

CCDC Board of Commissioners Meeting

April 12, 2021

Conducted Live at the Boise Centre and available via Zoom meeting.

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

Board of Commissioners

Regular Meeting
April 12, 2021



AGENDA

I. Call to Order

Chair Zuckerman

II. Agenda Changes/Additions

Chair Zuckerman

III. Consent Agenda

A. Expenses

1. Approval of Paid Invoice Report – March 2021

B. Minutes & Reports

1. Approval of March 8, 2021 Meeting Minutes

C. Other

1. Approve Resolution 1703 – Tree Replacement Type 4 Participation Agreement

CONSENT AGENDA

Motion to Approve Consent Agenda

AGENDA

IV. Action Items

- A. **CONSIDER:** Approve Resolution 1701 – Ranking for Old Boise Blocks on Grove Street Streetscape Improvement Project CM/GC Services (10 minutes) Kathy Wanner/Karl Woods
- B. **CONSIDER:** Approve Resolution 1702 – Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services (10 minutes) Amy Fimbel/Kathy Wanner
- C. **CONSIDER:** Designate 27th St Crossing for Type 1 Participation Program (10 minutes) Alexandra Monjar
- D. **CONSIDER:** Authorize Offer to acquire Parcel 9, owned by Ada County and transmit proposed Purchase and Sale Agreement (10 minutes) John Brunelle/Ryan Armbruster, Elam & Burke
- E. **CONSIDER:** Approve disposition of Capitol and Front Garage to Capitol and Front, LLC and authorize completion of Purchase and Sale Agreement (10 minutes) ... John Brunelle/ Ryan Armbruster, Elam & Burke

CONSIDER: Resolution No. 1701
Construction Manager / General Contractor
Competitive Selection

Karl Woods
Project Manager

Kathy Wanner
Contracts Specialist

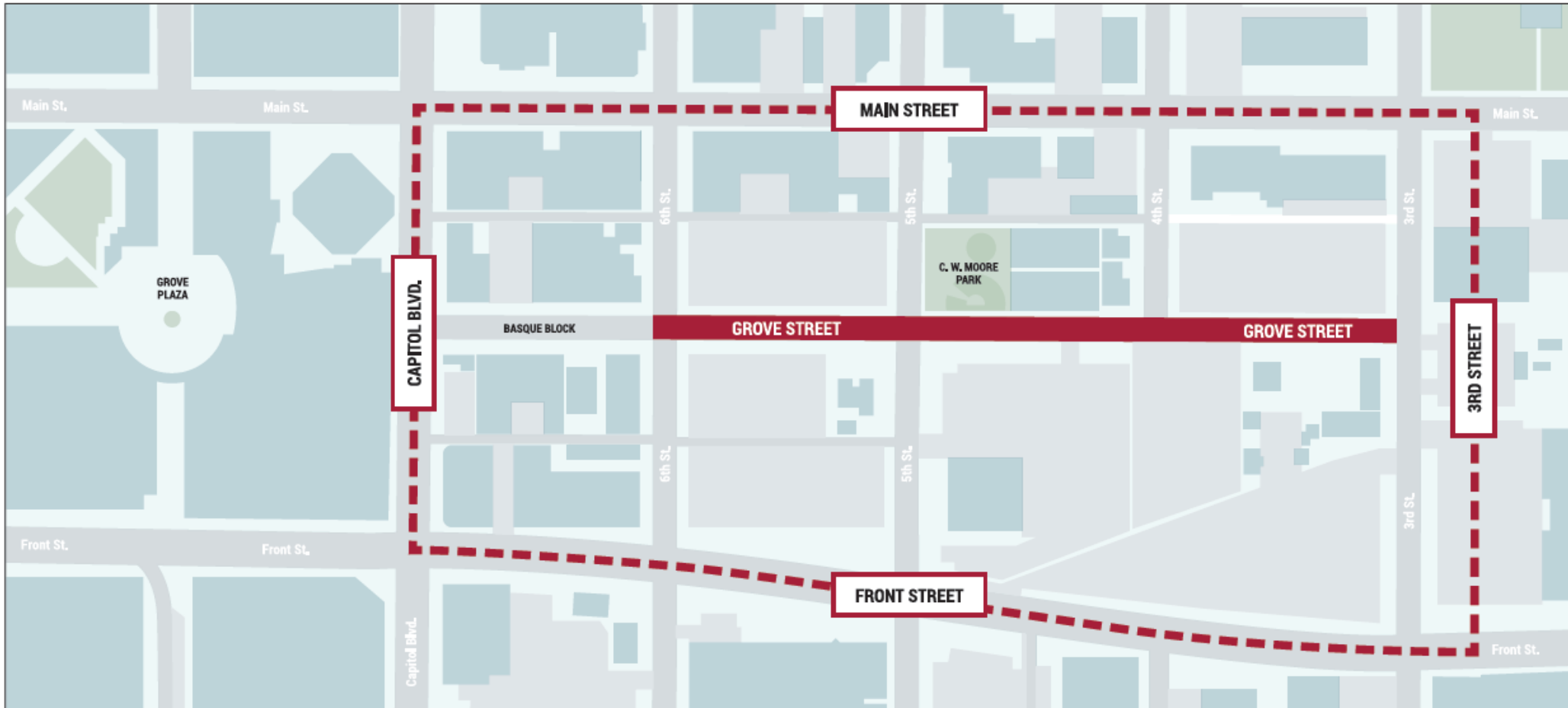


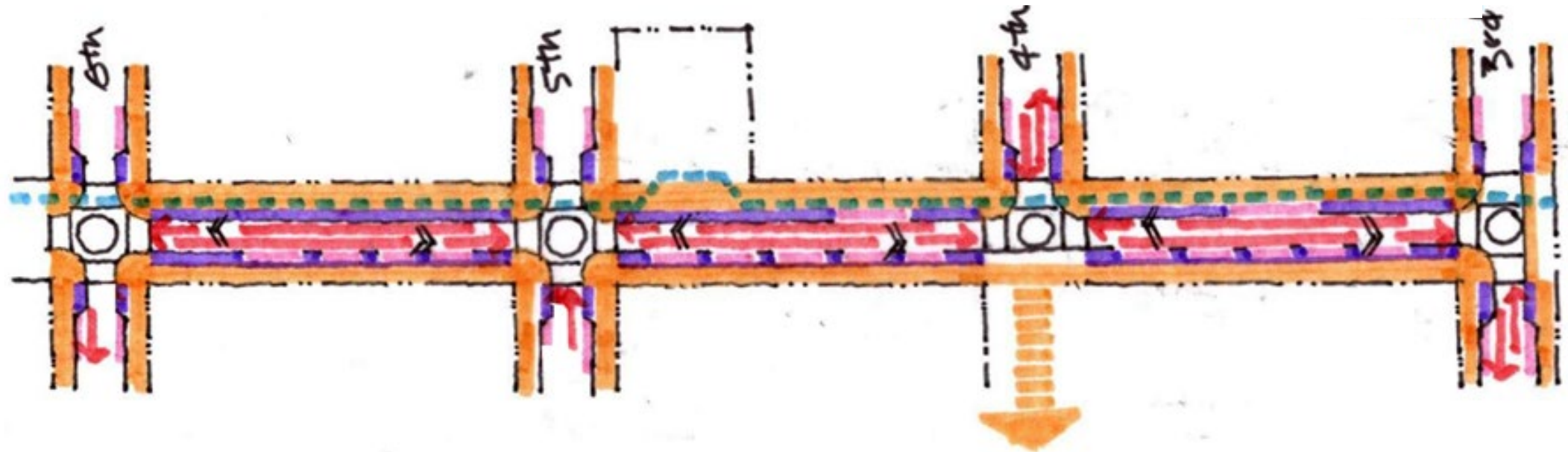
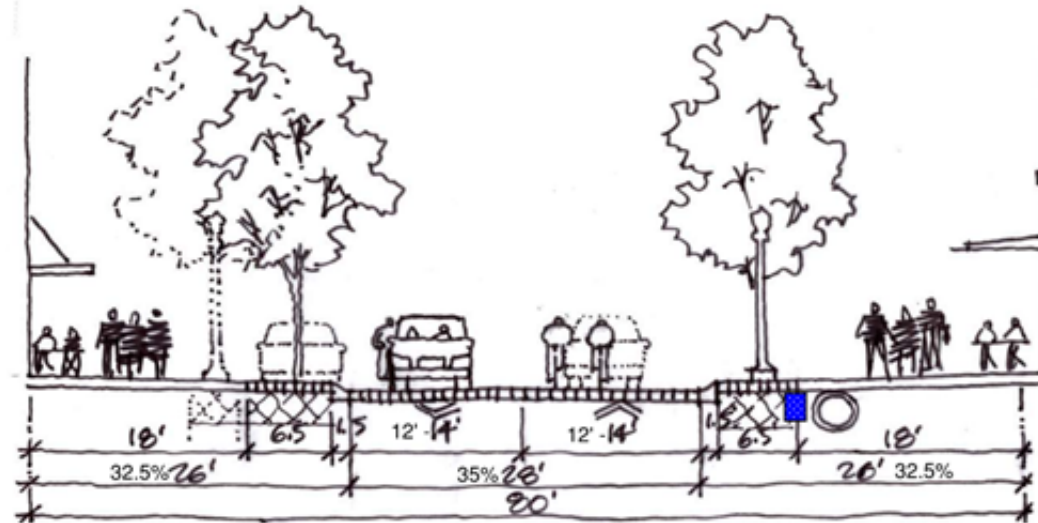
Old Boise Blocks on Grove Street

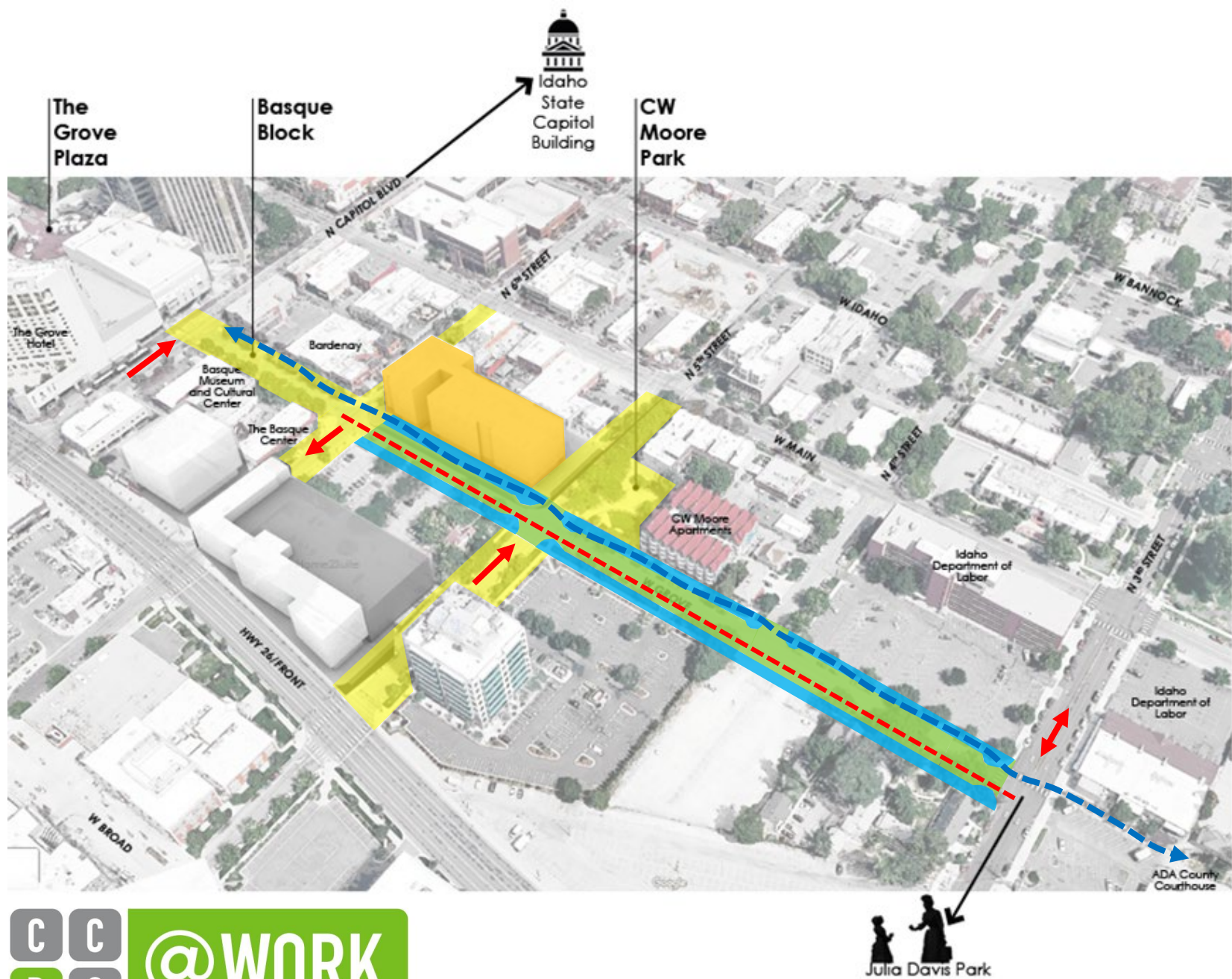
REDEVELOPMENT STRATEGY VISION REPORT



<https://ccdcb Boise.com/>







LEGEND

- STREETSCAPE
- PAVING
- FIBER OPTIC
- BOISE CITY CANAL
- PEDESTRIAN
- ACTIVE
- CONSTRUCTION
- HIGH TRAFFIC VOLUME

Qualification-Based Selection Process

Idaho Code § 67-2320

CM/GC Selection Process Schedule	
RFQ Issued	February 25, 2021
Public Notice	February 25 and March 4, 2021
Pre-Proposal Meeting	March 4, 2021
Submissions Due	March 17, 2021 by 3:00 pm
<i>Staff review for compliance and Evaluation Panel scoring RFQ requirements</i>	
CCDC Board Decision April 12, 2021	

Qualification-Based Selection Process

Three Proposals Received

~~Engineered Structures, Inc. (ESI)~~

Guho Corp

Wright Brothers, The Building Company

Licenses

Construction Manager

AND

Proper Idaho Public Works



Streetscape Improvements

Constructed within public rights-of-way

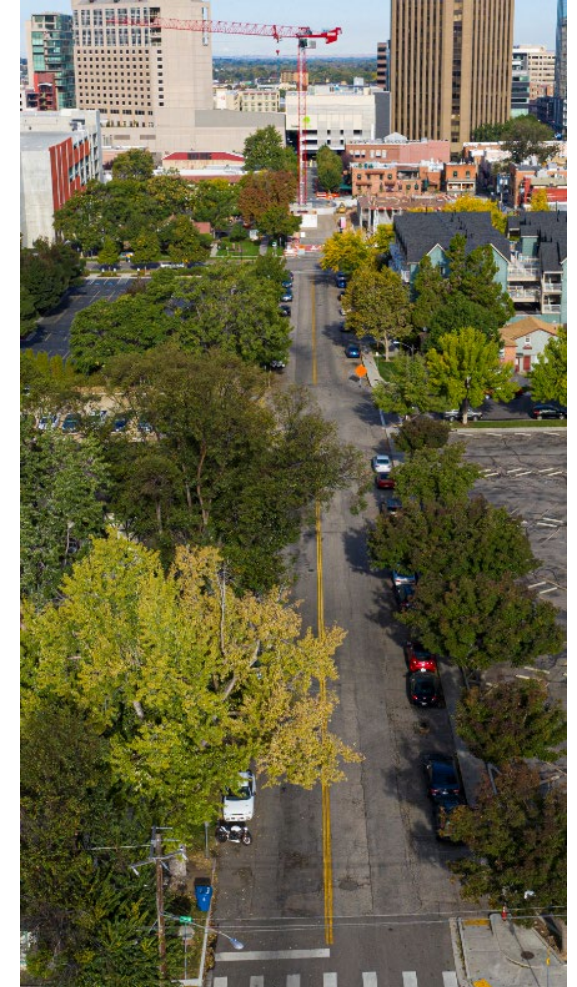
Type 2 Highway License

Type 4 Specialty Construction License

Request for Qualification Evaluation and Ranking

EVALUATION	
Cover Sheet	5
Waiver / Release	5
Company Profile	20
CM/GC Approach	40
PM / Point of Contact	40
Budget Control	20
Scheduling	20
Previous Similar Work	50
Points / Evaluator	200
Total Points (200 x 5) = 1000	

RANKING	
Guho Corp	890
Wright Brothers	747



NEXT STEPS:

TODAY

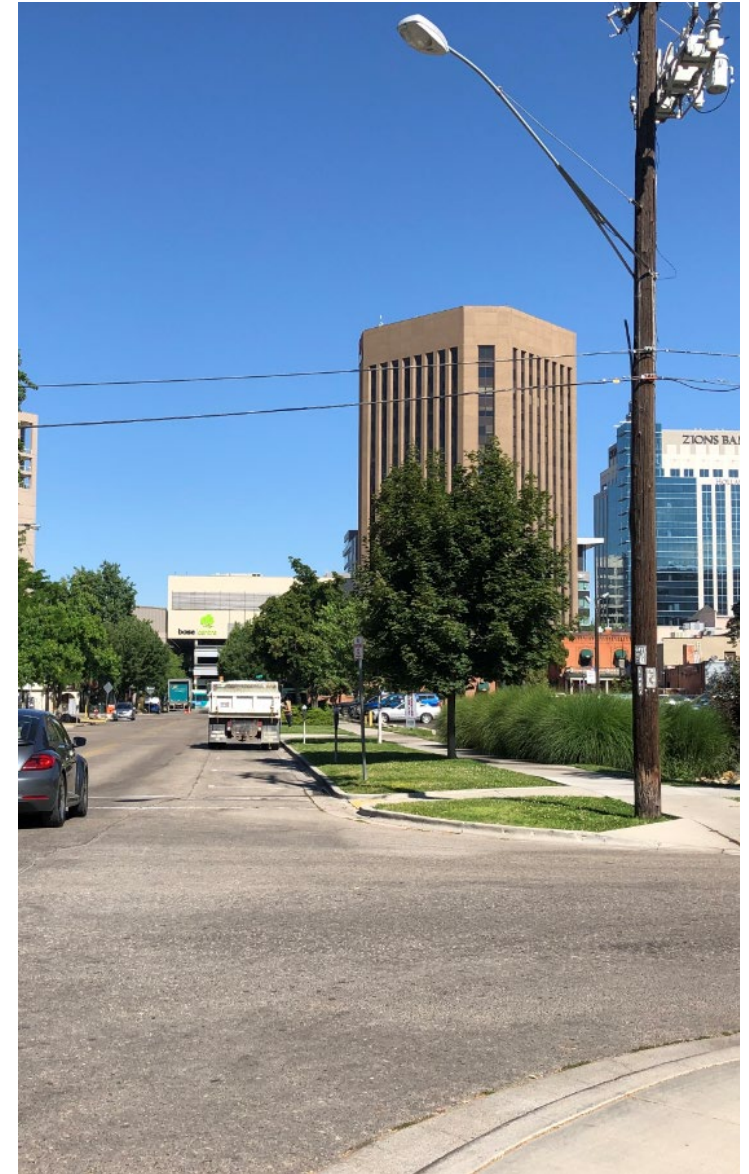
BOARD APPROVAL:

Approval of rankings for CM/GC Services and authorize Executive Director to execute a CM/GC Agreement (Pre-Construction Services)

LATER

BOARD APPROVAL:

Guaranteed Maximum Price
(Contract Amendment for Construction)



CONSIDER: Resolution No. 1701 Construction Manager / General Contractor

Suggested Motion:

I move to adopt Resolution No. 1701 approving the ranking for the RFQ: CM/GC for the Old Boise Blocks on Grove Streetscape Improvements Project and authorize the Executive Director to negotiate and execute a Construction Manager / General Contractor agreement for the Old Boise Blocks on Grove Streetscape Improvement Project.

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- B. **CONSIDER:** Approve Resolution 1702 – Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services (10 minutes) Amy Fimbel/Kathy Wanner
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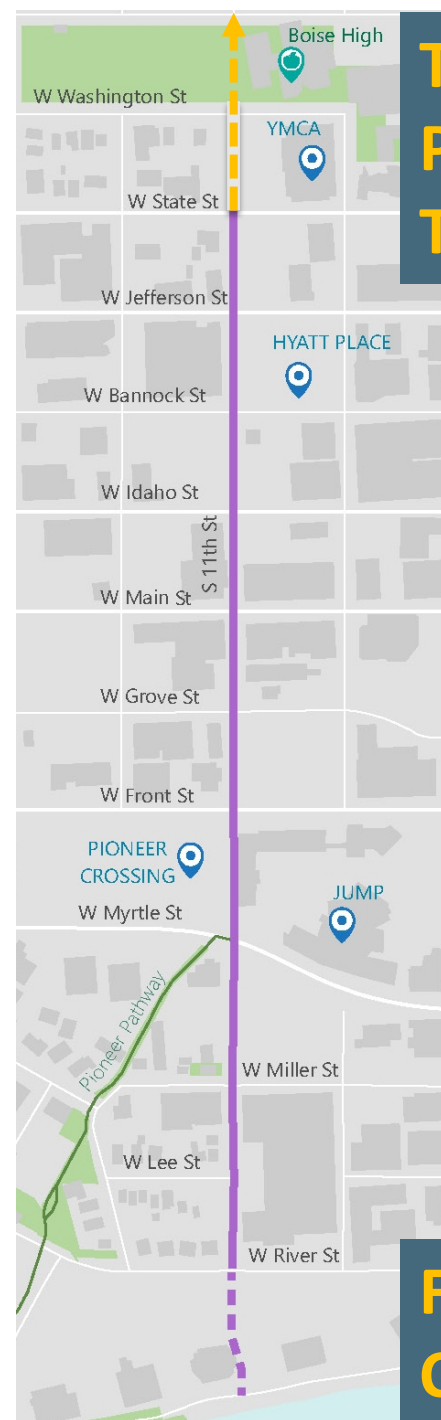
CONSIDER: Resolution No. 1702 – Approving Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services

Amy Fimbel
Project Manager

Kathy Wanner
Contracts Specialist



Project Area



**To Camel's Back
Park/Foothills
Trails**

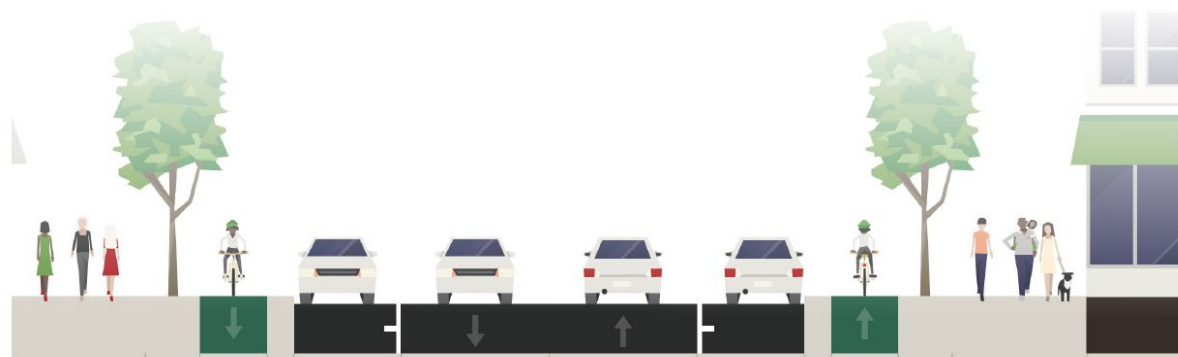
**Future Greenbelt
Connection**

Project Background

- Part of Original ACHD 11th Street Bikeway (2018)
- ACHD Commission Direction for Further Study (2019)
- City Council Study Authorization (2019)
- Downtown 11th Street Bikeway Concept Design (2020)

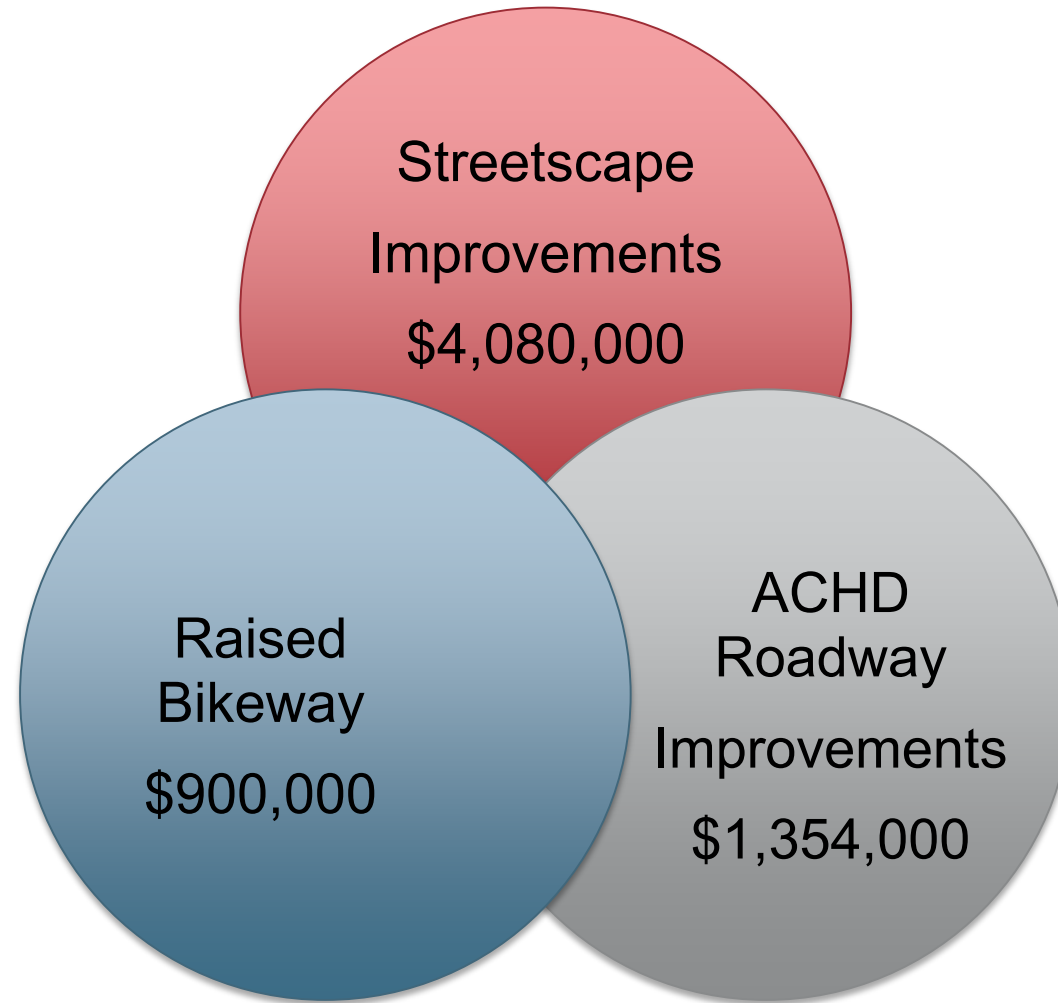


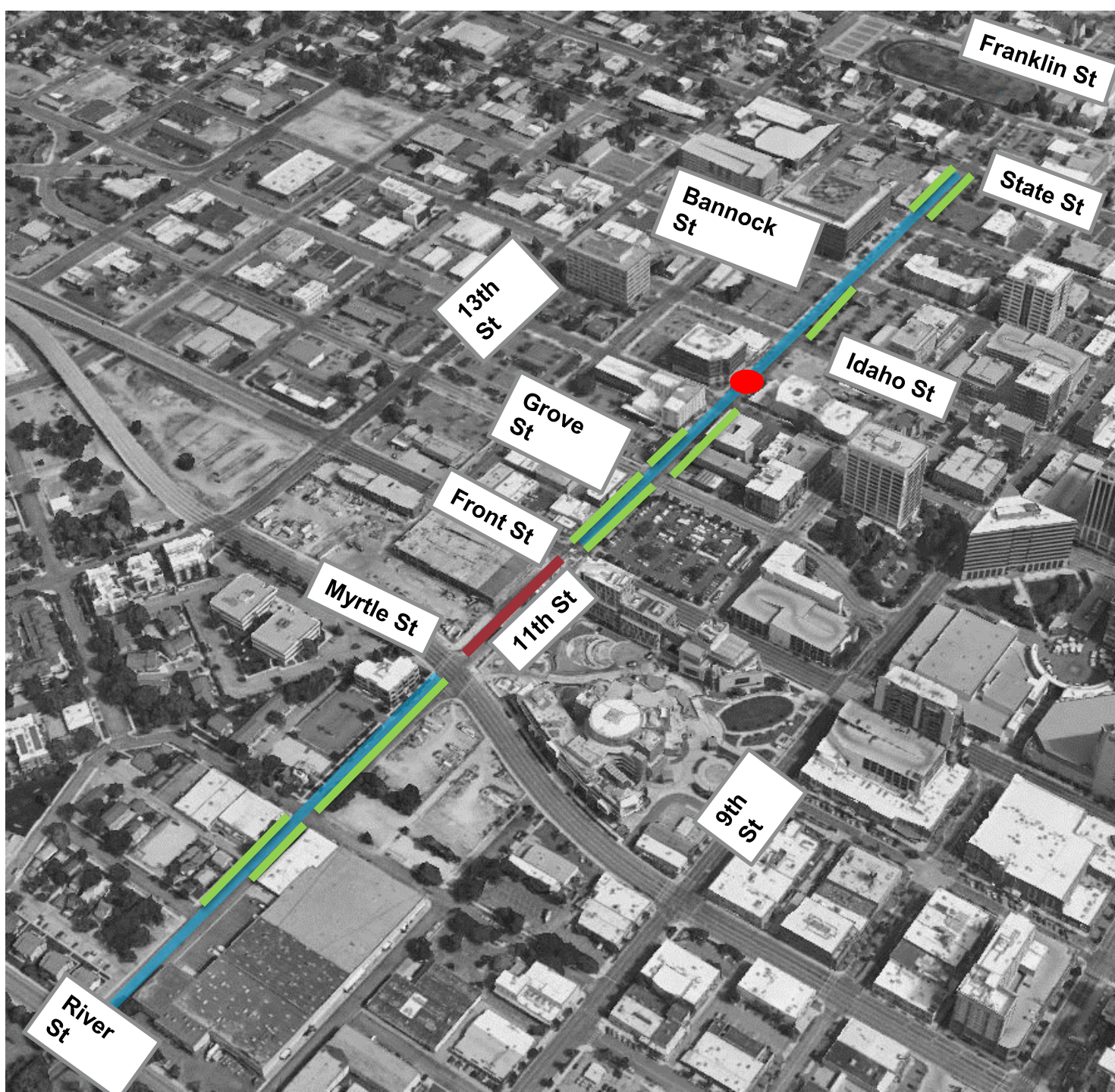
Approved Concept Design







Typical cross section: Jefferson Street to Bannock Street facing north

Project Improvements

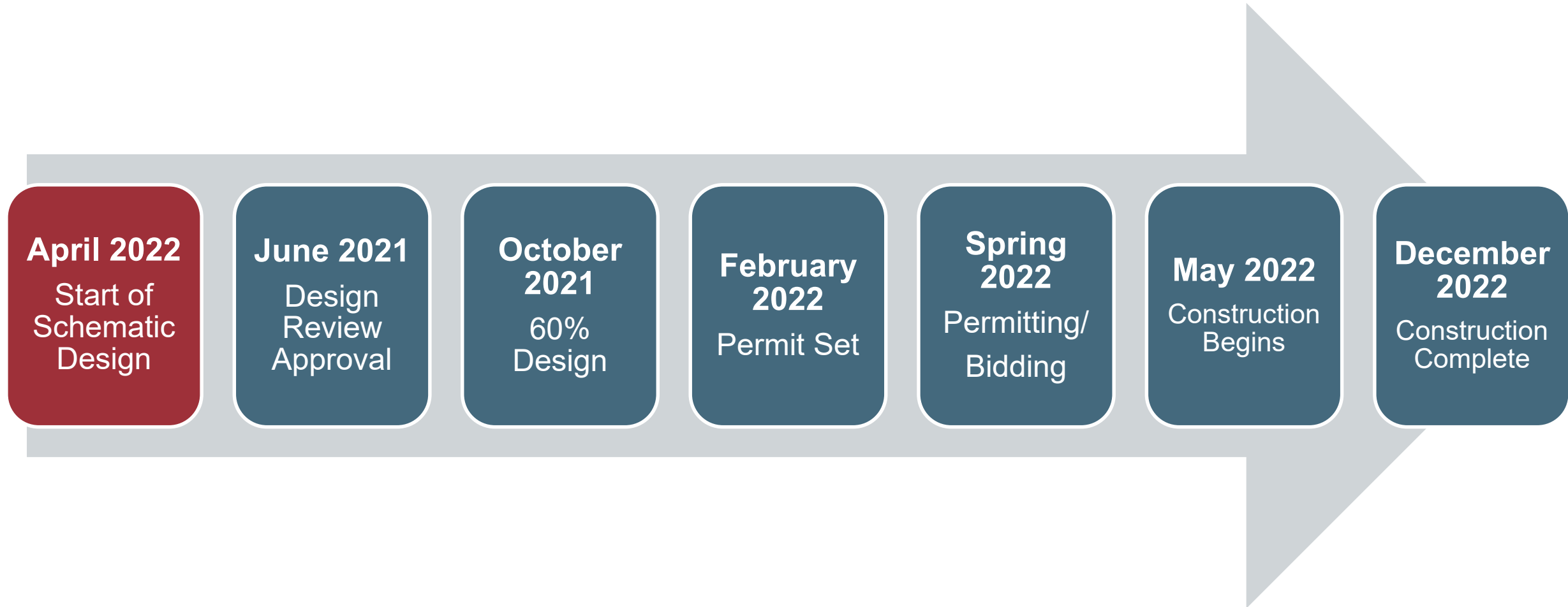




LEGEND

-  **STREETSCAPE**
-  **PAVING/BIKEWAY**
-  **CANAL BRIDGE**
-  **BIKEWAY ONLY**

Project Timeline



Resolution No. 1702

Professional Design Services

- Schematic Design/Design Review
- Design Development (60%)
- Construction Documents
- Bidding & Permitting

Original Task Order 19-004

\$90,780

Amendment No. 1 to Task Order #19-004

\$549,235

Total: \$640,015



Site Planning
Landscape Architecture



Parametrix



TODAY

Board Approval

Resolution No. 1702

Professional Design Services



LATER

Board Approval

CM/GC Ranking and Pre-Construction (May 2021)

ACHD Interagency Agreement

CM/GC – Contract Amendment for Construction (Spring 2022)

CONSIDER: Resolution #1702 – Approving Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for 11th Street Bikeway and Streetscape Improvements Project Design Services

Suggested Motion:

I move to adopt Resolution No. 1702 approving Jensen Belts Associates Amendment No. 1 to Task Order 19-004 for the 11th Street Bikeway and Streetscape Improvements Project design services.



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CONSIDER: 901 N 27th Street – 27th Street Crossing Type 1 Participation Program Designation

Alexandra Monjar
Project Manager – Property Development

Project Location





TROUT ARCHITECTS
CHARTERED
 225' W. KOOTENAI
 BOISE, ID 83702
 (208) 244-8666

Design Review Submittal For:
CHAUSSEE SWAN APTS
 901 N. 27TH STREET
 BOISE, ID 83702

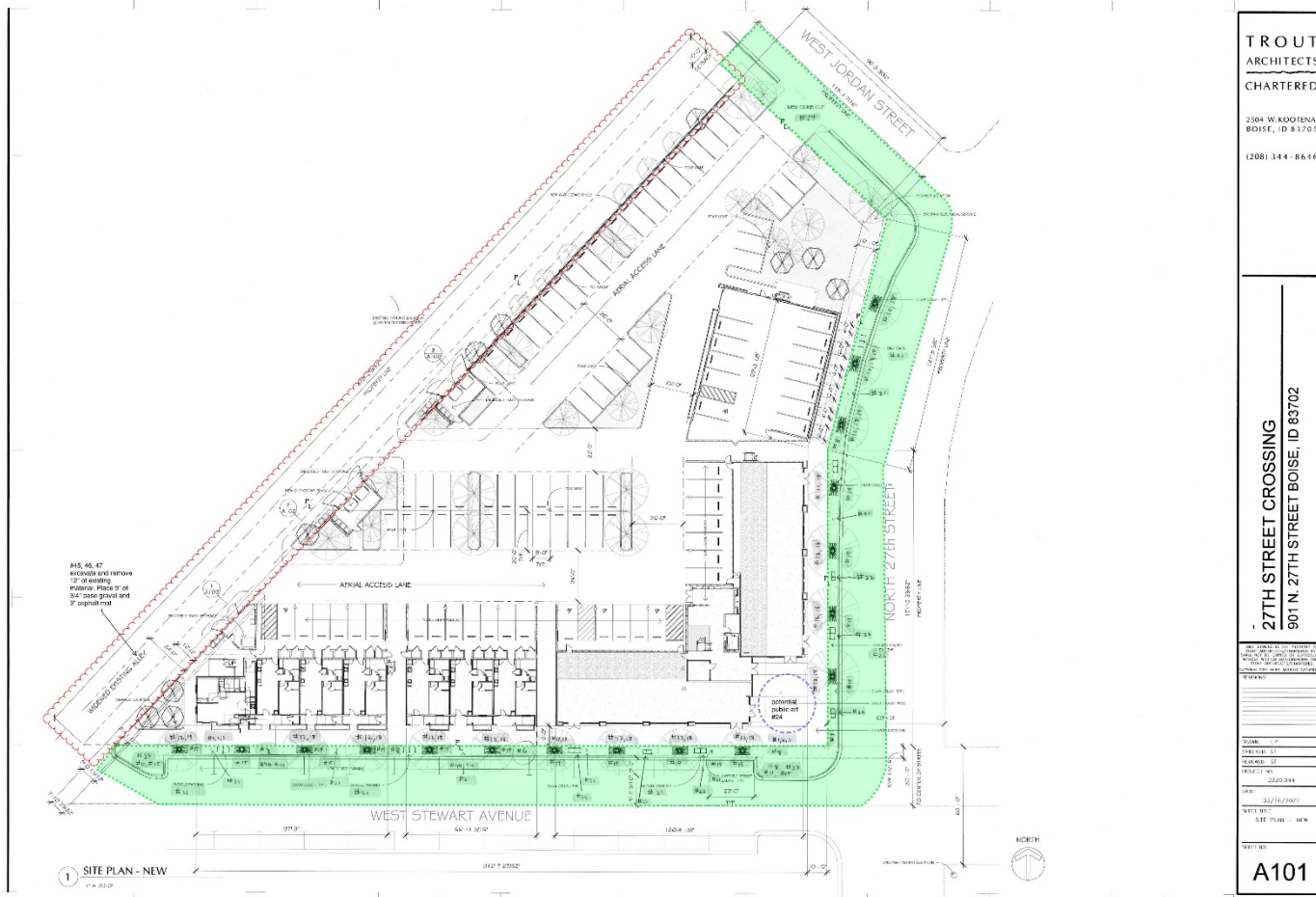
DATE: 01/22/2015
 TIME: 10:00 AM
 PROJECT NO: 1500000001
 DRAWING NO: 01-00000001
 SHEET NO: 01-00000001
 TOTAL SHEETS: 01-00000001
 SCALE: 1/8" = 1'-0"

DATE: 01/22/2015
 TIME: 10:00 AM
 PROJECT NO: 1500000001
 DRAWING NO: 01-00000001
 SHEET NO: 01-00000001
 TOTAL SHEETS: 01-00000001
 SCALE: 1/8" = 1'-0"

A3.0

- February '21: DR Approval
- Today: Designation
- Spring '21: Agreement Approved
- June '21: Construction begins
- June '22: Project complete
- July/Aug '22: CCDC issues reimbursement

Eligible Expenses



Public Improvement Cost Estimates:

Demo & Site Prep:	\$ 20,400
Sidewalks & Landscaping	\$325,200
Alley improvements	\$ 94,000
Public Art	\$121,500
Total:	\$561,100

CCDC reimbursement will not exceed \$200,000 per the Type 1 Participation Program Policy

CONSIDER: 901 N 27th Street – 27th Street Crossing Type 1 Participation Program Designation

Suggested Motion:

I move to direct staff to negotiate a final Type 1 Participation Agreement with Prentiss Properties 21, LLC for future Board approval.

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An aerial photograph of a city street intersection. A large, empty parking lot with yellow-painted spaces is the central focus. To the left is a multi-story brick building. To the right is a modern building with a flat roof. The street has multiple lanes and crosswalks. The text "CONSIDER: Authorize Offer to Purchase 221 S. 3rd Street from Ada County" is overlaid in a semi-transparent white box at the top.

CONSIDER: Authorize Offer to Purchase 221 S. 3rd Street from Ada County

221 S. 3rd Street – Purchase and Sale Agreement

- Site Information
 - 2.1 acres
 - 221 S. 3rd Street, 83702
- Acquisition
 - \$6.8 million dollar purchase price
 - \$75 per square foot
- Purchase Offer includes parking accommodation for County employees



CONSIDER: 221 S. 3rd Street – Purchase and Sale Agreement

Suggested Motion:

I move to approve the offer to purchase property owned by Ada County located at 221 S. 3rd Street, referred to as Parcel 9, as set forth in the Purchase and Sale Agreement presented today and authorize the Executive Director to transmit the offer as described in the Purchase and Sale Agreement to Ada County.



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CONSIDER: Approve disposition of Capitol & Front Garage to Capitol and Front, LLC and authorize completion of Purchase and Sale Agreement

John Brunelle, Executive Director
Ryan Armbruster, Elam & Burke

CONSIDER: Approve disposition of Capitol & Front Garage to Capitol and Front, LLC and authorize completion of Purchase and Sale Agreement

Suggested Motion:

I move to approve the disposition of the Capitol and Front Garage to Capitol and Front, LLC under the terms set forth in the draft Purchase and Sale Agreement presented today subject to the following conditions:

- Technical corrections as may be deemed necessary by the Executive Director and Agency Counsel
- Inclusion of a provision to be recorded concerning availability of public parking

and authorize the Executive Director and Agency Counsel to complete the Purchase and Sale Agreement.

AGENDA

V. Information/Discussion Items

- A. State Street Study Area Update (10 minutes) Matt Edmond

VI. Adjourn

State Street Study Area Updates

Matt Edmond – Director, Parking & Mobility

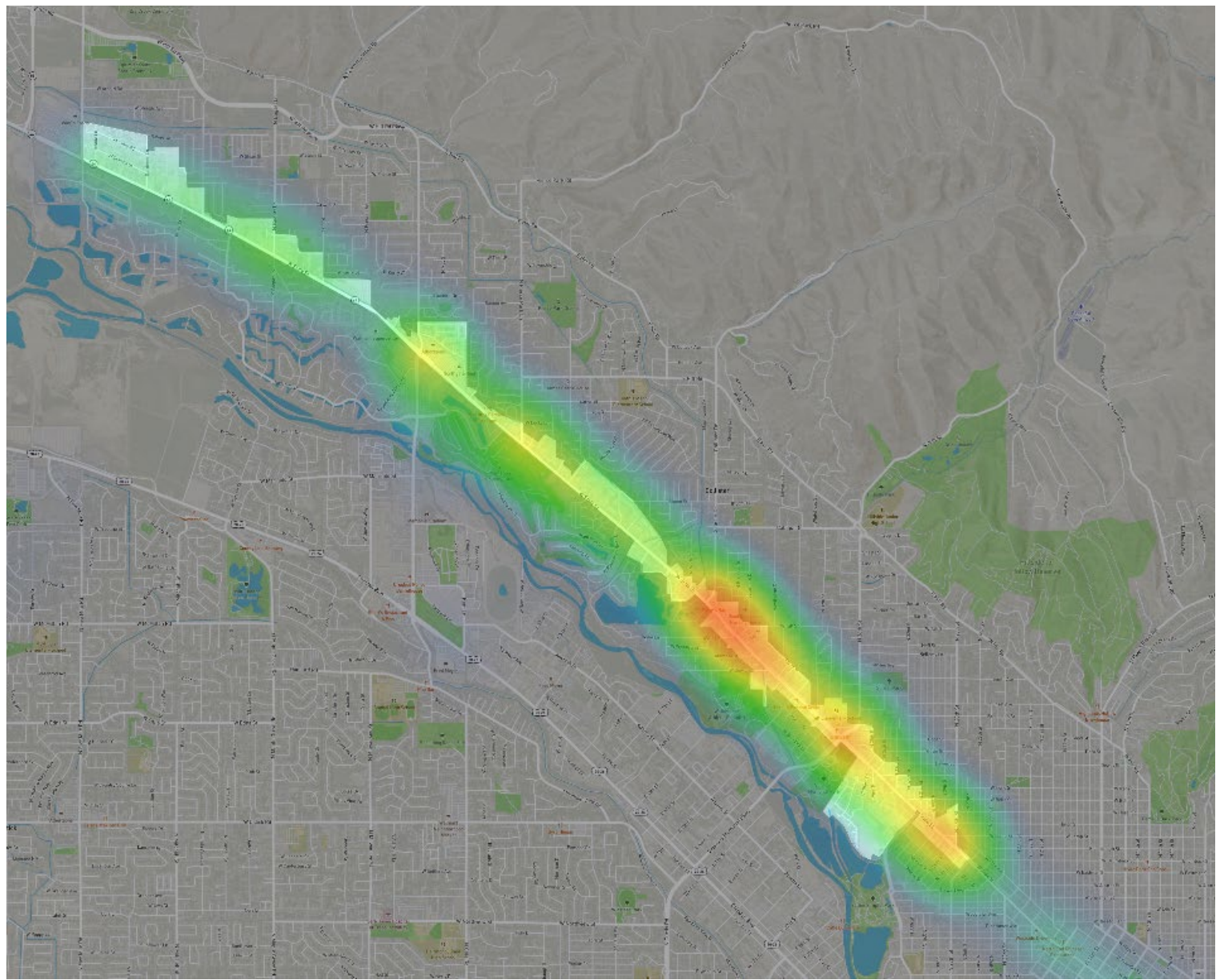




State Street Corridor Plan Priorities Survey Summary

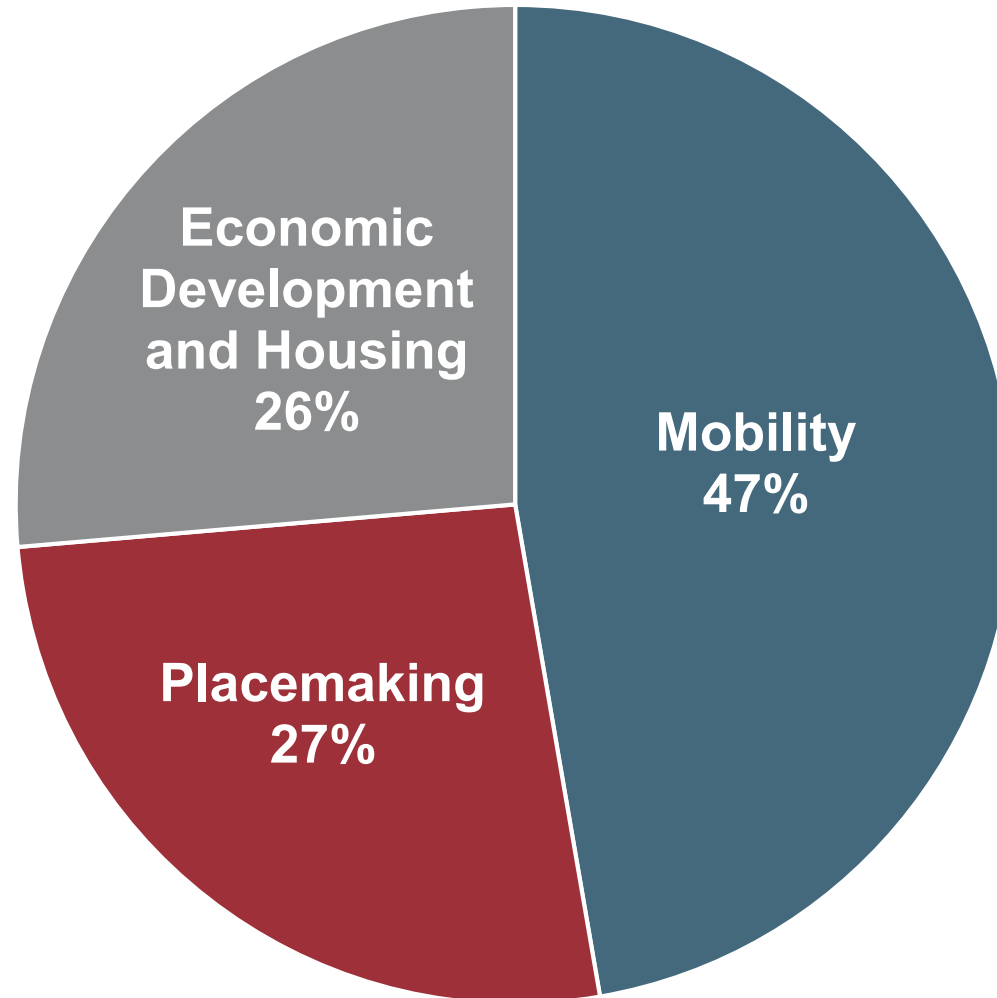
March 15 to April 5, 2021

Survey Overview



Heat map of suggested improvements from Nov. 2020 survey

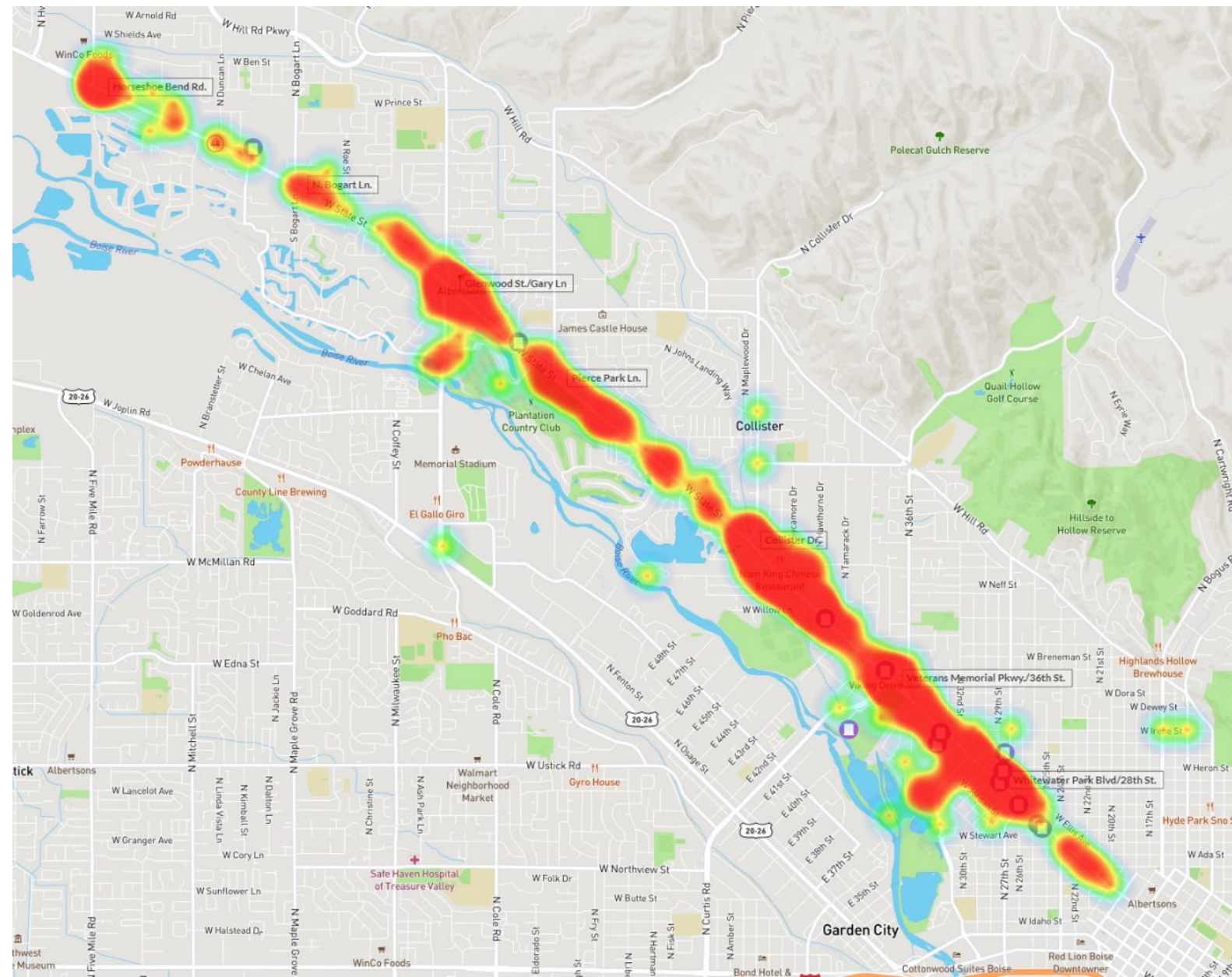
Priority Investment Types



Mobility Investments

Four mobility investment types:

- Pedestrian improvement
- Bicyclist improvement
- Transit improvement
- Public parking structure

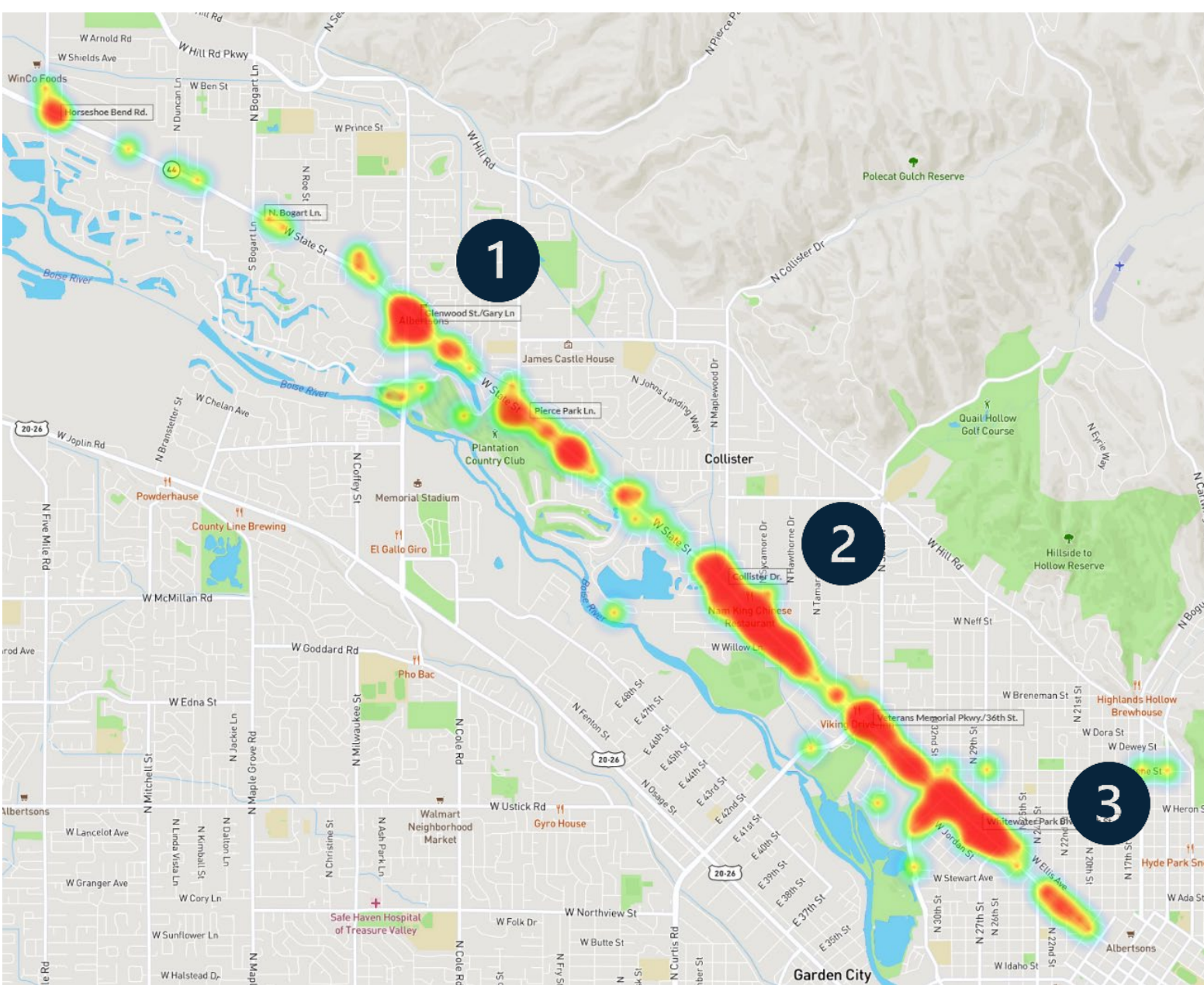


Mobility Investments

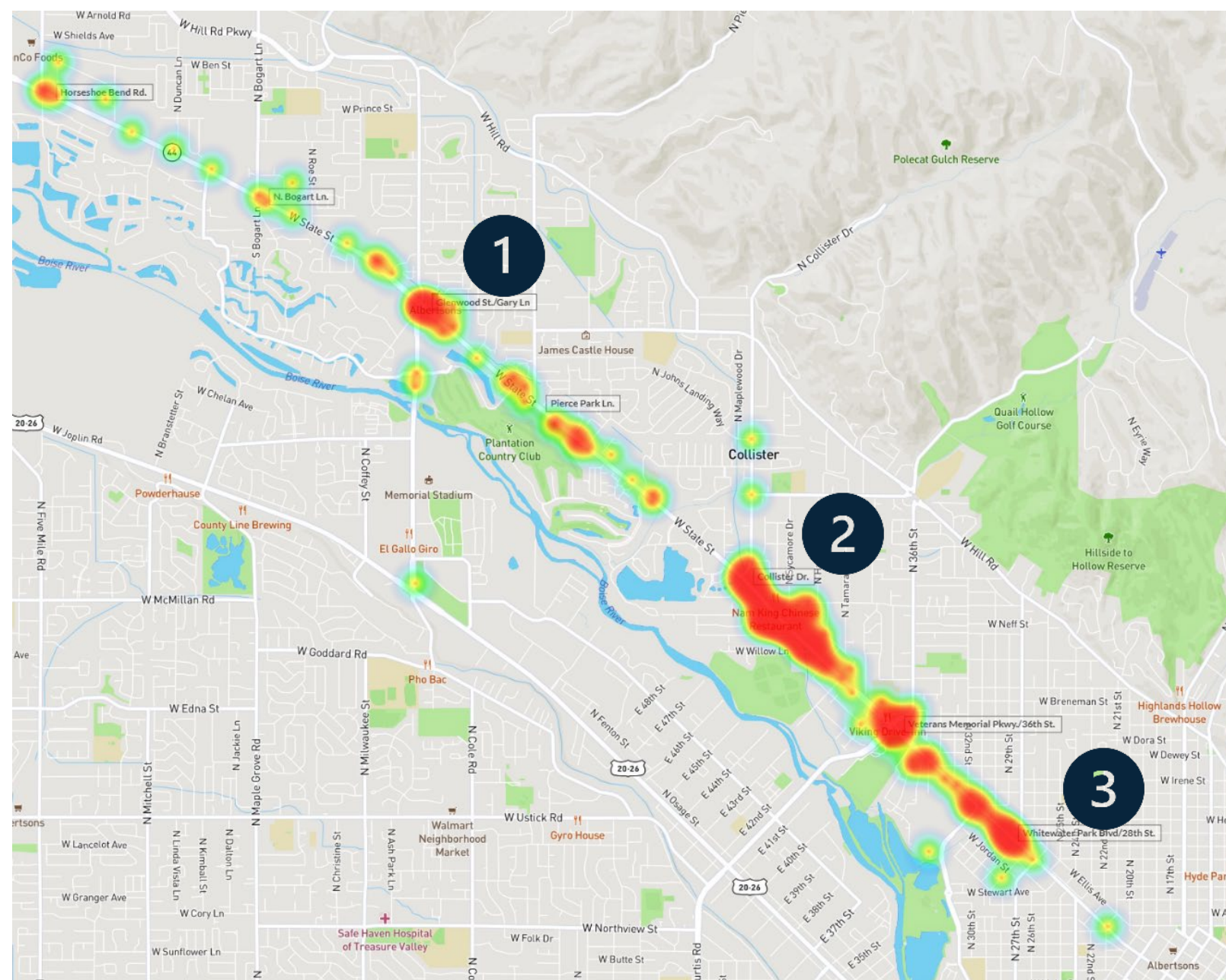
	average allocation out of the \$15 budget	% of total budget allocated towards the investment	# of pins placed for each investment
Locate bicyclist improvements (\$\$)	\$6.02	40%	190
Locate pedestrian improvements (\$\$)	\$4.63	31%	146
Locate where a parking structure should be added (\$\$\$\$\$)	\$2.22	15%	28
Locate transit improvements (\$)	\$2.14	14%	135
Total		100%	499

Dollar signs in the first column show the cost of each investment, \$ = \$1, \$\$=\$2, etc.

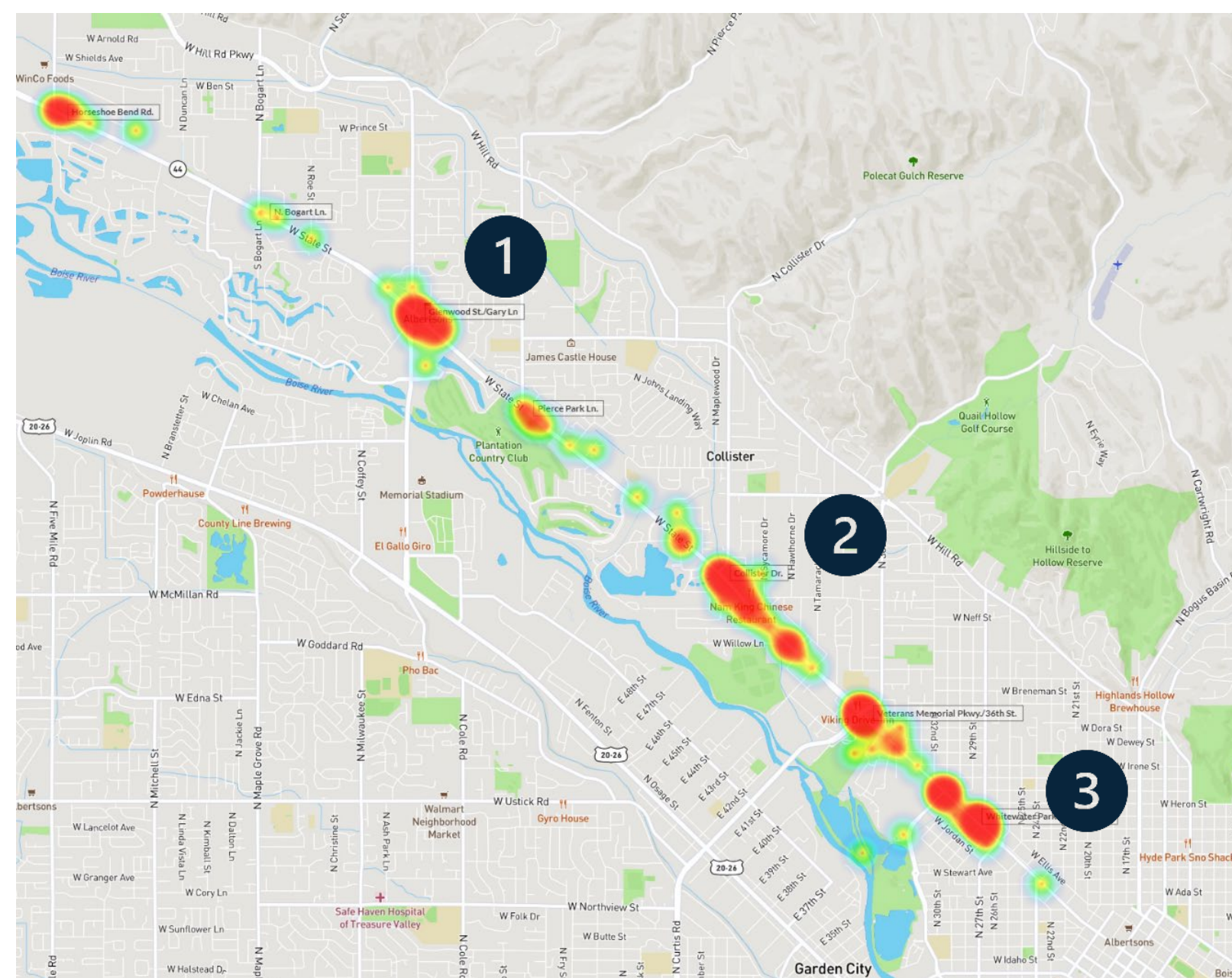
Bike Improvements



Pedestrian Improvements

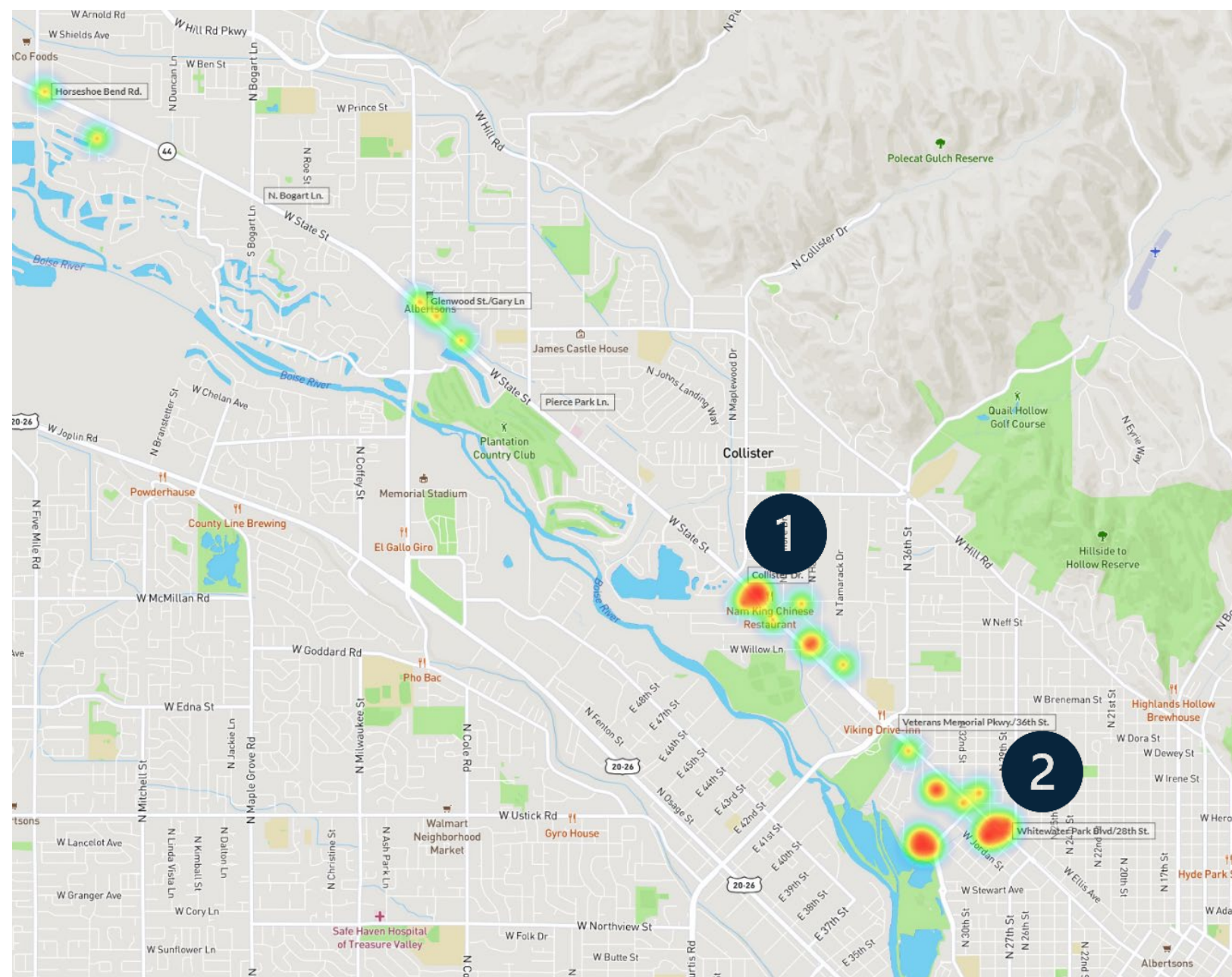


Transit Improvements



CONNECTING COMMUNITIES
STATE STREET DISTRICT

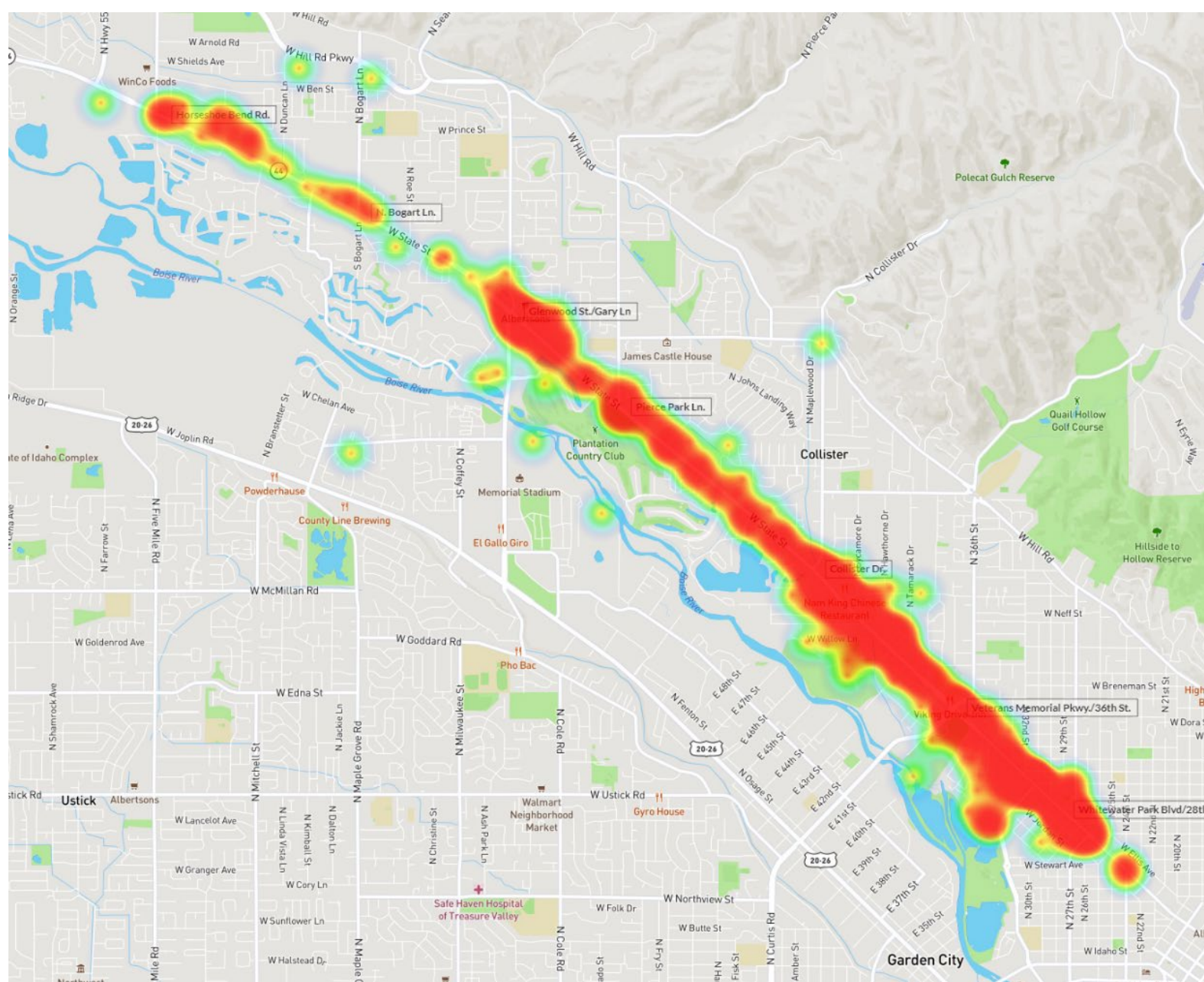
Parking Structure



Place Making Investments

Five types of place making investments:

- Parks and greenspace
- Street trees and landscaping
- Lighting
- Public Art
- User amenities

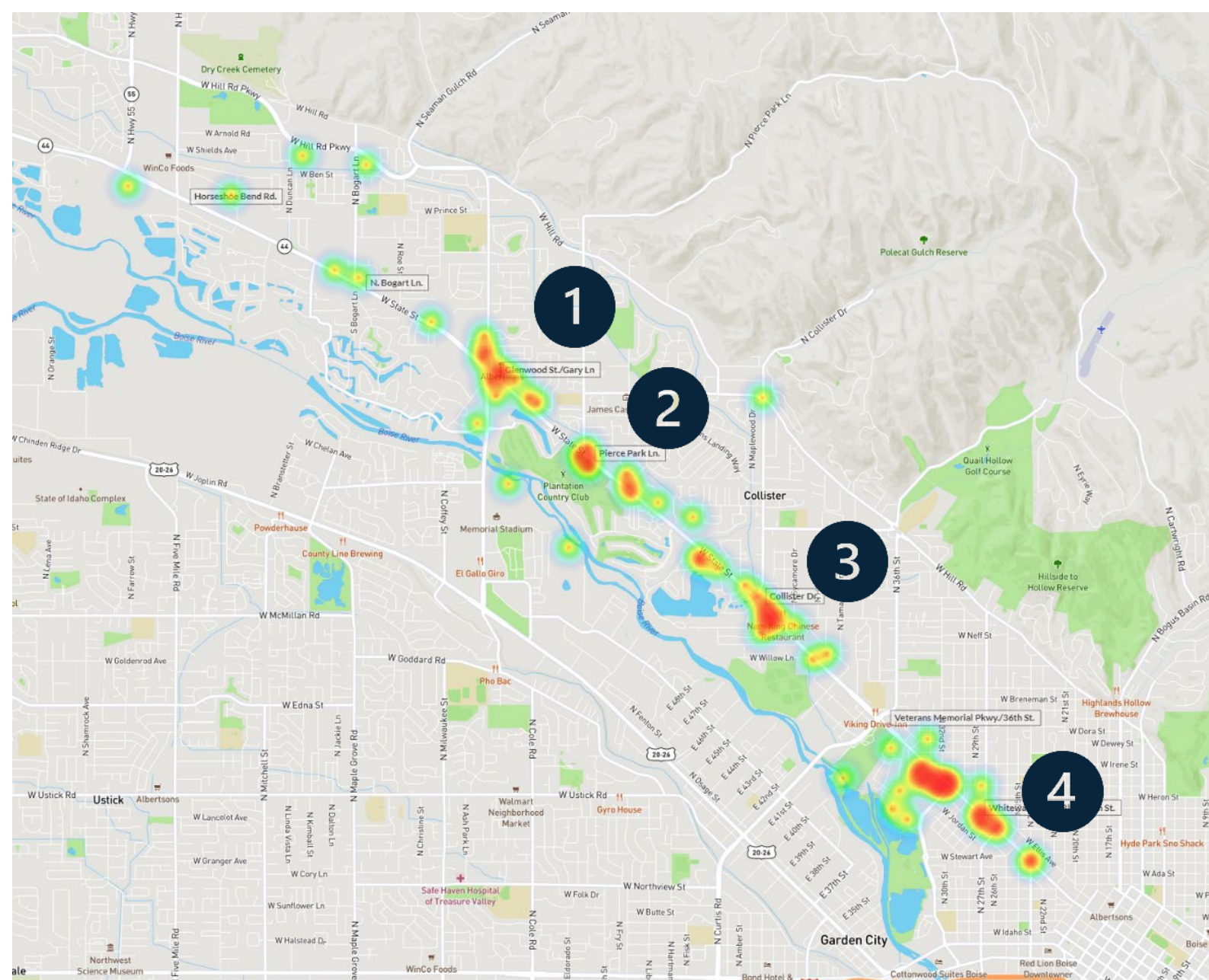


Place Making Investments

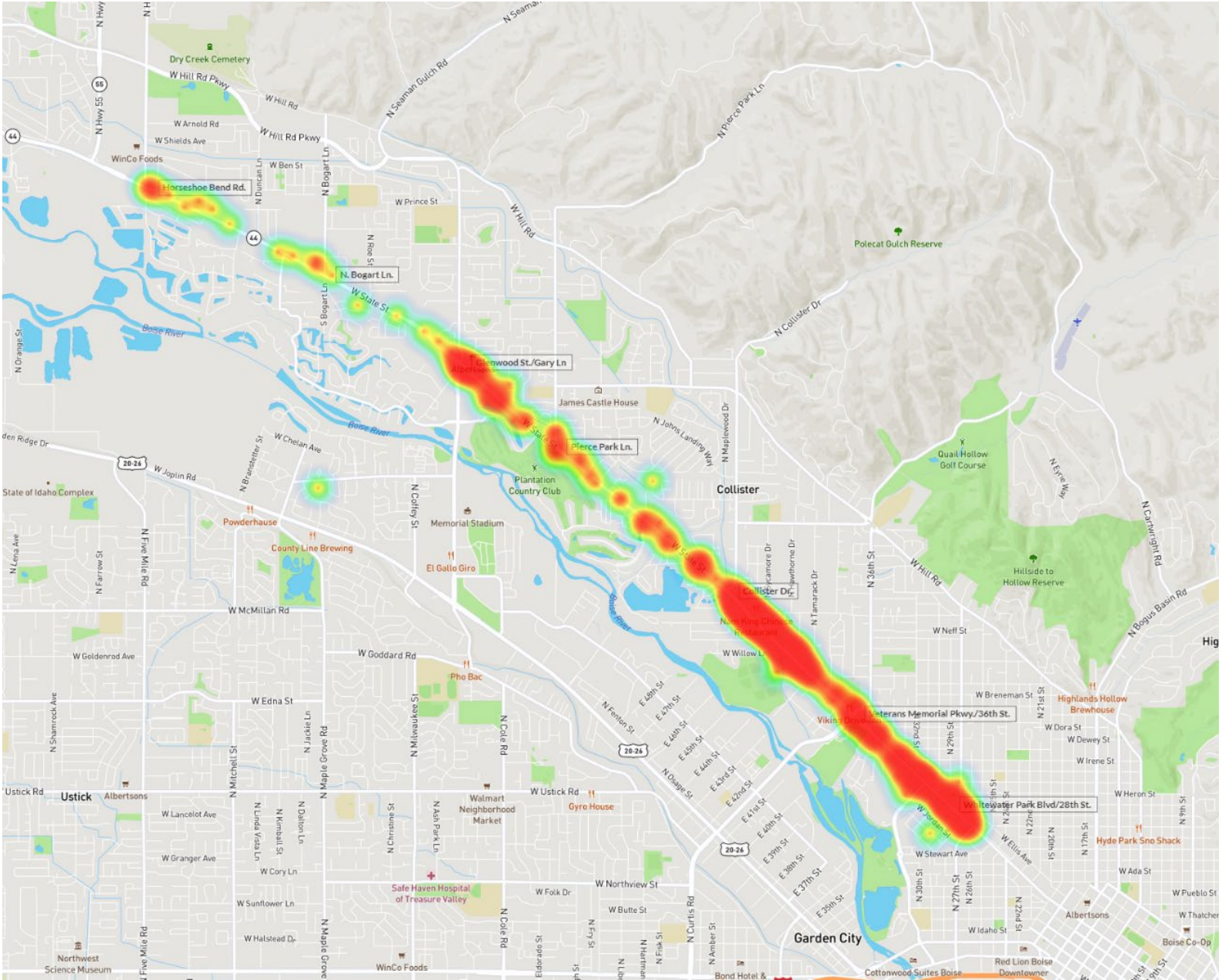
	average allocation out of the \$15 budget	% of total budget allocated towards the investment	# of pins placed for each investment
Place street trees and landscaping (\$\$)	\$6.80	45%	189
Place parks and greenspace (\$\$\$)	\$3.56	24%	66
Place lighting (\$)	\$1.76	12%	98
Place art (\$)	\$1.49	10%	83
Place user amenities (\$)	\$1.38	9%	77
Total		100%	513

Dollar signs in the first column show the cost of each investment, \$ = \$1, \$\$=\$2, etc.

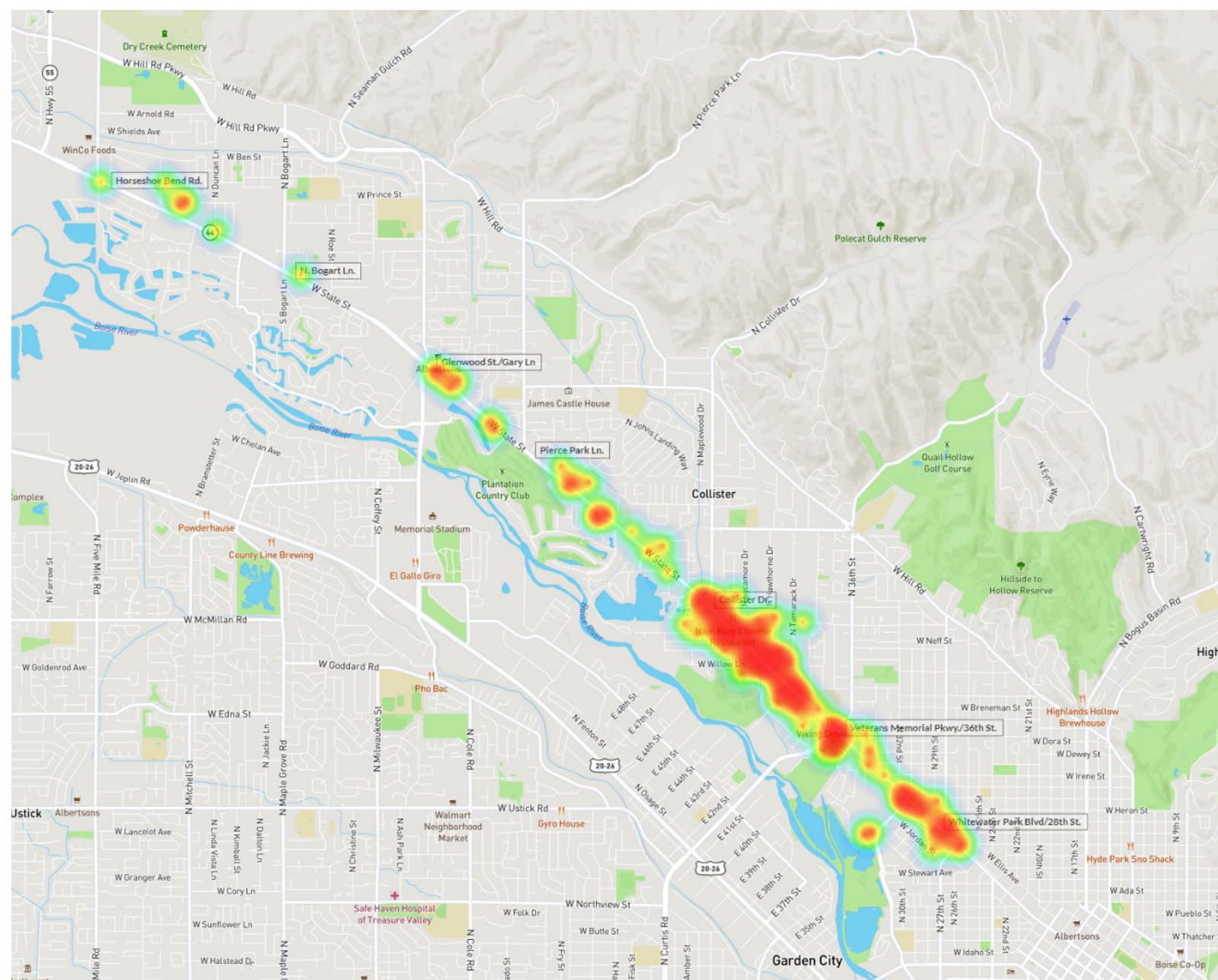
Parks and Greenspace



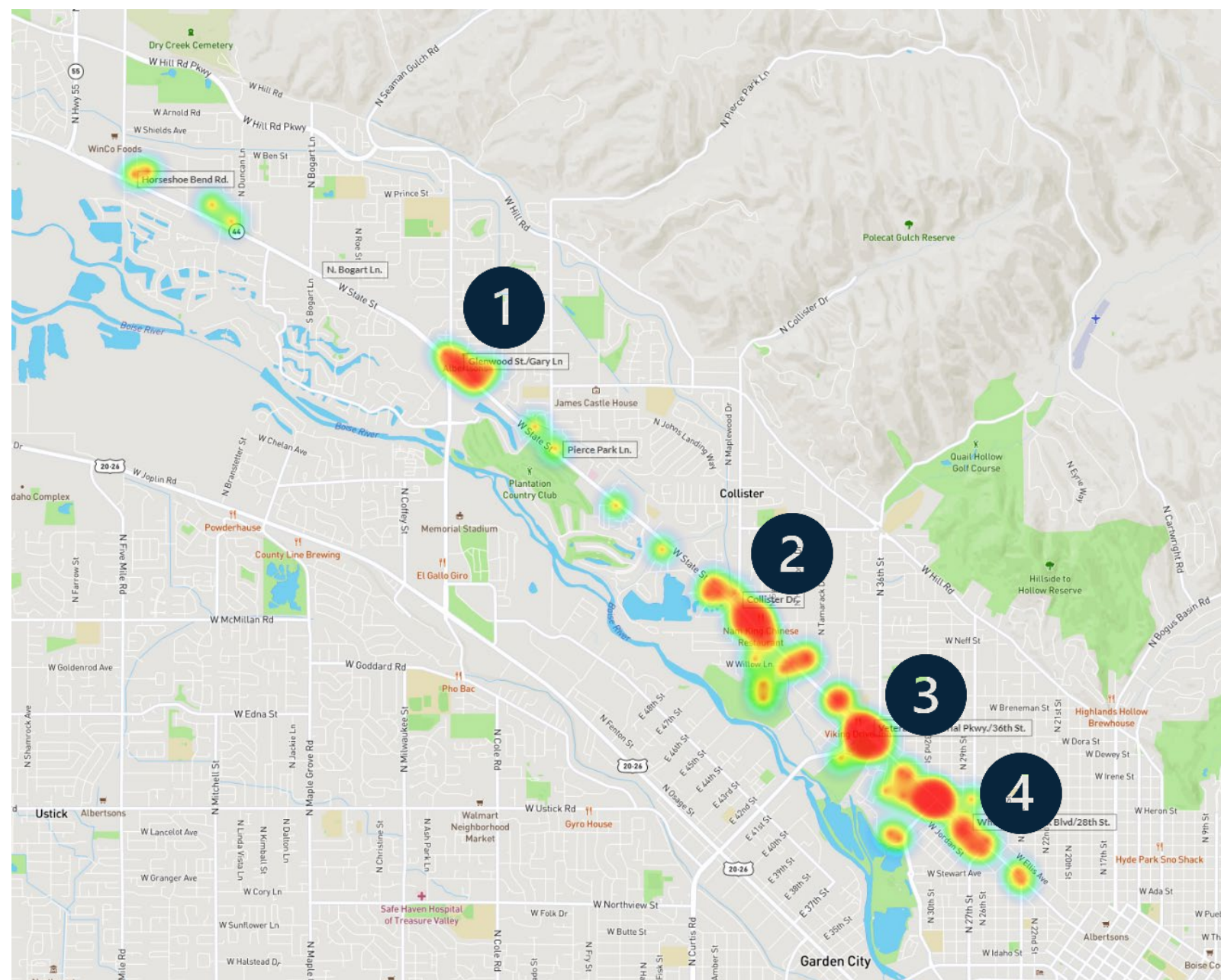
Street trees & landscaping



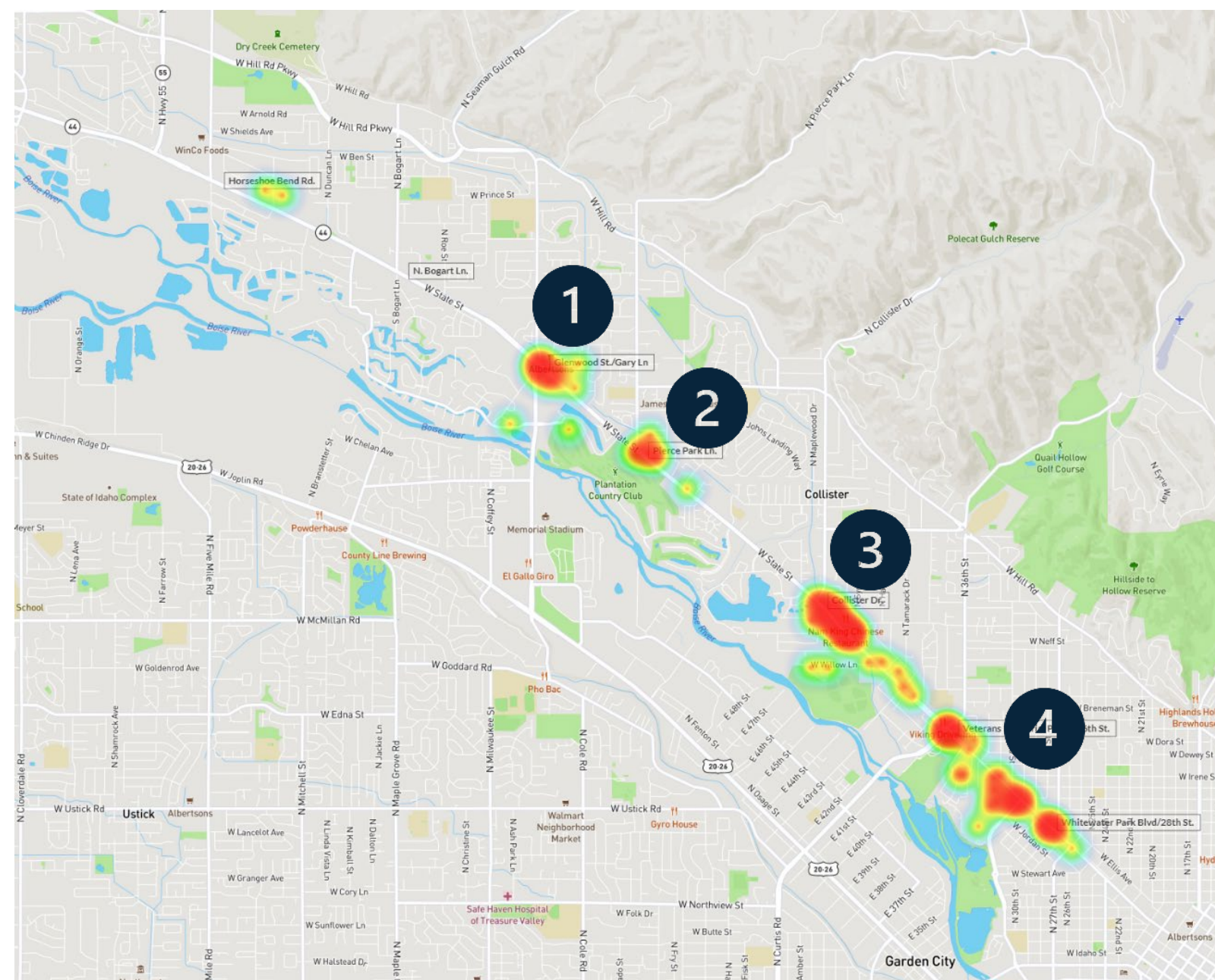
Lighting



Public Art



User Amenities



Economic Development & Housing Investments

	average allocation out of the \$15 budget	% of total budget allocated towards the investment	# of times investment was selected
Land acquisition for mixed-income housing (\$\$\$)	\$5.30	35%	52
Housing incentives (\$\$)	\$3.42	23%	49
Brownfield cleanup (\$\$)	\$3.42	23%	52
Building improvement (\$)	\$2.87	19%	53
Total		100%	206

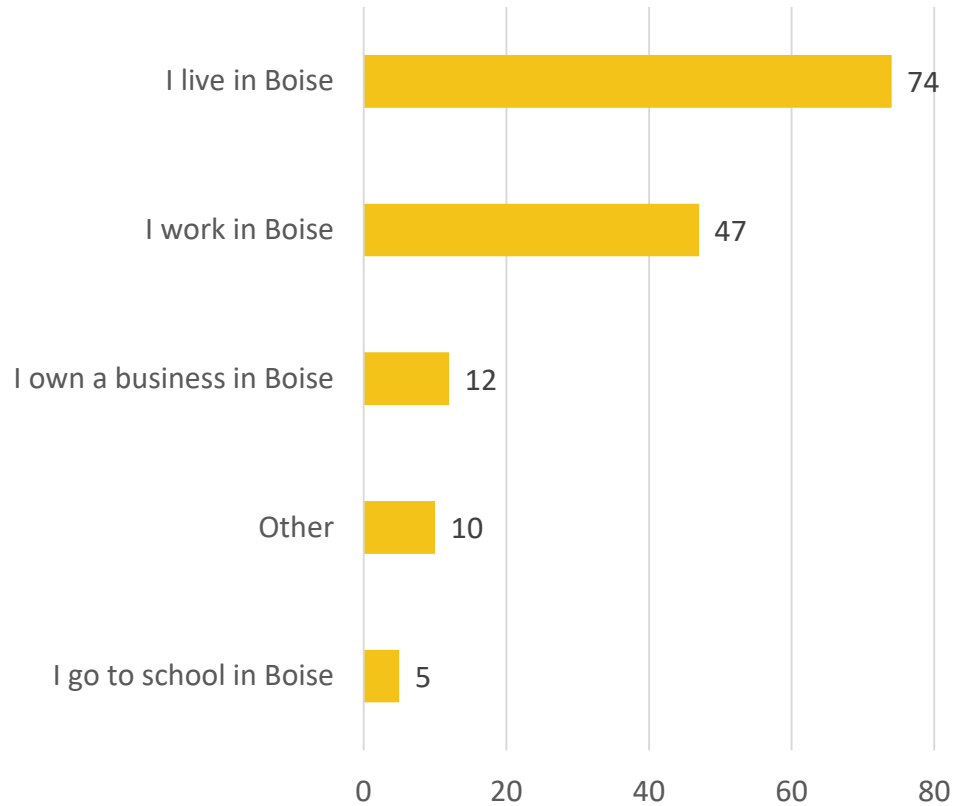
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Demographics

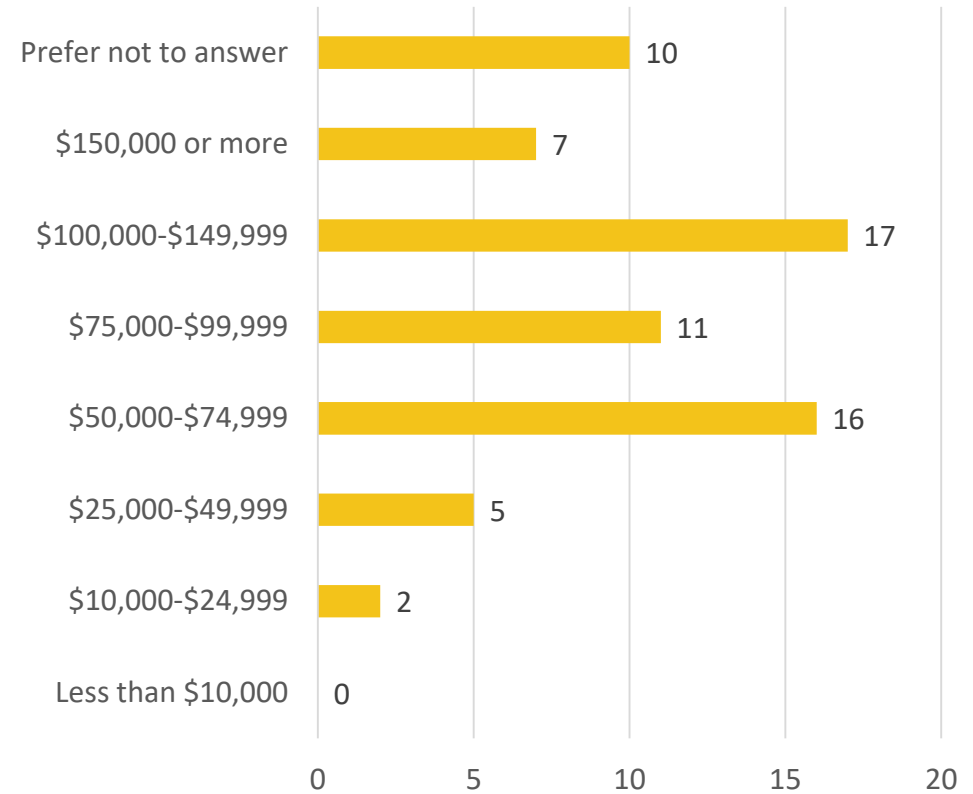


Relationship to Boise & Income

Relationship to Boise

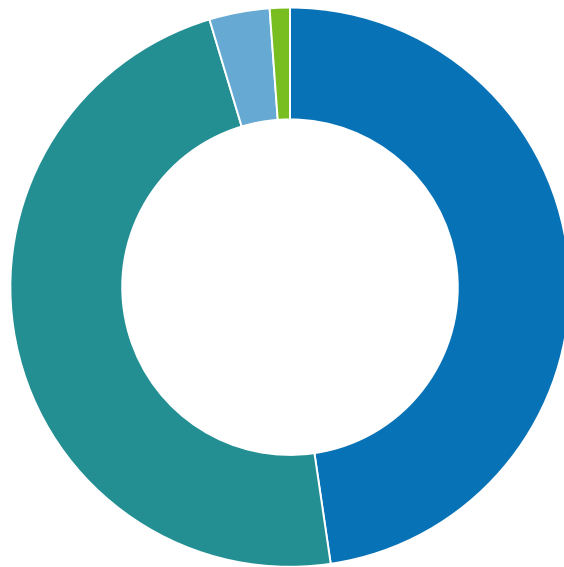


Income



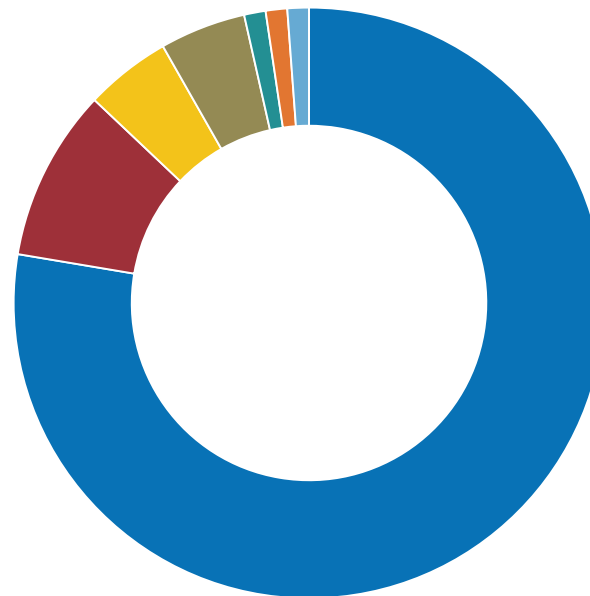
Gender, Age, & Ethnicity

Gender



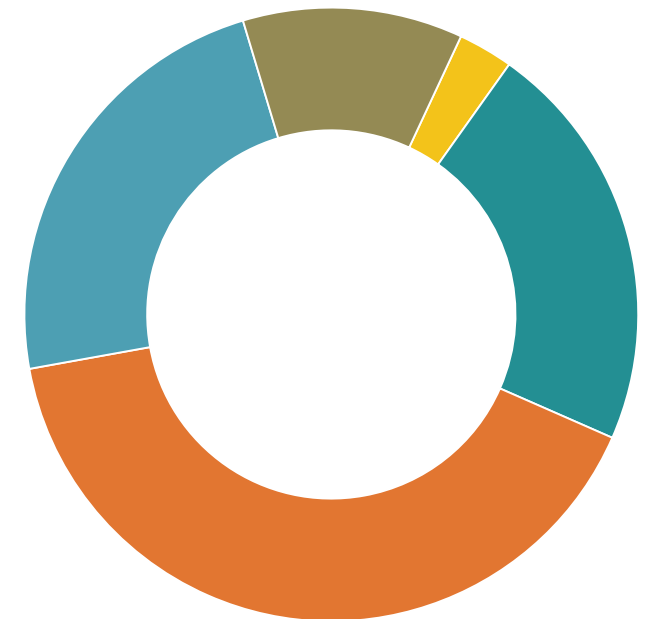
- Female
- Male
- I prefer not to say
- Non-binary
- I prefer to self-identify

Ethnicity



- Caucasian/White
- Asian
- Black/African American
- Pacific Islander
- I prefer not to say
- Hispanic/Latino(a)
- Native American
- I prefer to self-identify

Age



- 17 or younger
- 18-24
- 25-34
- 35-49
- 50-64
- 65 and over

Projections by Land Use

Demand in the Study Area exists for residential, office, retail and hotel development



1,100
UNITS

SF RESIDENTIAL



2,600
UNITS

MF RESIDENTIAL



50,000
SF

OFFICE



362,000
SF

RETAIL



110-130
KEYS

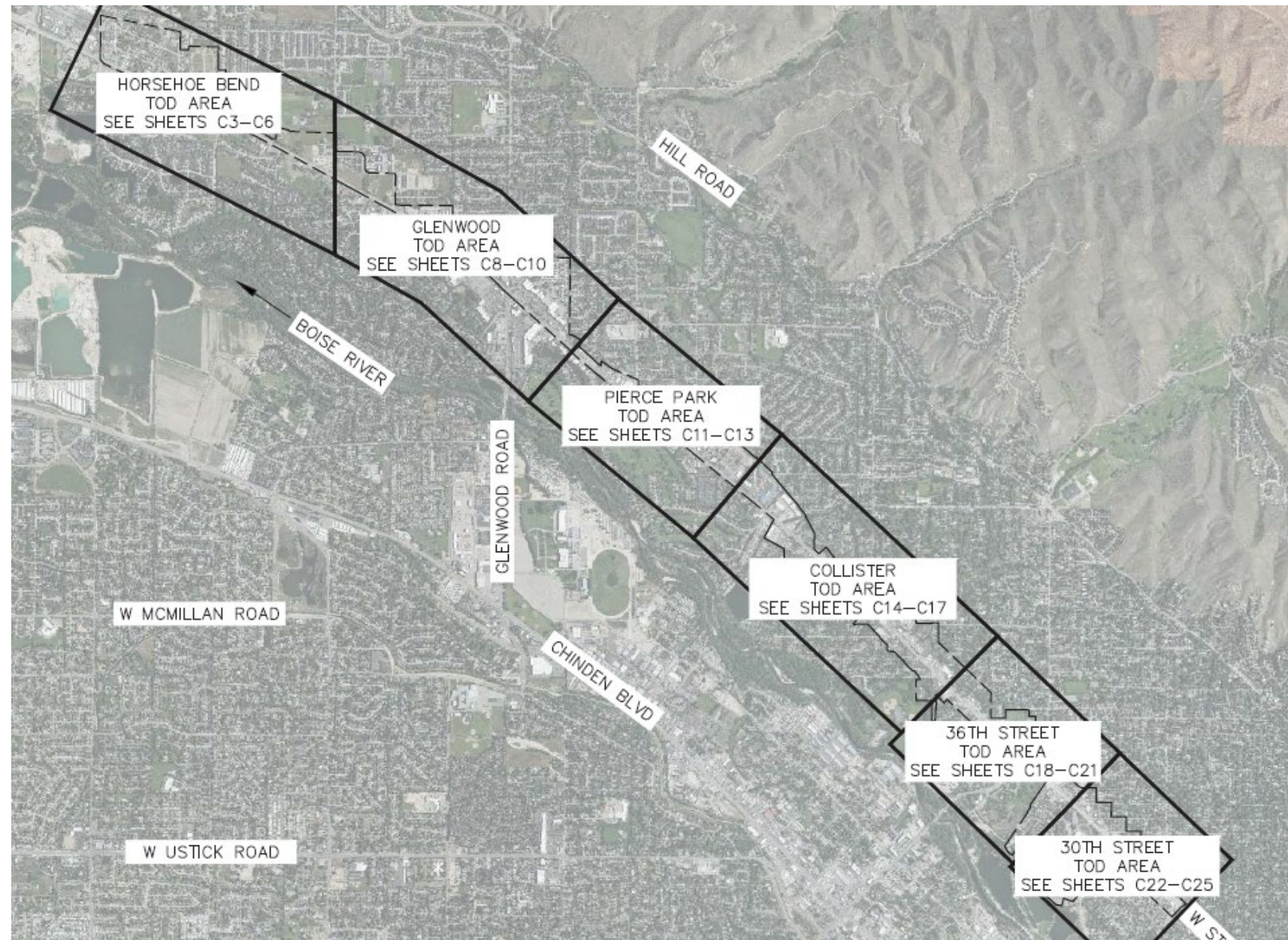
HOTEL



0
SF

INDUSTRIAL

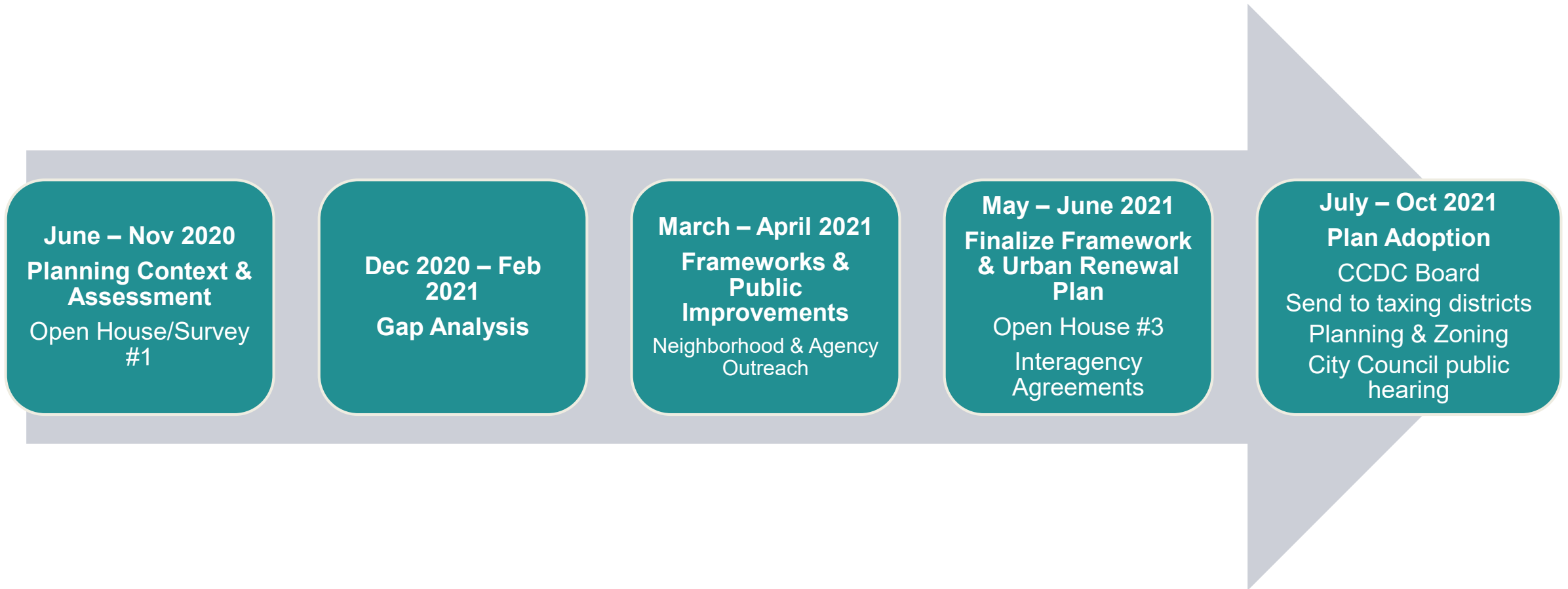
Infrastructure Assessment



Preliminary Revenue & Cost Estimates

Category	Amount
Roadway Improvements	\$ 30,332,000
Multi-use Pathways	\$ 16,045,000
Landscaped Buffers & Medians	\$ 8,693,000
Transit Facilities	\$ 9,000,000
Utilities & Infrastructure	\$ 35,853,400
Land Acquisition for Housing/TOD	\$ 13,500,000
Public Spaces	\$ 10,000,000
Public Parking	\$ 12,500,000
TOTAL	\$ 135,905,400
Forecast TIF Revenue (Present Value)	\$ 76,117,000

Process & Next Steps



Adjourn