROL			
		Traffic Control- Lane Shift	4.00 mth	14,000 Westside	
		Traffic Control Road Closed	2.00 mth	4,000 Westside	
		Traffic Control Ped Detours	10.00 mth	2,500 Westside	
		Traffic Control- Lane Shift	2.00 mth	7,000 Westside	
		Traffic Control Road Closed	1.00 mth	2,000 Westside	
		Traffic Control Ped Detours	2.00 mth	500 Westside	
		TRAFFIC CONTROL		30,000	
	01-5529	STAGING AREAS			
		Staging Area Rental	2.00 mth	10,000 Westside	
		STAGING AREAS		10,000	
	01-5600	TEMP BARRIERS AND ENCLOSURES			
		Crowd Barrier	900.00 lf/mth	2,997 Westside	
		Temporary Orange Plastic Fencing 4' x 100'	900.00 ft	1,170 Westside	
		TEMP BARRIERS AND ENCLOSURES		4,167	
	01-5813	TEMPORARY SIGNAGE			
		Reader Message Board Trailer Signs (ALLOWANCE)	4.00 mth	8,000 Westside	
		TEMPORARY SIGNAGE		8,000	
	01-7416	JOBSITE MAINTENANCE			
		Traffic Control (Maintenance)	200.00 hrs	6,000 Westside	
		Traffic Control (Maintenance)	100.00 hrs	3,000 Westside	
		JOBSITE MAINTENANCE		9,000	
	01-7419	WASTE MANAGEMENT AND DISPOSAL			
		Trash Disposal	3.00 mth	1,501 Westside	

EXHIBIT B
CCDC 8th and Bannock Streetscapes
Schedule of Values

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
		WASTE MANAGEMENT AND DISPOSAL		1,501	
	02-4113	DEMO-SITE			
		Streetscapes Demo	17,048.00 sf	19,946 Westside	
		Unsuitable Soil Allowance	200.00 cy	8,900 Westside	
		Asphalt Demo	41,000.00 sf	41,000 Westside	
		DEMO-SITE		69,846	
	03-0130	MAINTENANCE OF CIP CONCRETE			
		Temporary Chain Fencing on Stands	900.00 lf/m	3,600 Westside	
		Hoff Vault Lid Replacement Allowance	1.00 ea	129,801 Westside	
		Structural Steel Package	1.00 ea	61,199 Westside	
		MAINTENANCE OF CIP CONCRETE		194,600	
	12-9300	SITE FURNISHINGS			
		Bike Rack, Cast In Install, Powder Coat Green	6.00 ea	300 Westside	
		Bike Rack, Cast In, Powder Coat Green	6.00 ea	1,170 Westside	
		SITE FURNISHINGS		1,470	
	26-5613	LIGHT POLES & STANDARDS			
		Historic Streetlight w/ Outlets	8.00 ea	70,336 Westside	
		Streetlight Demo	7.00 ea	4,521 Westside	
		Light Pole Base Excavation/Backfill	7.00 ea	2,604 Westside	
		Streetlight Light Pole Base	7.00 ea	2,800 Westside	
		LIGHT POLES & STANDARDS		80,262	
	31-2219	FINISH GRADING			
		Sidewalk/Curb Excavation and Grading	17,048.00 sqft	27,277 Westside	
		FINISH GRADING		27,277	
	32-1216	ASPHALT PAVING			
		5" Asphalt Paving	32,326.00 sqft	124,455 Westside	
		Mill and Overlay Asphalt	15,861.00 sqft	46,790 Westside	
		New Road Excavation	34,798.00 sqft	52,926 Westside	
		New Road Section	34,798.00 sqft	84,048 Westside	
		ASPHALT PAVING		308,219	
	32-1316	DECORATIVE CONCRETE			
		Concrete 4" sidewalk	11,213.00 sf	87,574 Westside	
		Concrete Drive Approach	565.00 sf	4,204 Westside	
		Ped Ramp	12.00 ea	16,432 Westside	
		Concrete Bike Lane	2,490.00 sf	15,886 Westside	
		Concrete 4" sidewalk (Vault)	1,490.00 sf	11,637 Westside	
		Idaho Power Vault Overlay (ALLOWANCE)	226.00 sf	4,520 Westside	
		DECORATIVE CONCRETE		140,252	
	32-1416	BRICK PAVERS			
		Brick unit Pavers	1,160.00 sqft	24,360 Westside	
		BRICK PAVERS		24,360	
	32-1613	CURB & GUTTER			
		Drop Inlet Frame and Grate	4.00 ea	6,369 Westside	
		Curb and Gutter	1,044.00 lf	28,835 Westside	
		Valley Gutter	44.00 lf	1,215 Westside	
		6" Vertical Curb	432.00 lf	11,932 Westside	
		CURB & GUTTER		48,351	
	32-1723	PAVEMENT MARKINGS			
		4" Yellow/White	4,632.50 lf	2,780 Westside	

EXHIBIT B
CCDC 8th and Bannock Streetscapes
Schedule of Values

CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	CCDC District
	32-1723	PAVEMENT MARKINGS			
		Parking Stall	400.00 lf	160 Westside	
		24" Stop Bar/Crosswalk	765.00 sqft	4,781 Westside	
		Green Bike Lane	460.37 sqft	3,586 Westside	
		Bike w/Arrow	25.14 sqft	271 Westside	
		Bike Sharrow	48.50 sqft	759 Westside	
		Mobilization	1.00 ls	200 Westside	
		PAVEMENT MARKINGS		12,537	
	32-9100	LANDSCAPING			
		Irrigation and Plant Tree	14.00 ea	20,770 Westside	
		Tree Supply (Elm 2-1/2") (ALLOWANCE)	7.00 ea	2,100 Westside	
		Tree Supply (Ginkgo 2") (ALLOWANCE)	6.00 ea	1,800 Westside	
		Landscaping/Irrigation Repairs	1.00 ls	5,000 Westside	
		Irrigation Point of Connections	1.00 ls	5,000 Westside	
		LANDSCAPING		34,670	
	32-9443	TREE GRATES/FRAMES			
		4x8 Kiva Grate	14.00 ea	18,320 Westside	
		4x8 Frame Brick/Concrete/Brick/Concrete	14.00 ea	8,400 Westside	
		Urban Accessories Freight	0.50 ea	1,362 Westside	
		TREE GRATES/FRAMES		28,082	
	32-9446	TREE GRIDS (SILVA CELL)			
		Silva Cells	225.00 ea	116,701 Westside	
		TREE GRIDS (SILVA CELL)		116,701	
	33-6113	GEOHERMAL PIPE INSTALL			
		Geothermal Service (2 Pipe) Material Allowance	2.00 ea	6,194 Westside	
		Geothermal Service (2 Pipe) Install Allowance	2.00 ea	20,000 Westside	
		Geothermal Vault Valve Replacement Material	1.00 ea	17,383 Westside	
		Geothermal Vault Valve Replacement Install Allowance	1.00 ea	15,000 Westside	
		Use Tax on City Provided Material Allowance	1.00 ea	1,200 Westside	
		GEOHERMAL PIPE INSTALL		59,777	
	33-7000	ELECTRIC UTILITIES			
		Trenching	1.00 ls	3,200 Westside	
		ELECTRIC UTILITIES		3,200	
	33-8000	COMMUNICATION UTILITIES			
		Fiber Conduits/Vaults	0.67 ls	49,966 Westside	
		COMMUNICATION UTILITIES		49,966	
	34-4000	TRANSPORTATION SIGNALING			
		Signal Material Allowance (Jefferson and 8th)	1.00 ls	10,000 Westside	
		Signal Work (Jefferson and 8th)	1.00 ea	27,208 Westside	
		Use Tax Allowance (Jefferson and 8th)	1.00 ls	600 Westside	
		TRANSPORTATION SIGNALING		37,808	
Westside				1,414,124	

Partial Totals

Description	Rate	Amount	Totals
Total Cost		1,415,727	1,415,727
Contingency	4.806 %	68,040	
CMGC Fee	8.000 %	118,701	
Bond	0.769 %	10,889	
Partial Total			1,613,357

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount
ACHD					
	River/Myrtle	01-4123	PERMITS ACHD ROW Permit Fee Phase I ACHD ROW Permit Fee Phase II PERMITS	80.00 day 75.00 day	6,000 5,625 11,625
	River/Myrtle				11,625
	Westside	01-4123	PERMITS ACHD ROW Permit Fee Phase I ACHD ROW Permit Fee Phase II PERMITS	40.00 day 15.00 day	3,000 1,125 4,125
	Westside				4,125
			ACHD		15,750
Capitol Landscape					
	River/Myrtle	32-1416	BRICK PAVERS Brick unit Pavers BRICK PAVERS	1,090.00 sqft	22,890 22,890
	River/Myrtle				22,890
	Westside	32-1416	BRICK PAVERS Brick unit Pavers BRICK PAVERS	1,160.00 sqft	24,360 24,360
	Westside				24,360
			Capitol Landscape		47,250
Curtis Clean Sweep					
	River/Myrtle	32-1723	PAVEMENT MARKINGS 4" Yellow/White Parking Stall Blue Curb 24" Stop Bar/Crosswalk Green Bike Lane Bike w/Arrow ADA Symbol Mobilization PAVEMENT MARKINGS	541.50 lf 1,005.00 lf 75.00 lf 633.00 sqft 60.33 sqft 62.86 sqft 64.00 sqft 1.00 ls	325 402 75 3,956 470 676 758 200 6,863
	River/Myrtle				6,863
	Westside	32-1723	PAVEMENT MARKINGS 4" Yellow/White Parking Stall 24" Stop Bar/Crosswalk Green Bike Lane Bike w/Arrow Bike Sharrow Mobilization PAVEMENT MARKINGS	4,632.50 lf 400.00 lf 765.00 sqft 460.37 sqft 25.14 sqft 48.50 sqft 1.00 ls	2,780 160 4,781 3,586 271 759 200 12,537
	Westside				12,537

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount
Gingerich	River/Myrtle	32-9100	Curtis Clean Sweep		19,399
			LANDSCAPING		
			Irrigation and Plant Tree	14.00 ea	20,770
			Irrigation Point of Connections	1.00 ls	5,000
			LANDSCAPING		25,770
	Westside	32-9100	River/Myrtle		25,770
			LANDSCAPING		
			Irrigation and Plant Tree	14.00 ea	20,770
			Irrigation Point of Connections	1.00 ls	5,000
			LANDSCAPING		25,770
Guho Corp	River/Myrtle	02-4113	Gingerich		51,540
			DEMO-SITE		
			Streetscapes Demo	15,983.00 sf	18,700
			DEMO-SITE		18,700
		26-5613	LIGHT POLES & STANDARDS		
			Light Pole Base Excavation/Backfill	7.00 ea	2,604
			LIGHT POLES & STANDARDS		2,604
		31-2219	FINISH GRADING		
			Sidewalk/Curb Excavation and Grading	15,983.00 sqft	25,573
			FINISH GRADING		25,573
		32-9446	TREE GRIDS (SILVA CELL)		
			Silva Cells	240.00 ea	124,481
			TREE GRIDS (SILVA CELL)		124,481
		33-7000	ELECTRIC UTILITIES		
			Trenching	1.00 ls	5,867
			ELECTRIC UTILITIES		5,867
		33-8000	COMMUNICATION UTILITIES		
			Fiber Conduits/Vaults	0.33 ls	24,610
			COMMUNICATION UTILITIES		24,610
	Westside	02-4113	River/Myrtle		201,835
			DEMO-SITE		
			Streetscapes Demo	17,048.00 sf	19,946
			DEMO-SITE		19,946
		26-5613	LIGHT POLES & STANDARDS		
			Light Pole Base Excavation/Backfill	7.00 ea	2,604
			LIGHT POLES & STANDARDS		2,604
		31-2219	FINISH GRADING		
			Sidewalk/Curb Excavation and Grading	17,048.00 sqft	27,277
			FINISH GRADING		27,277
		32-9446	TREE GRIDS (SILVA CELL)		
			Silva Cells	225.00 ea	116,701
			TREE GRIDS (SILVA CELL)		116,701
		33-7000	ELECTRIC UTILITIES		
			Trenching	1.00 ls	3,200

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount
KB Welding	River/Myrtle	33-8000	ELECTRIC UTILITIES		3,200
			COMMUNICATION UTILITIES		
			Fiber Conduits/Vaults	0.67 ls	49,966
			COMMUNICATION UTILITIES		49,966
			Westside		219,694
			Guho Corp		421,529
KB Welding	Westside	12-9300	SITE FURNISHINGS		
			Bike Rack, Cast In Install, Powder Coat Green	8.00 ea	400
			Bike Rack, Cast In, Powder Coat Green	8.00 ea	1,560
			SITE FURNISHINGS		1,960
			River/Myrtle		1,960
Northwest Rec	Westside	03-0130	MAINTENANCE OF CIP CONCRETE		
			Structural Steel Package	1.00 ea	61,199
			MAINTENANCE OF CIP CONCRETE		61,199
Northwest Rec	River/Myrtle	32-9443	TREE GRATES/FRAMES		
			4x8 Kiva Grate	14.00 ea	18,320
			Urban Accessories Freight	0.50 ea	1,362
			TREE GRATES/FRAMES		19,682
			River/Myrtle		19,682
Pusher	Westside	32-9443	TREE GRATES/FRAMES		
			4x8 Kiva Grate	14.00 ea	18,320
			Urban Accessories Freight	0.50 ea	1,362
			TREE GRATES/FRAMES		19,682
			Westside		19,682
Pusher	River/Myrtle	32-1316	DECORATIVE CONCRETE		
			Concrete 4" sidewalk	12,072.00 sf	94,282
			Concrete Drive Approach	665.00 sf	4,948
			Ped Ramp	8.00 ea	10,955
			DECORATIVE CONCRETE		110,185
Pusher	Westside	32-1613	CURB & GUTTER		
			Drop Inlet Frame and Grate	6.00 ea	9,554
			Curb and Gutter	845.00 lf	23,339
			CURB & GUTTER		32,893
			River/Myrtle		143,077

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount	
QEI	Westside	32-1316	DECORATIVE CONCRETE			
			Concrete 4" sidewalk	11,213.00 sf	87,574	
			Concrete Drive Approach	565.00 sf	4,204	
			Ped Ramp	12.00 ea	16,432	
			Concrete Bike Lane	2,490.00 sf	15,886	
			Concrete 4" sidewalk (Vault)	1,490.00 sf	11,637	
			DECORATIVE CONCRETE		135,732	
		32-1613	CURB & GUTTER			
			Drop Inlet Frame and Grate	4.00 ea	6,369	
			Curb and Gutter	1,044.00 lf	28,835	
			Valley Gutter	44.00 lf	1,215	
			6" Vertical Curb	432.00 lf	11,932	
			CURB & GUTTER		48,351	
			Westside			
		Pusher				327,161
QEI	River/Myrtle	26-5613	LIGHT POLES & STANDARDS			
			Historic Streetlight w/ Outlets	8.00 ea	70,336	
			Streetlight Demo	7.00 ea	4,521	
			Streetlight Light Pole Base	7.00 ea	2,800	
			LIGHT POLES & STANDARDS		77,657	
		River/Myrtle				77,657
	Westside	26-5613	LIGHT POLES & STANDARDS			
			Historic Streetlight w/ Outlets	8.00 ea	70,336	
			Streetlight Demo	7.00 ea	4,521	
			Streetlight Light Pole Base	7.00 ea	2,800	
			LIGHT POLES & STANDARDS		77,657	
		34-4000	TRANSPORTATION SIGNALING			
			Signal Work (Jefferson and 8th)	1.00 ea	27,208	
			TRANSPORTATION SIGNALING		27,208	
			Westside			
QEI				182,522		

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount
Allowance					
	River/Myrtle				
		01-5526	TRAFFIC CONTROL		
			Traffic Control- Lane Shift	2.00 mth	7,000
			Traffic Control Road Closed	1.00 mth	2,000
			Traffic Control Ped Detours	6.00 mth	1,500
			TRAFFIC CONTROL		<u>10,500</u>
		01-5529	STAGING AREAS		
			Staging Area Rental	3.00 mth	15,000
			STAGING AREAS		<u>15,000</u>
		01-5813	TEMPORARY SIGNAGE		
			Reader Message Board Trailer Signs (ALLOWANCE)	2.00 mth	4,000
			TEMPORARY SIGNAGE		<u>4,000</u>
		01-7416	JOBSITE MAINTENANCE		
			Traffic Control (Maintenance)	100.00 hrs	3,000
			JOBSITE MAINTENANCE		<u>3,000</u>
		32-1216	ASPHALT PAVING		
			Asphalt Paving Misc Patch Allowance	1,029.00 sqft	3,087
			Prep Misc Patch	1,029.00 sqft	3,087
			ASPHALT PAVING		<u>6,174</u>
		32-9100	LANDSCAPING		
			Landscaping/Irrigation Repairs	1.00 ls	5,000
			Tree Supply (Ginkgo 2") Allowance	6.00 ea	1,800
			Tree Supply (Elm 2-1/2") Allowance	7.00 ea	2,100
			LANDSCAPING		<u>8,900</u>
		33-6113	GEO THERMAL PIPE INSTALL		
			Geothermal Service (3 Pipe) Material Allowance	1.00 ea	4,095
			Geothermal Service (3 Pipe) Install Allowance	1.00 ea	12,000
			GEO THERMAL PIPE INSTALL		<u>16,095</u>
	River/Myrtle				63,669

Subcontractor	CCDC District	Job Cost Phase	Description	Takeoff Quantity	Total Amount
Westside					
		01-5526	TRAFFIC CONTROL		
			Traffic Control- Lane Shift	4.00 mth	14,000
			Traffic Control Road Closed	2.00 mth	4,000
			Traffic Control Ped Detours	10.00 mth	2,500
			Traffic Control- Lane Shift	2.00 mth	7,000
			Traffic Control Road Closed	1.00 mth	2,000
			Traffic Control Ped Detours	2.00 mth	500
			TRAFFIC CONTROL		30,000
		01-5529	STAGING AREAS		
			Staging Area Rental	2.00 mth	10,000
			STAGING AREAS		10,000
		01-5813	TEMPORARY SIGNAGE		
			Reader Message Board Trailer Signs (ALLOWANCE)	4.00 mth	8,000
			TEMPORARY SIGNAGE		8,000
		01-7416	JOBSITE MAINTENANCE		
			Traffic Control (Maintenance)	200.00 hrs	6,000
			Traffic Control (Maintenance)	100.00 hrs	3,000
			JOBSITE MAINTENANCE		9,000
		02-4113	DEMO-SITE		
			Unsuitable Soil Allowance	200.00 cy	8,900
			DEMO-SITE		8,900
		03-0130	MAINTENANCE OF CIP CONCRETE		
			Hoff Vault Lid Replacement Allowance	1.00 ea	129,801
			MAINTENANCE OF CIP CONCRETE		129,801
		32-1316	DECORATIVE CONCRETE		
			Idaho Power Vault Overlay (ALLOWANCE)	226.00 sf	4,520
			DECORATIVE CONCRETE		4,520
		32-9100	LANDSCAPING		
			Tree Supply (Elm 2-1/2") (ALLOWANCE)	7.00 ea	2,100
			Tree Supply (Ginkgo 2") (ALLOWANCE)	6.00 ea	1,800
			Landscaping/Irrigation Repairs	1.00 ls	5,000
			LANDSCAPING		8,900
		33-6113	GEOHERMAL PIPE INSTALL		
			Geothermal Service (2 Pipe) Material Allowance	2.00 ea	6,194
			Geothermal Service (2 Pipe) Install Allowance	2.00 ea	20,000
			Geothermal Vault Valve Replacement Material	1.00 ea	17,383
			Geothermal Vault Valve Replacement Install Allowance	1.00 ea	15,000
			Use Tax on City Provided Material Allowance	1.00 ea	1,200
			GEOHERMAL PIPE INSTALL		59,777
		34-4000	TRANSPORTATION SIGNALING		
			Signal Material Allowance (Jefferson and 8th)	1.00 ls	10,000
			Use Tax Allowance (Jefferson and 8th)	1.00 ls	600
			TRANSPORTATION SIGNALING		10,600
Westside					279,498
Allowance					343,167



CCDC 8th and Bannock Streetscapes

GMP 1

Assumptions and Clarifications

GMP 1 is based on drawings and specs titled "BID SET" dated 6/29/20. Final approved construction set has not been issued any changes will need to be addressed in a change order from GMP1

General Conditions

- Working Hours are from 5am to 7pm M-F
- Saturday as required
- Offsite Parking/Staging Area included
- Notice to Proceed 7/29/2020 or sooner
- Mainline Paving on 8th Street scheduled for Late October (weather permitting)
- Cold Weather provisions will utilize Contingency
- SWPPP provide by Civil Engineer

Traffic Control

- 8th Street will be closed as indicated on schedule
- Orange Plastic Fence Placed around construction Site
- Plastic Crowd panels provided on Corners
- The intersection of 8th and Jefferson Closed for new road section and paving 2-3 weeks.
- Bannock North Parking, Bike and WB Travel Lane Closed during sidewalk construction along Bannock
- Bannock Street closed for mill and Overlay
 - 8th Street from Bannock to Idaho Closed for Mill and Overlay
- Bannock Street Closed for Geothermal Work
- Bike Lane Detours of other streets
- Does not include temp protected bike lanes and/or sidewalks
- Construction Hours are Monday-Friday 5am to 7pm, Saturdays possible
- Lane Closures to Remain in place 24 hours a day
- ACHD Permit Fees of \$75/day for the duration of construction
- Sidewalk Closures and Detours
- Temp Gravel Sidewalk for Business Access where required
- Allowance for 6 months of rental for Portable Message Board Trailer
- Allowance for Traffic Control pending approval by ACHD and City of Boise
- No Parking Fee included



Demo/Excavation

- Saw cut 12" from Project Limits
- If Sidewalk is supporting building façade demo to stop at 12" saw cut and will address course of action with the project team
- Excavation to design depths any soft spots will be addressed on a case by case situation
- Subgrade inspection visual and prop test by geo-tech engineer
- Clean exported excavation, additional debris/ non soil material will be addressed as found
- 200cy allowance for unsuitable soils included
 - Excavate and Export Material
 - Import and Place 6" Minus Pit Run

Pavers and Hardscape

- Pavers are installed handset without lugs and/or spacers

Light Poles and Electrical

- (16) New Light Poles
- Salvage Existing Light Poles and provide to City for pickup on Jobsite
- Connect to existing Meyers Cabinet on 9th Street
 - Pathways are existing as shown on plans
 - All internal parts are existing, connect conductors to terminal blocks
- No Light Pole Shields included

Fiber Conduits

- Adjust routing of Fiber to utilize existing excavations with Silva Cells, install in perimeter backfill
- 1-1/4" Sch 40 PVC Conduit, glue all joints
- Location of Vaults per plan, if a conflict with existing utilities then relocate or change to smaller vault

Utilities

- Fiber on the NE Corner of 8th and Bannock to be slightly relocated by open trench
- No relocation included for any utilities
- Coordinate with Idaho Power on vault overlay, allowance of \$4,520
- Minor Adjustments to utility collars/manholes



- Idaho Power to provide replacement vault lids

ACHD Signal

- Relocation of (2) Sing Poles on Jefferson and 8th
- Reconfigure Signal Heads on NW Corner
- Existing Signal Pole bases are to be demoed 12" below finish grade and left in place.
- ACHD Provided Material (Allowance of \$10,000)
- Signal Work to be completed while the intersection is closed for Repaving
- Any non-ACHD equipment installed on Poles to be removed prior to the start of work all cost for removal and replacement covered by 3rd Owner of the equipment
- No Signal relocation or Pedestrian Push Buttons included on 8th and Bannock Intersection
- ACHD to reconfigure signal at 8th and State for New Bike Lane
- ACHD to reprogram signals are required

Landscape and Irrigation-

- 18" Root Guide included at new tree locations
- Trees Selected and Approved by City of Boise, Fall 2020 Dig

Hoff Building Vault Upgrades

- Work on Bannock from 9th to 8th is postponed due to COVID and impact to businesses along Bannock
- Work to take place summer of 2021
- Allowance for Value work included in GMP
- Assumes support of existing utilities from basement floor
- Owner to remove any non-essential items from Basement
- Owner to Secure building
- Coordinate with Idaho Power on Vault Lid Replacement
- No Idaho Power Fees Included
- Building Owner to Coordinate any off-hours utility shutdowns
- Complete Removal of Vault Lid, structural engineer to review exterior wall will support loads without lid in place
- Business Access Along Bannock Closed will need to utilize the interior common area
- 6' Chain link Fence Provided around Vault Opening for Security



Geothermal

- Work to be completed in 2021 under Phase II prior to Bannock Street Paving
- Close Bannock for Install
- Run (3) Service Lines to Borah post Office in Phase I, cap at new curb line
 - Coupler onto stub in phase II and make the connection to main line
- City of Boise to Provide
 - Valves with spacer rings and gaskets
 - Valve Supports
 - Gilsulate
 - Anode Bags
- New Service connections are a saddle connection
 - No guarantee condition of AC and success of pipe sealing
- Recommend replacing AC Pipe with section of HDPE to ensure sound connection

Phasing of Work

- Cost for work required to transition between phases of work not included
 - Curb and Gutter on 8th and Bannock
 - Sidewalk on NW Corner of 8th and Bannock
 - Asphalt Patch along Bannock
- Pricing based on 2020 Material Prices, will negotiate any major changes to pricing for work delayed to 2021
- Does not include rework of pedestrian ramps on the south side of 8th and Bannock

Misc. Items

- No Trash Receptacles
- No Precast Concrete Planters (Proved by DBA)
- Parking Meters Heads removed and reset by City of Boise
- Parking Meter Post and sensors provided by City of Boise Installed by Guho Corp

Owner Provided Items

- City of Boise Permit Fees



COVID-19 Provisions

- Follow best practices and recommendations at time of GMP
- Conditions to improve over time
- Hand washing Station Provided onsite
- Detour pedestrians on other blocks to maximize the distance between public and construction crews
- GMP is based on single working shift with one Superintendent on site

EXHIBIT F

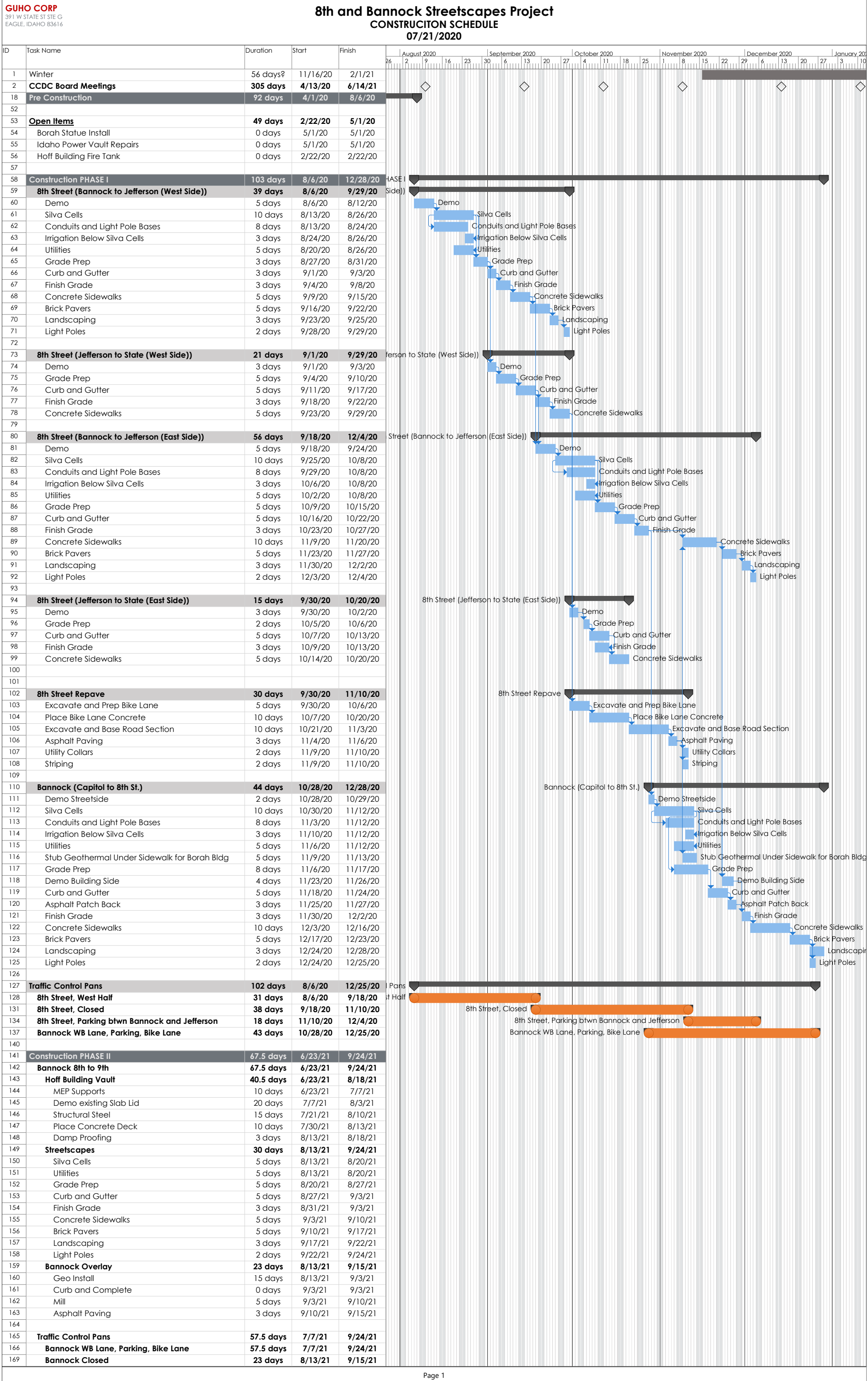




EXHIBIT G- Plans

06-29-20 Bid Set
Addendum No. 1 Dated 07-10-20

Drawings

Drawing No.	Drawing Title	Date	Revision Date
G1.0	GENERAL COVER SHEET	6/29/2020	
C0.00	COVER SHEET	6/29/2020	
C1.00	CIVIL NOTES	6/29/2020	
C2.01	CIVIL NOTES	6/29/2020	7/10/2020
C2.02	CIVIL NOTES	6/29/2020	
C2.03	CIVIL DETAILS	6/29/2020	
C2.04	CIVIL DETAILS	6/29/2020	
C2.05	CIVIL DETAILS	6/29/2020	
C2.06	CIVIL DETAILS	6/29/2020	7/10/2020
C3.01	DEMOLITION PLAN	6/29/2020	
C3.02	DEMOLITION PLAN	6/29/2020	
C3.03	DEMOLITION PLAN	6/29/2020	
C3.04	DEMOLITION PLAN	6/29/2020	
C3.05	DEMOLITION PLAN	6/29/2020	
C3.06	DEMOLITION PLAN	6/29/2020	
C4.01	CIVIL PLAN	6/29/2020	
C4.02	CIVIL PLAN	6/29/2020	
C4.03	CIVIL PLAN	6/29/2020	
C4.04	CIVIL PLAN	6/29/2020	
C4.05	CIVIL PLAN	6/29/2020	
C4.06	CIVIL PLAN	6/29/2020	
C5.01	GRADING PLAN	6/29/2020	
C5.02	GRADING PLAN	6/29/2020	
C5.03	GRADING PLAN	6/29/2020	
C5.04	GRADING PLAN	6/29/2020	
C5.05	GRADING PLAN	6/29/2020	
C5.06	GRADING PLAN	6/29/2020	
C6.01	SILVA CELL PLAN	6/29/2020	
C6.02	SILVA CELL PLAN	6/29/2020	
C6.03	SILVA CELL PLAN	6/29/2020	
C6.04	SILVA CELL PLAN	6/29/2020	



<u>Drawing No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
ESC1.02	ESC PLAN	6/29/2020	
ESC1.03	ESC PLAN	6/29/2020	
ESC1.04	ESC PLAN	6/29/2020	
ESC1.05	ESC PLAN	6/29/2020	
ESC1.06	ESC PLAN	6/29/2020	
ESC2.01	ESC PLAN	6/29/2020	
L1.1	STREETSCAPE PLAN	6/29/2020	
L1.2	STREETSCAPE PLAN	6/29/2020	
L1.3	STREETSCAPE PLAN	6/29/2020	
L1.4	STREETSCAPE PLAN	6/29/2020	
L1.5	STREETSCAPE PLAN	6/29/2020	
L1.6	STREETSCAPE PLAN	6/29/2020	
L2.1	STREETSCAPE NOTES	6/29/2020	
L2.2	STREETSCAPE DETAILS	6/29/2020	
L3.1	STREETSCAPE SPECIFICATIONS	6/29/2020	
EG-1	ELECTRICAL COVER SHEET	6/29/2020	
EG-2	LIGHTING COMPLIANCE	6/29/2020	
EG-3	ELECTRICAL SPECIFICATIONS	6/29/2020	
EG-4	ELECTRICAL SPECIFICATIONS	6/29/2020	
EG-5	ELECTRICAL SPECIFICATIONS	6/29/2020	
EG-6	ELECTRICAL SPECIFICATIONS	6/29/2020	
EG-7	BOISE CITY STANDARD DETAILS APPROVED EQUIPMENT/	6/29/2020	
EG-8	DETAILS	6/29/2020	
E1.1	ELECTRICAL DEMO PLAN	6/29/2020	
E1.2	ELECTRICAL DEMO PLAN	6/29/2020	
E1.3	ELECTRICAL DEMO PLAN	6/29/2020	
E1.4	ELECTRICAL DEMO PLAN	6/29/2020	
E1.5	ELECTRICAL DEMO PLAN	6/29/2020	
E2.0	ELECTRICAL OVERALL PLAN	6/29/2020	
E2.1	ELECTRICAL PLAN	6/29/2020	
E2.2	ELECTRICAL PLAN	6/29/2020	
E2.3	ELECTRICAL PLAN	6/29/2020	
E2.4	ELECTRICAL PLAN	6/29/2020	



<u>Drawing No.</u>	<u>Drawing Title</u>	<u>Date</u>	<u>Revision Date</u>
E2.5	ELECTRICAL PLAN	6/29/2020	
S1.1	GENERAL STRUCTURAL NOTES	6/29/2020	
S1.2	SPECIAL INSPECTION	6/29/2020	
S2.1	VAULT LID FRAMING	6/29/2020	
S3.1	DETAILS	6/29/2020	



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AGENDA BILL

Agenda Subject: Resolution No. 1664 – Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1		Date: July 27, 2020
Staff Contact: Amy Fimbel	Attachments: Resolution No. 1664 Type 4 Capital Improvement Reimbursement Agreement Amendment No. 1	
Action Requested: Adopt Resolution No. 1664 approving Amendment No. 1 to the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement.		

Background:

Creation of the Westside Urban Park is a strategic public investment in the Westside Downtown's evolving neighborhood. It is a place-making effort that is catalyzing continued quality, urban, mixed-use development, such as the 11th and Idaho office building. The park is envisioned to be a distinctive urban open space, a place where people connect with the outdoors, and a hub for community events. The public park will serve as a common area for office workers, residents, shoppers and visitors of the west side of downtown.

Boise Parks and Recreation and CCDC hosted an open house and online survey in June 2018 to learn from the public what features they desired in this park. The most desired park feature of the 248 respondents was interactive public art in the park. This input supports the current park design that displays public art as a prominent feature and reinforces the park's role as an oasis amid an active, urban environment.

On July 15, 2019, the Agency Board approved Resolution No. 1611 approving the Type 4 Capital Improvement Reimbursement Agreement ("Agreement") for public art at the future Westside Urban Park. The Agreement set forth the Agency's commitment to reimburse Boise City Arts and History the actual cost—not to exceed \$200,000—for public art in the Westside Urban Park.

This Agreement formed a partnership with Arts and History and documented that the procurement process and art selection process be led by Arts and History and the selection panel would include a CCDC staff member, project design team member, and other important

stakeholders. Arts and History Department will assume ownership and maintenance of the artwork.

In January 2020, selected artist, Matthew Mazzotta, hosted an “outdoor living room” session to gather public input and learn more about the space and the vision residents have for it. Arts and History released a public feedback form July 17, 2020 to gather public feedback on the two art concept designs. The community selection panel will meet on July 30, 2020 to discuss the two design concepts, the public feedback received, and put forth a recommendation of which design concept to bring forward to the Arts and History Commission, CCDC Board, and Boise City Council for consideration of approval. Mazzotta’s artwork will be completed in tandem with the construction of the park, which is anticipated to be complete by May 2021.

As the design of the Westside Urban Park advanced, there was an opportunity to reallocate an additional \$150,000 of the overall park project budget to public art in the park. The additional funding supports the increased scale of the proposed art design concepts to ensure the artwork’s prominence as a focal feature that will draw visitors to the park. If approved and subsequently executed by all parties, Amendment No. 1 to the Type 4 Capital Improvement Reimbursement Agreement (“Amendment No. 1”) sets forth the Agency’s commitment to reimburse Boise City Arts and History the actual cost—not to exceed \$350,000—for public art in the Westside Urban Park.

Fiscal Notes:

The total project budget for the Westside Park is \$4,304,300. This includes all planning, design, soft costs, and construction costs.

The Agency’s FY2021 proposed budget identifies \$2,589,055 for the Westside Park project, and the City of Boise has agreed to contribute \$1,380,945 per the terms of a Type 4 Participation Agreement. Eleven Eleven West Jefferson, LLC has agreed to contribute \$30,000 to the project per the terms of the MDA. This Amendment No. 1 increases CCDC’s contribution to Boise Arts and History for public art to \$350,000, which is within the FY2021 proposed budget.

Cost estimates prepared by the Agency’s Construction Manager / General Contractor (CM/GC) indicate that construction costs are within budget.

Staff Recommendation:

Staff recommends approval of Resolution No. 1664.

Suggested Motion:

I move to adopt Resolution No. 1664 approving Amendment No. 1 to the Westside Urban Park Public Art Type 4 Capital Improvement Reimbursement Agreement.

RESOLUTION NO. 1664

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 AN AMENDMENT NO. 1 TO THE TYPE 4 CAPITAL IMPROVEMENT REIMBURSEMENT AGREEMENT BETWEEN THE AGENCY AND THE CITY OF BOISE FOR WESTSIDE PARK PUBLIC ART; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AND ATTEST SAID AMENDMENT NO. 1 TO THE TYPE 4 AGREEMENT AND TO EXPEND FUNDS; 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 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 Agency funds public art in its urban renewal districts as an economic development tool to attract people and businesses to those districts; and,

WHEREAS, the Agency and the City entered into the TYPE 4 CAPITAL IMPROVEMENT CONTRIBUTION AGREEMENT (the "Agreement") on July 15, 2019, to work cooperatively to select a public art piece to energize the public space, identified as the Westside Urban Park, being constructed at the southwest corner of the intersection of 11th Street and Bannock Streets in the Westside Urban Renewal District, and,

WHEREAS, as design of the Westside Urban Park has advanced since the Agreement was signed in 2019, the Agency has identified additional funds to use for the public art installed in the Westside Urban Park in order to support the increased scale of the proposed art design concepts; and,

WHEREAS, the Agency Board finds it in the best public interest to approve and adopt Amendment No. 1 to the Type 4 Capital Improvement Contribution Agreement to increase the payment obligation by the Agency and to authorize the Agency 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, IDAHO, AS FOLLOWS:

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

Section 2: That Amendment No. 1 to the Type 4 Capital Improvement Reimbursement Agreement, 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 3: That the Agency Executive Director is hereby authorized to execute Amendment No. 1 and to expend the Agency funds contemplated by that Amendment No. 1.

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

PASSED AND ADOPTED by the Urban Renewal Agency of Boise City, Idaho, on July 27, 2020. Signed by the Chair of the Agency Board of Commissioners and attested by the Secretary to the Agency Board of Commissioners on July 27, 2020.

URBAN RENEWAL AGENCY OF BOISE CITY

BY: _____
Dana Zuckerman, Chair

ATTEST:

BY: _____
Lauren McLean, Secretary

CAPITAL CITY DEVELOPMENT CORPORATION
CITY OF BOISE CITY, IDAHO
TYPE 4 CAPITAL IMPROVEMENT CONTRIBUTION AGREEMENT
2019 WESTSIDE PARK PUBLIC ART
AMENDMENT NO. 1

THIS AMENDMENT NO. 1 TO THE TYPE 4 CAPITAL IMPROVEMENT CONTRIBUTION AGREEMENT ("Amendment") is entered into by and between the Urban Renewal Agency of the City of Boise, also known as the Capital City Development Corporation, an independent public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Idaho Urban Renewal Law of the State of Idaho, title 50, chapter 20, Idaho Code, and the Local Economic Development Act, title 50, chapter 29, Idaho Code ("CCDC"), and the City of Boise City, Idaho, an Idaho municipal corporation ("City"). CCDC and City may be collectively referred to as the "Parties" and individually referred to as a "Party."

RECITALS

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity, or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives, and responsibilities of the contracting parties.

WHEREAS, CCDC and the City entered into the TYPE 4 CAPITAL IMPROVEMENT CONTRIBUTION AGREEMENT (the "Agreement") on July 15, 2019, to work cooperatively to select a public art piece to energize the public space, identified as the Westside Urban Park, being constructed at the southwest corner of the intersection of 11th Street and Bannock Streets in the Westside Urban Renewal District.

WHEREAS, as design of the Westside Urban Park has advanced since the Agreement was signed in 2019, the Agency has identified additional funds to use for the public art installed in the Westside Urban Park in order to support the increased scale of the proposed art design concepts.

WHEREAS, In accordance with Section 25 of the Agreement, CCDC and the City have determined that it is in the best public interest to amend the Type 4 Capital Improvement Contribution Agreement to increase the payment obligation by CCDC.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

Section 1. Section 6. Payment Obligation is amended as follows:

6. **Payment Obligation.** The total amount paid by CCDC to City for the artwork installed under this Agreement (the "Payment Obligation") shall not exceed ~~TWO HUNDRED THOUSAND DOLLARS (\$200,000)~~ **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000)**.

IN WITNESS WHEREOF, an authorized representative of each Party, intending to be bound by this Amendment and its underlying Agreement, executed this Amendment on the date last written below.

FOR CCDC:

John Brunelle, Executive Director

Date: _____

Approved as to form:

Mary Watson, General Counsel | Contracts Manager

Date: _____

CCDC Budget Info / For Office Use	
Account Westside	303-6250
Activity Code	18052
PO#	190074
Contract Term	September 30, 2021

FOR BOISE CITY:

Lauren McLean, Mayor

Date: _____

Approved as to form:

Rob Lockward, Deputy City Attorney

Date: _____

ATTEST:

Lynda Lowry, *Ex-Officio* City Clerk

Date: _____



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IV. ADJOURN